

Welcome To

99 1/2 Bartley Drive
Pleasant Valley Estates



Welcome to this amazing opportunity for one floor living at 99 1/2 Bartley Drive in the sought after community of Pleasant Valley Estates! This is one of only a few homes with no deed restrictions in the community and is on a large .51-acre wooded lot with an oversized detached 3 car garage great for a car buff, storage, a shop, you name it! Sharp, super clean 3-4 bedroom, 3 full bath ranch with gleaming hardwood floors throughout. Custom paver walkway leads to covered front porch opening to foyer and large living room with vaulted ceilings. Spacious eat-in kitchen with solid surface countertops, large pantry and center island leads to the gorgeous light filled sunroom with soaring vaulted ceiling, windows overlooking the fenced yard and sliding glass door leading to composite deck with retractable awning. Primary suite with private bath, walk-in closet and bonus room that could be a sitting room, nursery or office that is currently used as a huge 13x10 walk-in closet! 2 bedrooms and another full bath in this "wing" of the home. On the other side of the home is room that could be a 4th bedroom, office, playroom, hobby room with a door opening to the back deck plus a 3rd full bathroom. Updates include HVAC 2018, water heater 2022 and roof 2023.



Team Landon
Patterson-Schwartz Real Estate

Patterson-Schwartz Real Estate
Team Landon
302-218-8473 direct
302-733-7000 office
davelandon@gmail.com
landon.psre.com



This information is provided as a courtesy only, it is not a warranty and should be inde-

**99 1/2 Bartley Drive, Newark, DE, 19702****Active****\$550,000**

MLS #:	DENC2087768	Beds:	3
Type:	Residential	Baths:	3 / 0
Struct Type:	Detached	YearBuilt:	1997 / Estimated
Style:	Ranch/Rambler	NewConstr:	No
Lvls/Stories:	1	Basement:	No
Ownership:	Fee Simple	Central Air:	Yes
Garage:	Yes		
OpenHouse:	Sat, Aug 16, 1:00PM-3:00PM		

LOCATION

County:	NEW CASTLE	School District:	Christina
MLS Area:	Newark/Glasgow (30905)	High School:	Glasgow
Subdiv/Neigh:	Pleasant Valley Es	Middle School:	Gauger-Cobbs
In City Limits:	N	Elementary School:	Brader

ASSOCIATION / COMMUNITY INFO**Senior Community:** No **HOA:** No **Condo/Coop:** No**TAXES AND ASSESSMENT****Tax ID#:** 11-016.40-054 **Tax Annual/Year:** \$4,667 / 2025 **Tax Assessment:** \$86,500**ROOMS**

Living Room:	Main	16 x 14	Ceiling Fan(s), Flooring - HardWood
Kitchen:	Main	23 x 17	Flooring - HardWood, Island, Kitchen - Eat-in, Kitchen - Electric Cooking, Pantry
Den:	Main	12 x 10	Ceiling Fan(s), Flooring - HardWood
Laundry:	Main	6 x 5	Flooring - HardWood
Primary Bedroom:	Main	15 x 13	Ceiling Fan(s), Flooring - HardWood, Walk-In Closet(s)
Bedroom 2:	Main	13 x 9	Ceiling Fan(s), Flooring - HardWood, Walk-In Closet(s)
Bedroom 3:	Main	11 x 10	Ceiling Fan(s), Flooring - HardWood
Sun/Florida Room:	Main	22 x 13	Flooring - HardWood

BED BATH

Main: 3 3 full

BUILDING INFORMATION**AboveGrFinSF:** 2,075 / **Assessor Total Finished SF:** 2,075 / **Total SF:** 2,075 / **Wall & Ceiling:** 9'+ Ceilings, Vaulted Ceilings **Foundation:** Block, Crawl Space **Constr Materials:** Vinyl Siding **Flooring Type:** Hardwood**LOT AND PARKING****Lot Acres/SQFT:** 0.51a / 22,216sf / **Estimated Zoning:** NC21 **Federal Flood Zone:** No **Parking:** Detached Garage, Driveway | Paved Parking | Garage - Front Entry | Detached Garage Spaces: 3 | Driveway Spaces: 5**INTERIOR FEATURES**Ceiling Fan(s), Kitchen - Eat-In, Kitchen - Island, Pantry, Walk-in Closet(s) | No fireplace | Dishwasher, Disposal, Dryer, Oven/Range - Electric, Washer, Water Heater | *Laundry:* Main Floor | *Accessibility Features:* None**EXTERIOR FEATURES***Patio/Porch:* Deck(s)**UTILITIES***Cooling:* Central A/C, Heat Pump(s), Electric | *Heating:* Heat Pump - Electric BackUp, Electric | *Electric:* 200+ Amp Service, Circuit Breakers | *Hot Water:* Electric | *Water Source:* Public | *Sewer:* Public Sewer

REMARKS

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Inclusions: Refrigerator, Washer and Dryer

For More Information Contact:

Dave Landon

Direct: 302-218-8473

Fax: 302-733-7046

Office: 302-733-7000

e-mail: dlandon@psre.com

Toll-free: 800-220-7028

Information set forth is deemed reliable, but there is no guarantee as to its accuracy and no warranties are made.

Printed on 8/15/2025 by Dave Landon

*An offer of broker compensation or seller concession is not a guarantee. All compensation offers and concessions are negotiable and subject to written agreement between the parties. Please consult with your real estate agent for more information.



99 1/2 Bartley Drive



99 1/2 Bartley Drive



99 1/2 Bartley Drive



Front Porch



Foyer



Living Room

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Living Room



Kitchen



Kitchen



Kitchen



Dining Area



Den

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Sunroom



Sunroom



Sunroom



Primary Bedroom



Primary Bath



Primary Walk-in Closet

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Primary Walk-in Closet



Bedroom



Bedroom



Hall Bath



Laundry

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Rear of home



Garage & House



Garage



Garage



Garage



Garage

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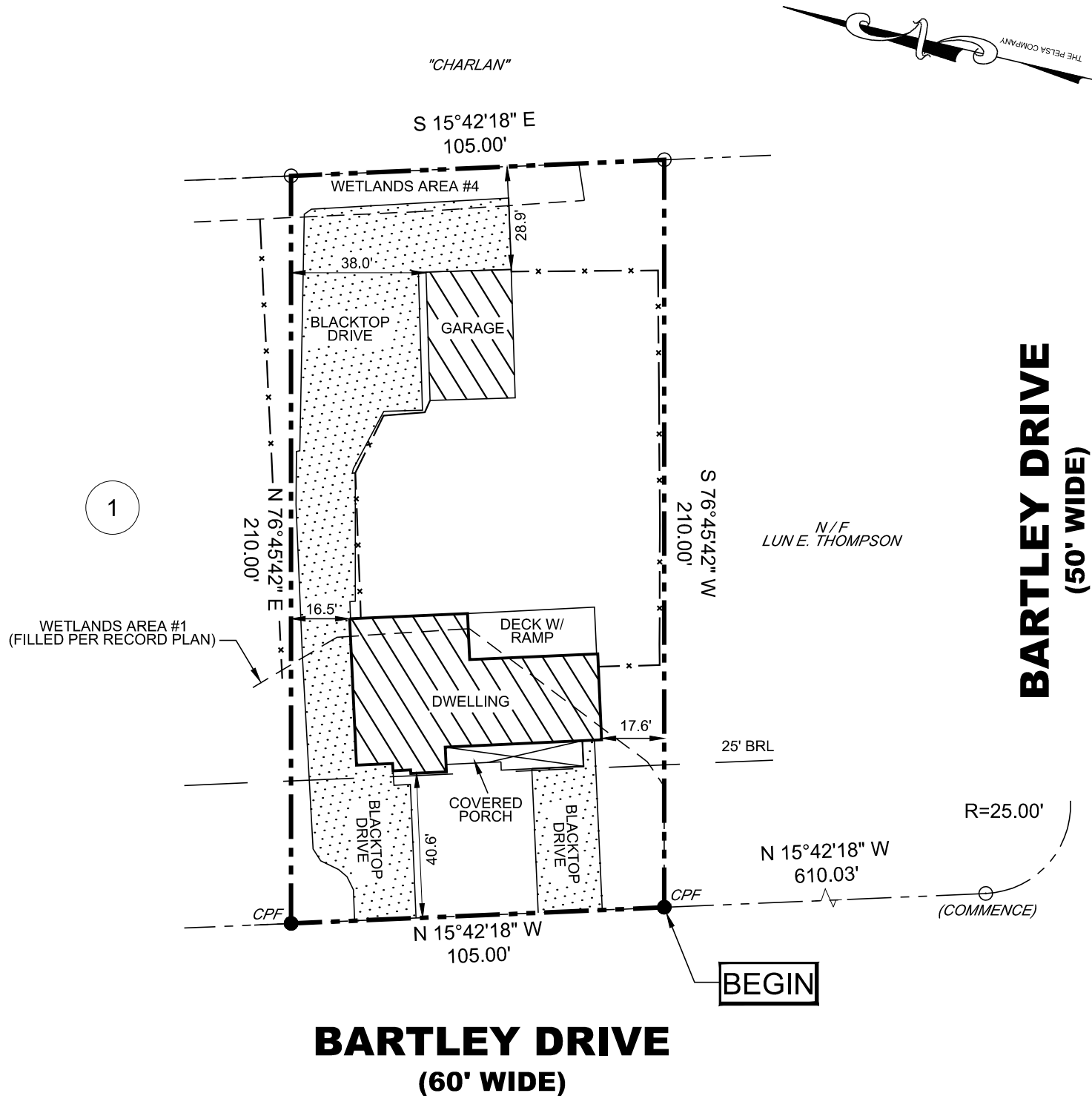


Yard

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SOURCE OF TITLE: DR 20110310-0013459
TAX PARCEL NO. 11-016.40-054
SOURCE OF BEARING SYSTEM: MF# 13240

Mortgage Survey Plan

for
Lori Birell & Terran Birell
99 1/2 Bartley Drive
Lot 2, Suburban Builders Subdivision
Pencader Hundred
New Castle County, Delaware

ZONING: NC21
(PER NEW CASTLE COUNTY PARCEL VIEW)
SETBACKS:
FRONT 40'
REAR 40'
SIDES 10'

ZONING INFORMATION, IF SHOWN, IS TO THE
BEST OF OUR KNOWLEDGE AND
INFORMATION AVAILABLE. THE PELSA
COMPANY CERTIFIES ONLY TO BOUNDARY
INFORMATION.

with the Settlement office of :
THE KIRSH LAW FIRM
KIRSH TITLE SERVICES
903 S. COLLEGE AVE.
NEWARK, DE 19713
302-454-1510

Index Sheet 1 of 2

THE PELSA COMPANY

610 PEOPLES PLAZA NEWARK, DE 19702
(302) 834-3771 (410) 398-3800

ANY ENCROACHMENTS SHOWN OR NOT SHOWN ON THIS PLAN ARE BASED UPON
FOUND CONTROL POINTS. CHANGES COULD OCCUR IF A BOUNDARY SURVEY IS
COMPLETED.
IN ACCORDANCE TO THE DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS'
REGULATION 12.7, A WAIVER NOT TO SET CORNER MARKERS HAS BEEN OBTAINED

Engineering, Surveying, Environmental Sciences

THIS PLAN IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER, TITLE INSURANCE COMPANY OR ITS
AGENT IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING, REFINANCING. THIS PLAN IS NOT A PROPERTY
SURVEY, NO FURTHER IMPROVEMENTS SHOULD BE MADE FROM IT.

IF THIS DRAWING DOES NOT CONTAIN AN ORIGINAL SIGNATURE AND RAISED IMPRESSION SEAL IT IS NOT IN COMPLIANCE WITH
REGULATIONS AND IS A PRELIMINARY DRAFT ONLY. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS & RESERVATIONS OF
RECORD.

Drawn By Date Scale Project Number
DEGREE OF ACCURACY ± MARSH _ RURAL _ SUBURBAN X URBAN _ RWE 08/29/2022 1" = 40' Mo22-1281



INCLUSIONS/EXCLUSIONS ADDENDUM TO EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT

Property Address: 99 1/2 Bartley Drive, Newark, DE 19702

Owner(s): Lori and Terran Birrell

Owner intends for the items marked below to be included / excluded in the sale of the property unless otherwise negotiated. If neither column is checked, item shall be considered excluded:

YES	NO	YES	NO	YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/> Range with oven	<input checked="" type="checkbox"/>	<input type="checkbox"/> Draperies/Curtains	<input type="checkbox"/>	<input checked="" type="checkbox"/> Wall Mounted Flat Screen TV # _____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Range Hood-exhaust fan	<input checked="" type="checkbox"/>	<input type="checkbox"/> Drapery/Curtain rods	<input type="checkbox"/>	<input checked="" type="checkbox"/> Wall brackets for TV # _____
<input type="checkbox"/>	<input checked="" type="checkbox"/> Cooktop-stand alone	<input checked="" type="checkbox"/>	<input type="checkbox"/> Shades/Blinds	<input type="checkbox"/>	<input checked="" type="checkbox"/> Surround sound system & controls
<input type="checkbox"/>	<input checked="" type="checkbox"/> Wall Oven(s) # _____	<input checked="" type="checkbox"/>	<input type="checkbox"/> Cornices/Valances	<input type="checkbox"/>	<input checked="" type="checkbox"/> Attached Antenna/Rotor
<input checked="" type="checkbox"/>	<input type="checkbox"/> Kitchen Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/> Furnace Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/> Garage Opener(s) # <u>2</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/> with icemaker	<input checked="" type="checkbox"/>	<input type="checkbox"/> Smoke Detectors	<input checked="" type="checkbox"/>	<input type="checkbox"/> with remote(s) # <u>2</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/> Refrigerator(s)-additional # _____	<input type="checkbox"/>	<input checked="" type="checkbox"/> Carbon Monoxide Detectors	<input checked="" type="checkbox"/>	<input type="checkbox"/> Electronic/Smart Doors/Locks
<input type="checkbox"/>	<input checked="" type="checkbox"/> Freezer –free standing	<input type="checkbox"/>	<input checked="" type="checkbox"/> Wood Stove	<input type="checkbox"/>	<input checked="" type="checkbox"/> Smart Cameras/Doorbells
<input type="checkbox"/>	<input checked="" type="checkbox"/> Ice Maker-free standing	<input type="checkbox"/>	<input checked="" type="checkbox"/> Fireplace Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/> Smart Thermostat
<input checked="" type="checkbox"/>	<input type="checkbox"/> Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/> Fireplace Screen/Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/> Pool Equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/> Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/> Electronic Air Filter	<input type="checkbox"/>	<input checked="" type="checkbox"/> Pool cover
<input checked="" type="checkbox"/>	<input type="checkbox"/> Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/> Window A/C Units # _____	<input type="checkbox"/>	<input checked="" type="checkbox"/> Hot Tub, Equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/> Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/> Attic fan	<input type="checkbox"/>	<input checked="" type="checkbox"/> with cover
<input checked="" type="checkbox"/>	<input type="checkbox"/> Dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/> Whole house fan	<input checked="" type="checkbox"/>	<input type="checkbox"/> Sheds/Outbuildings # <u>1</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/> Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/> Bathroom Vents/Fans	<input type="checkbox"/>	<input checked="" type="checkbox"/> Playground Equipment
<input type="checkbox"/>	<input type="checkbox"/> Water Filter	<input type="checkbox"/>	<input checked="" type="checkbox"/> Window Fan(s) # _____	<input type="checkbox"/>	<input checked="" type="checkbox"/> Irrigation System
<input checked="" type="checkbox"/>	<input type="checkbox"/> Water Heater	<input type="checkbox"/>	<input checked="" type="checkbox"/> Ceiling Fan(s) # <u>6</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Backup Generator
<input checked="" type="checkbox"/>	<input type="checkbox"/> Sump Pump	<input type="checkbox"/>	<input checked="" type="checkbox"/> Central Vacuum	<input type="checkbox"/>	<input checked="" type="checkbox"/> Water Conditioner (owned)
<input checked="" type="checkbox"/>	<input type="checkbox"/> Storm Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/> with attachments	<input type="checkbox"/>	<input checked="" type="checkbox"/> Water Conditioner (leased)
<input checked="" type="checkbox"/>	<input type="checkbox"/> Screens (where present)	<input type="checkbox"/>	<input type="checkbox"/> Intercoms	<input type="checkbox"/>	<input checked="" type="checkbox"/> Fuel Storage Tank(s) (owned)
		<input type="checkbox"/>	<input checked="" type="checkbox"/> Satellite Dish	<input type="checkbox"/>	<input checked="" type="checkbox"/> Fuel Storage Tank(s) (leased)
		<input type="checkbox"/>	<input checked="" type="checkbox"/> with controls & Remote(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/> Security/Monitoring Systems (owned)
				<input type="checkbox"/>	<input checked="" type="checkbox"/> Security/Monitoring Systems (leased)
				<input type="checkbox"/>	<input checked="" type="checkbox"/> Solar Equipment (owned)
				<input type="checkbox"/>	<input checked="" type="checkbox"/> Solar Equipment (leased)

ADDITIONAL INCLUSIONS:

(Specify): Two kitchen stools. Exterior storage bin on east side of garage.

Building materials to match those in use in house (vinyl siding, hardwood flooring, tile, counter-top, gutter guards, drainage pipe).

ADDITIONAL EXCLUSIONS:

(Specify):

Signed by: Lori Birrell 8/6/2025 | 2:00:35 PM EDT
Owner Date

Signed by: Terran Birrell 8/6/2025 | 2:00:34 PM EDT
Owner Date

This addendum is for the sole purpose of assisting an agent in preparing an offer and is not to be part of the Agreement of Sale for Delaware Residential Property.



8/6/24





SELLER’S DISCLOSURE OF REAL PROPERTY CONDITION REPORT
State of Delaware

Approved by the Delaware Real Estate Commission (Effective Date: September 12, 2024)

Seller(s) Name: Lori and Terran Birrell

Property Address: 99 1/2 Bartley Drive, Newark, DE 19702

Approximate Age of Building(s): 1997 & 2011 Date Purchased: September 15, 2022

Chapter 25, Title 6 of the Delaware Code, requires a Seller of residential property to disclose in writing all material defects of the property that are known at the time the property is offered for sale or that are known prior to the time of final settlement. Residential property means any interest in a property or manufactured housing lot, improved by dwelling units for 1-4 families. The disclosure must be made on this Report, which has been approved by the Delaware Real Estate Commission and shall be updated as necessary for any material changes occurring in the property before final settlement. This Report shall be given to all prospective Buyers prior to the time the Buyer makes an offer to purchase. This Report, signed by Buyer and Seller, shall become a part of the Agreement of Sale. This Report is a good faith effort by the Seller to make the disclosures required by Delaware law and is not a warranty of any kind by the Seller or any Agents or Sub-Agents representing Seller or Buyer in the transfer and is not a substitute for any inspections or warranties that the Seller or Buyer may wish to obtain. The Buyer has no cause of action against the Seller or Real Estate Agent for material defects in the property disclosed to the Buyer prior to the Buyer making an offer; material defects developed after the offer was made but disclosed in an update of this Report prior to settlement, provided Seller has complied with the Agreement of Sale; or material defects which occur after settlement.

Seller shall answer the following questions based on Seller’s knowledge of the property.

Yes	No	*	* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller’s knowledge of the property.
			<u>I. OCCUPANCY</u>
			1. How do you currently use this property? As a: (✓ Primary Residence) (___ Second/Vacation Home) (___ Rental Property) (___ Inherited Property) (___ Other: _____).
			If not your Primary Residence, how long has it been since you occupied the property? _____.
	✓		2. Is the property encumbered by a (___ rental/lease), (___ option to purchase), or (___ first right of refusal)? If yes, describe in XVI. Seller agrees to provide a copy of the rental/lease agreement to Buyer upon request.
		NA	3. If the property is a rental/lease, have all necessary permits and/or licenses been obtained?
		NA	4. If the property is a rental/lease, is the property subject to a rental/lease management agreement?
		NA	5. If #4 is yes, is the agreement binding upon the purchaser? If yes, describe in XVI. Seller agrees to provide a copy of the management agreement to Buyer upon request.
	✓		6. Is the property new construction?
			7. If #6 is yes, has a certificate of occupancy been issued? If yes, when? _____. If no, STOP USING THIS FORM and complete the Seller’s Disclosure of Real Property Condition Report New Construction Only .

Yes	No	*	* Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			8. If #6 is yes, Seller warrants that the property (___ is) or (___ is not) exempt from providing the Buyer with a Public Offering Statement as described in §81-401 or §81-403(b) of Chapter 81, Title 25 of the Delaware Code, The Delaware Uniform Common Interest Ownership Act. If exempt from providing the Public Offering Statement or Resale Certificate, in compliance with §317A of Chapter 3, Title 25, Seller has attached a copy of all documents in the chain of title that create any financial obligation for the buyer, and a written summary of all financial obligations created by documents in the chain of title. As evidenced by signature below, Buyer has received a copy of these documents.
			II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS AND CO-OPS
	✓		9. Is the property subject to any deed restrictions? (e.g., rental restrictions, pet restrictions, fence requirements, etc.) If yes, describe in XVI.
	✓		10. Are you in violation of any deed restrictions at this time? If yes, describe in XVI.
	✓		11. Is the property subject to any agreements concerning affordable housing or workforce/inclusionary housing? If yes, describe in XVI.
	✓		12. Is the property subject to any private, public, or historic architectural review control other than building codes? If yes, describe in XVI.
	✓		13. Is the property part of a condominium or cooperative (Co-op) ownership?
	✓		14. Is there a (___ Homeowners Association), (___ Condominium Association), (___ Cooperative (Co-op), (___ Civic Association), or (___ Maintenance Corporation)?
		NA	15. If #14 is yes, are there any (___ Fees), (___ Dues), or (___ Assessments) involved? If yes, how much? _____; Frequency of payments: (___ Monthly), (___ Quarterly), (___ Yearly), (___ Other: _____); Are they (___ Mandatory) or (___ Voluntary)?
		NA	16. Is there a capital contribution fee due by a new owner to the Association? If yes, how much _____?
		NA	17. Are there any unpaid assessments including but not limited to deferred water and sewer charges for your property? If yes, how much? _____. If yes, describe in XVI.
		NA	18. Has there been a special assessment in the past 12 months? If yes, describe in XVI.
		NA	19. Have you received written notice of any new, proposed, or board discussed increases in fees, dues, assessments, or capital contributions? If yes, describe in XVI.
		NA	20. Management Company Name: _____
		NA	21. Representative Name: _____ Phone # _____
		NA	22. Representative E-mail Address: _____
			III. TITLE / ZONING INFORMATION
	✓		23. Does the amount owed on your mortgage(s) and any other lien(s) exceed the estimated value of the property? If yes, are additional funds available from Seller for settlement? _____.
✓			24. Is your property owned (✓ In fee simple) or (___ Leasehold/Ground Lease) or (___ Cooperative)?
		NA	25. If a Leasehold/Ground Lease, what is the current lease amount? \$_____; Frequency of payments: (___ Weekly), (___ Monthly), (___ Quarterly), (___ Yearly), (___ Other: _____) Note to Buyer: May be subject to change.
		NA	26. If a Leasehold/Ground Lease, when does it expire? _____.
	✓		27. Are there any rights-of-way, easements, or similar matters that affect the property? If yes, describe in XVI.
	✓		28. Are there any shared maintenance agreements affecting the property? If yes, describe in XVI.
	✓		29. Are there any variance, zoning, conditional use, non-conforming use, or setback violations? If yes, describe in XVI.
		NA	30. If #29 is yes, has the variance, conditional use, or non-conforming use expired or has otherwise become non-transferable? If yes, describe in XVI.
✓			31. Is your property currently covered by a title insurance policy?
	✓		32. Did you participate in any mortgage/closing cost assistance program that must be paid back at the time of the transfer of the property? If yes, describe in XVI.
	✓		33. Did you participate in any mortgage forbearance programs such as the CARES Act from COVID-19? If yes, describe in XVI.

Page 2 of 10 Property Address: 99 1/2 Bartley Drive, Newark, DE 19702

Seller's Initials LB Seller's Initials TB Buyer's Initials _____ Buyer's Initials _____

Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

Yes	No	*	<p>* Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI.</p> <p>Seller shall answer the following questions based on Seller's knowledge of the property.</p>
			IV. ADDITIONAL INFORMATION
	✓		34. Have you received notice from any local, state, or federal agency requiring repairs, alterations, or corrections of any existing conditions? If yes, describe in XVI.
	✓		35. Is there any existing legal action affecting this property? If yes, describe in XVI.
	✓		36. Are there any violations of local, state or federal laws or regulations relating to this property? If yes, describe in XVI.
	✓		37. Does your current real estate tax amount reflect any non-transferrable exemptions or discounts? If yes, describe in XVI.
	✓		38. Have you received formal notice of any changes that may materially or adversely affect the property? e.g., zoning changes, road changes, proposed utility changes, etc. If yes to any, describe in XVI.
✓			39. Are all the exterior door locks in the house in working condition? If no, describe in XVI.
	✓		40. Will keys be provided for each lock?
	✓		41. During your ownership, are there now or have there been animals (pets) living in the house? If yes, what type?
✓			42. Is there now or has there ever been a (___ Swimming pool), (✓ Hot tub), (___ Spa), or (___ Whirlpool) on the property? If yes and there are any defects, describe in XVI.
		NA	43. If there is a pool, does it conform to all local ordinances? If no, describe in XVI.
			44. What is the type of trash disposal? (✓ Private), (___ Municipal), (___ County), (___ Community) or (___ Other _____).
			45. The cost of repairing and repaving the streets adjacent to the property is paid for by: The property owner(s), estimated fees: \$ _____ ✓ Delaware Department of Transportation or the State of Delaware ___ Municipal ___ Community/HOA ___ Other ___ Unknown
✓			Note to Buyer: Repairing and repaving of the streets can be very costly. (6 Delaware Code§ 2578)
			46. Is off street parking available for this property? If yes, number of spaces available: 5+ _____
			V. ENVIRONMENTAL CONCERNS
		U	47. Are there now or have there been any underground storage tanks on the property? (___ Heating fuel), (___ Propane), (___ Septic), or (___ Other: _____). If yes, describe locations in XVI.
		U	48. If the tank was abandoned, was it done with all necessary permits and properly abandoned?
	✓		49. Are asbestos-containing materials present? If yes, describe in XVI.
		U	50. Are there any lead hazards? (e.g., lead paint, lead pipes, lead in soil.) If yes, describe in XVI.
✓			51. Has the property been tested for toxic or hazardous substances? If yes, describe in XVI and provide the test results.
		U	52. Has the property ever been tested for mold? If yes, provide the test results.
		U	53. Has the illegal manufacture, storage, or use of methamphetamines occurred in the property? If yes, describe in XVI.
	✓		54. Is there a wastewater spray irrigation system (human or agricultural) installed on or adjacent to the property?
			VI. LAND (SOILS, DRAINAGE, AND BOUNDARIES)
		U	55. Is there fill soil or other fill material on the property?
		U	56. Are there sliding, settling, earth movement, upheaval, earth stability, or methane gas release problems that have occurred on the property or in the immediate neighborhood? If yes, describe in XVI.
✓			57. Is any part of the property located in (___ a flood zone) and/or (✓ a wetlands area)?
✓			58. Are there drainage or flood problems affecting the property? If yes, describe in XVI.
	✓		59. Do you carry flood insurance? Agent: _____ Policy # _____
		NA	60. If #59 is yes, what is the annual cost of this policy? _____
	✓		61. Have you made any insurance claims on the property in the past 5 years? If yes, describe in XVI.
	✓		62. Does the property have standing water in front, rear, or side yards for more than 48 hours after raining? If yes, describe in XVI.
	✓		63. Are there encroachments or boundary line disputes affecting the property? If yes, describe in XVI?

Page 3 of 10 Property Address: 99 1/2 Bartley Drive, Newark, DE 19702

Seller's Initials LB Seller's Initials TB Buyer's Initials _____ Buyer's Initials _____

Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

Yes	No	*	* Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	64. Are there any ditches crossing or bordering the property? If yes, describe in XVI.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	65. Are there any swales crossing the property that are under the control of a Soil and Conservation District? If yes, describe in XVI.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	66. Have you ever had the property surveyed?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	67. Are the boundaries of the property marked in any way? If yes, describe in XVI.
			VII. STRUCTURAL ITEMS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	68. Have you made any additions or structural changes? If yes, describe in XVI.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	69. If #68 is yes, was all work done with all necessary permits and approvals in compliance with building codes?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	70. If #69 is yes, are the permits closed?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	71. Is there now or has there ever been any movement, shifting, or other problems with walls or foundations? If yes, describe in XVI.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	72. Has the property, or any improvements thereon, ever been damaged by (___ Fire), (___ Smoke), (___ Wind), or (___ Flood)? If yes, describe in XVI.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	73. Was the structure moved to this site? (___ Double Wide), (___ Modular), (___ Other: _____)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	74. Is there now or has there ever been any non-plumbing water leakage in the house? If yes, describe in XVI.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	75. Are there any problems with (___ Exterior walls), (___ Driveways), (___ Walkways), (___ Patios), (___ Decks), (___ Porches) or (___ Retaining walls) on the property? If yes, describe in XVI.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76. Are there any problems with (___ Interior walls), (___ Ceilings), (___ Floors), or (___ Windows) on the property? If yes, describe in XVI.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	77. Have there been any repairs or other attempts to control the cause or effect of problems described in questions 74, 75, and 76? If yes, describe in XVI.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	78. Is there insulation in the: (<input checked="" type="checkbox"/> Ceiling/attic), (<input checked="" type="checkbox"/> Exterior walls), (<input checked="" type="checkbox"/> Crawlspace/basement), or (___ Other: _____)
			What type(s) of insulation does your property have? <u>Fiberglass</u>
			VIII. TERMITES, INSECTS, AND WILDLIFE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	79. Is there now or has there ever been any infestation by termites or other wood destroying insects? If yes, describe
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	80. During your ownership, have there been any termite or other wood destroying insect inspections made on the property? If yes, describe in XVI.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	81. Is there now or has there ever been any damage to the property caused by (___ Termites), (___ Other wood destroying insects), or (___ Wildlife)? If yes, describe in XVI.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	82. Have there ever been any termite or wood destroying insect treatments made on the property? If yes, describe in XVI.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	83. Is there or has there ever been an infestation of insects? If yes, describe in XVI.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	84. During your ownership, have there been any insect control inspections made on the property. If yes, describe in XVI.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	85. Are you aware of any insect control treatments made on the property? If yes, describe in XVI.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	86. Are there now or have there ever been any bat colonies present on the property? If yes, describe in XVI.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	87. Is your property currently under warranty, or other coverage, by a professional pest control company? If yes, name of exterminating company: _____
			IX. BASEMENT AND CRAWL SPACES
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	88. Does the property have a sump pump? If yes, where does it drain? <u>Into underground drainage</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	89. Is there now or has there ever been any water leakage, accumulation, or dampness within the basement, crawlspace, or other interior areas of the structure? If yes, describe in XVI.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90. Have there been any repairs or other attempts to control any water or dampness problem in the basement, crawlspace, or other interior areas of the structure? If yes, describe in XVI.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	91. Are there any cracks or bulges in the floors or foundation walls? If yes, describe in XVI.
			X. ROOF
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	92. Date last roof surface installed: <u>2023</u> . If all roof surfaces not the same age, explain in XVI.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	93. How many layers of roof material are there (e.g., new shingles over old shingles)? <u>1</u>

Yes	No	*	* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
	<input checked="" type="checkbox"/>		94. Are there any problems with the roof, flashing, rain gutters, or skylights? If yes or repaired under your ownership, explain in XVI.
	<input checked="" type="checkbox"/>		95. If under warranty, is warranty transferable?
			96. Where do your gutters drain? (<input checked="" type="checkbox"/> Surface), (___ Drywell), (<input checked="" type="checkbox"/> Storm Sewers), (___ Other: _____)
			XI. PLUMBING-RELATED ITEMS
			97. What is the drinking water source? (___ Municipal), (___ County), (___ Public Utility), (___ Private Well), (<input checked="" type="checkbox"/> Other: Artesian Water _____)
		NA	98. If drinking water is supplied by public utility, name of utility: _____
	<input checked="" type="checkbox"/>		99. Is there a water treatment system? If yes, (___ Leased) or (___ Owned)?
		NA	100. If water source is a well, when was it installed? _____ Location of well? _____ Depth of well? _____. If more than one well, describe in XVI.
			101. What type of plumbing is used for the Water Supply? (___ Copper), (___ Lead), (___ Cast Iron), (<input checked="" type="checkbox"/> PVC), (___ PEX), (___ Polybutylene), (___ Galvanized), (___ Other/Unknown: _____)
			102. What type of plumbing is used for Drainage? (___ Copper), (___ Lead), (___ Cast Iron), (<input checked="" type="checkbox"/> PVC), (___ Galvanized), (___ Other/Unknown: _____)
			103. Age of Water Heater? 2022 Water heater type: (<input checked="" type="checkbox"/> Tank), (___ Tankless), (___ Other: _____)
			104. Water Heater Fuel: (<input checked="" type="checkbox"/> Electric), (___ Oil), (___ Propane Gas), (___ Natural Gas) or (___ Other: _____)
<input checked="" type="checkbox"/>			105. Are there now or have there ever been any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related items? If yes, describe in XVI.
<input checked="" type="checkbox"/>			106. Are there any additions and/or upgrades to the original service? If yes, describe in XVI.
		U	107. If #106 is yes, was the work done by a licensed contractor?
<input checked="" type="checkbox"/>			108. If #106 is yes, were the required permits obtained?
<input checked="" type="checkbox"/>			109. If #108 is yes, are the permits closed?
		NA	110. If your drinking water is from a well, when was your water last tested and what were the results of the test? Tested on: _____ Results: _____
			111. What is the type of sewage system? (<input checked="" type="checkbox"/> Public Sewer), (___ Community Sewer), (___ Septic System), (___ Cesspool), (___ Other: _____)
		NA	112. If a septic system, type: (___ Gravity Fed), (___ Capping Fill), (___ LPP), (___ Mound), (___ Holding Tank), (___ Other: _____)
		NA	113. If a septic system, when was it last pumped? _____
		NA	114. If a septic system, has it been inspected by a Class H inspector within the last 36 months, as required by DNREC regulations? If yes, describe in XVI and provide the test results.
		NA	115. If a septic system, how many bedrooms is the septic permitted to service? _____
		U	116. Are there any shut off, disconnected, or abandoned wells, underground water or sewer tanks on the property? If yes, describe locations in XVI.
		U	117. If #116 is yes, were they abandoned with all necessary permits and properly abandoned?
			XII. HEATING AND AIR CONDITIONING
			118. How many heating and/or air conditioning systems are on the property? 1 _____. If more than 2, explain in XVI.
			119. Type of heating system for system #1 (___ Forced air), (<input checked="" type="checkbox"/> Heat pump), (___ Mini-Split), (___ Baseboard), (___ Radiator), (___ Other: _____) Type of heating system for system #2 (___ Forced air), (___ Heat pump), (___ Mini-Split), (___ Baseboard), (___ Radiator), (___ Other: _____)
			120. Type of heating fuel for system #1 (___ Oil), (___ Propane Gas), (___ Natural Gas), (<input checked="" type="checkbox"/> Electric), (___ Solar), (___ Other: _____) Type of heating fuel for system #2 (___ Oil), (___ Propane Gas), (___ Natural Gas), (___ Electric), (___ Solar), (___ Other: _____)
			121. Fuel provider for: Heating system #1 Delmarva Heating System #2: _____
			122. Age of furnace #1: 2018 Date of last service: 2022 Age of furnace #2: _____ Date of last service: _____
		NO	123. Are there any contractual obligations affecting the fuel supply, tanks, or system(s)? If yes, describe in XVI.

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Seller's Initials LB Seller's Initials TB Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

Yes	No	*	<p>* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI.</p> <p>Seller shall answer the following questions based on Seller's knowledge of the property.</p>
			124. Type of air conditioning for system #1 (<input checked="" type="checkbox"/> Central), (___ Window Units), (___ Mini-Split), (___ Other: _____) Type of air conditioning for system #2 (___ Central), (___ Window Units), (___ Mini-Split), (___ Other: _____)
	<input checked="" type="checkbox"/>		125. Are there any contractual obligations affecting the heating/air conditioning system(s)? If yes, describe in XVI.
			126. Age of air conditioning system #1: 2018 Date of last service: 2022 Age of air conditioning system #2: _____ Date of last service: _____
<input checked="" type="checkbox"/>			127. Have there been any additions and/or upgrades to the original heating or air conditioning? If yes, describe in XVI.
<input checked="" type="checkbox"/>			128. If #127 is yes, was the work done by a licensed contractor?
<input checked="" type="checkbox"/>			129. If #127 is yes, were the required permits obtained?
<input checked="" type="checkbox"/>			130. If #129 is yes, are the permits closed?
	<input checked="" type="checkbox"/>		131. Are there any problems with the heating or air conditioning systems? If yes, describe in XVI.
			XIII. ELECTRICAL SYSTEM
			132. Who is the electric provider for the property? Delmarva Power
			133. What type of wiring is in the house? (copper, aluminum, other, etc.) Copper
			134. What is the amp service? (___ 60), (___ 100), (___ 150), (<input checked="" type="checkbox"/> 200), (___ Other: _____)
			135. Does the property have (<input checked="" type="checkbox"/> Circuit Breakers) or (___ Fuses)? If more than one electrical panel, describe in XVI.
<input checked="" type="checkbox"/>			136. Are there any 220/240 volt circuits? (Other: _____)
	<input checked="" type="checkbox"/>		137. Do fuses blow or circuit breakers trip when two or more appliances are being used at the same time? If yes, describe in XVI.
<input checked="" type="checkbox"/>			138. Are there wall switches, light fixtures, or electrical outlets in need of repair? If yes, explain in XVI.
	<input checked="" type="checkbox"/>		139. Is there a permanently affixed generator on the property? What is the fuel source? _____
<input checked="" type="checkbox"/>			140. Have there been any additions to the original service?
	<input checked="" type="checkbox"/>		141. Have any (___ solar) and/or (___ wind powered) enhancements been made to supplement service? If yes, describe in XVI. Name of solar company? _____; If leased, what is the term? _____.
			Note to Buyer: Transfer of lease is subject to approval by: _____. Buyer must register with the Public Service Commission.
		<input type="text" value="U"/>	142. If #139, #140, or #141 is yes, was work done by a licensed electrician?
<input checked="" type="checkbox"/>			143. If #139, #140, or #141 is yes, were the required permits obtained?
<input checked="" type="checkbox"/>			144. If #143 is yes, is the permit closed?
			XIV. FIREPLACE OR HEATING STOVE
			145. How many fireplaces and/or heating stoves are on the property? 0 If more than 2, explain in XVI.
		<input type="text" value="NA"/>	146. Type of fuel for fireplace 1: (___ Wood Burning), (___ Propane Gas), (___ Natural Gas), (___ Other: _____)? Type of fuel for fireplace 2: (___ Wood Burning), (___ Propane Gas), (___ Natural Gas), (___ Other: _____)?
		<input type="text" value="NA"/>	147. Type of fuel for heating stove 1: (___ Wood Burning), (___ Pellet), (___ Other: _____)? Type of fuel for heating stove 2: (___ Wood Burning), (___ Pellet), (___ Other: _____)?
		<input type="text" value="NA"/>	148. Was the fireplace or heating stove part of the original house design?
		<input type="text" value="NA"/>	149. Was the fireplace or heating stove installed by a professional contractor or manufacturer's representative?
		<input type="text" value="NA"/>	150. Are there any problems? If yes, explain in XVI.
		<input type="text" value="NA"/>	151. When were the flues/chimneys last cleaned, serviced, or repaired? _____. Explain nature of service or repair in XVI.

Range "hot surface" indicator light stays on after surface has cooled;
Intercoms included, but functionality unknown as we haven't used them.

XVI. ADDITIONAL INFORMATION

If you were directed to this section to clarify an answer, or if you indicated there is a problem with any of the items in sections I through XV, provide an explanation of your recollection using common language. Attach additional sheets if needed.

Question Number	Additional Information
Q40	We don't have a key for the sliding door in the sunroom.
Q42	Hot tub, formerly on gravel area next to south side of deck, was removed shortly after we bought the house.
Q51	Radon test completed with 2022 purchase. No concerns found.
Q57 & Q66	Survey we received at time of purchase, which was done virtually (not based on a site visit), shows wetlands on property, but New Castle County maps do not. We haven't had an issue. (Survey attached).
Q58	During heavy rain the east side of the pole barn/garage experiences some water intrusion extending 1-3 feet onto the floor.
Q64	There's a small section of drainage ditch at the southwest corner of the property that drains into a culvert.
Q74	After a heavy rain event in 2023, roof/skylights leaked. Replaced roof and removed skylights in 2023, which fixed the problem
Q76	At least one seal between window panes is malfunctioning.
Q77	Replaced entire roof on house in 2023.
Q84	We had a pest control company come out and give us a quote for service which we decided not to pursue.
Q85	Previous seller's disclosure noted quarterly preventative pest control.
Q89 & Q90	There was sign of dampness in corner of crawlspace believed to be caused by a detached gutter drain that has been repaired.
Q91	Cracks in decorative parging applied to the concrete block walls. We don't believe there's been any change since we bought.
Q92	Pole barn/garage roof age unknown; not older than when it was built in 2011 based on building permit.
Q94	Replaced roof and gutters and removed skylights on house in 2023.
Q105	Pipe feeding into previous water heater had a minor leak when we bought the house, which was fixed during water heater replacement in 2022.
Q106	South bath was added during a renovation prior to our ownership.
Q127	Former garage converted to living space prior to our ownership according to permits.
Q135	Primary electrical panel in south bathroom closet, secondary panels in master closet and pole barn/garage.
Q138	Exterior low voltage decorative landscape lighting fixtures are non-functioning.

Are there additional problem, clarification, or document sheets attached? ☐ No ☒ Yes.

Number of Sheets Attached ¹_____.

Seller's Initials LB Seller's Initials TB Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

ADDITIONAL NOTICES TO BUYERS

Government websites containing helpful information include: Office of State Planning Coordination <https://www.stateplanning.delaware.gov/>, Delaware Department of Natural Resources and Environmental Control <https://dnrec.alpha.delaware.gov/>, Delaware Division of Public Health www.dhss.delaware.gov/dhss/dph, Delaware State Police Sex Offender Registry www.sexoffender.dsp.delaware.gov, Federal Community Flood Maps <https://msc.fema.gov/portal/home>, and other agencies listed on www.delaware.gov.

All properties are part of larger surrounding areas. Buyers are advised to research Federal, State, and local governmental agencies' websites to become familiar with future anticipated development, global changes, climate changes, tax assessments, and other similar things that may affect the property in the future.

Additional information for specific sections is listed below:

II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS AND CO-OPS

- Deed restrictions are provisions in a deed or declaration that limit the use of the property. With some exceptions, restrictions cannot be removed by the owner.
- If the property is within an “association”, request further information to learn of the covenants and restrictions that the property is subject to.
- More information may be found from Delaware’s Common Interest Community Ombudsperson. Learn more at <https://attorneygeneral.delaware.gov/fraud/cpu/ombudsperson/>.

IV. ADDITIONAL INFORMATION

- Check HOA/local requirements concerning responsibility for sidewalk installation, replacement, repair, and snow removal.

VI. LAND (SOILS, DRAINAGE, AND BOUNDARIES)

- *Flood Zone:* Public and/or private flood insurance options exist for most properties even if property is not in a high-risk flood zone. Inquire about options with a qualified insurance agent. More information may be found at the Delaware Department of Insurance.
- *Flood Risk:* Due to location and elevation, particularly with river and coastal communities, the property and surrounding areas may experience flooding from rising sea levels and stronger storms, both now and in the future. Learn more at <https://floodplanning.dnrec.delaware.gov/>. In addition to state regulations, local municipalities may have additional floodplain management rules for property improvements. Contact the local municipality directly to find out about any specific requirements.
- *Wetlands Area:* There are both tidal and non-tidal wetlands. The property may be subject to additional governmental oversight. Inquire further through programs like Delaware Wetlands of the Delaware Department of Natural Resources and Environmental Control.

XI. PLUMBING-RELATED ITEMS

- Learn more about private well and public water testing from the Delaware Division of Public Health’s Office of Drinking Water. You may seek the status of water quality through testing if requested/allowable in the Agreement of Sale.

ACKNOWLEDGMENT OF SELLER

Seller has provided the information contained in this report. This information is, to the best of Seller's knowledge, and belief, complete, true, and accurate. Seller has no knowledge, information, or other reason to believe that any defects or problems with the property have been disclosed to, or discussed with, any Real Estate Agent or Broker involved in the sale of this property, other than those set forth in this report. Seller does hereby indemnify and hold harmless any Real Estate Agent involved in the sale of this property from any liability incurred as a result of any third-party reliance on the disclosures contained herein, or on any subsequent amendment hereto. Seller's Broker and/or Cooperating Broker, if any, is/are hereby authorized to furnish this report to any prospective Buyer. This is a legally binding document. If not understood, an attorney should be consulted.

Signed by: Lori Birmell Date 8/6/2025 | 2:00:35 PM EDT

SELLER 73F4F0AF2C6E4F3... SELLER _____ Date _____

Signed by: Terran Birrell Date 8/6/2025 | 2:00:34 PM EDT

SELLER _____ SELLER _____

82A2B8248196434...

Date the contents of this Report were last updated: _____

ACKNOWLEDGMENT OF BUYER

Buyer is relying upon the above report, and statements within the Agreement of Sale, as the representation of the condition of the property, and is not relying upon any other information about the property. Buyer has carefully inspected the property and Buyer acknowledges that Agents are not experts at detecting or repairing physical defects in property. Buyer acknowledges Seller has completed this form based upon their knowledge of the property. Buyer understands there may be areas of the property of which Seller has no knowledge and this report does not encompass those areas. Unless stated otherwise in my contract with Seller, the property is real estate being sold in its present condition, without warranties or guarantees of any kind by Seller or any Agent. Buyer has received and read a signed copy of this report. Buyer may negotiate in the Agreement of Sale for other professional advice and/or inspections of the property. Buyer understands there may be projects either planned or being undertaken by the State, County, or Local Municipality which may affect this property of which the Seller has no knowledge. Buyer further understands that it is Buyer's responsibility to contact the appropriate agencies to determine whether any such projects are planned or underway. If Buyer does not understand the impact of such project(s) on the property being purchased, Buyer should consult with an Attorney. Buyer understands that before signing an Agreement of Sale, Buyer may review the applicable Master Plan or Comprehensive Land Use Plan for the County and/or appropriate City or Town Plans showing planned land uses, zoning, roads, highways, locations, and nature of current or proposed parks and other public facilities. This is a legally binding document. If not understood, an attorney should be consulted.

BUYER _____ Date _____ BUYER _____ Date _____

BUYER	Date	BUYER	Date
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**Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards
Sale of Residential Property**

Property: 99 1/2 Bartley Drive, Newark, DE 19702

Lori and Terran Birrell
Seller's Name:

Seller Instructions: Check the box indicating the age of your property and initial. If you checked either box 1 or 3, continue to complete the *Seller's Disclosure* section below and sign this form at the bottom. If you checked box 2, sign below to complete this form.

LB TB
(Check one of the boxes to the right and initial here)

Year Dwelling Was Constructed:

- ☐ 1. was constructed prior to January 1, 1978
☒ 2. was constructed after January 1, 1978
☐ 3. uncertain as to when constructed

Lead Warning Statement - Every Purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in very young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Purchaser with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Purchaser of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure - Unless box 2 is checked above, each Seller is required to complete sections (a) and (b) by selecting an answer and then by initialing in each of these two sections (if more than one owner, all owners must select and initial)

(a) Presence of lead-based paint and/or lead-based paint hazards (CHECK ONE BOX BELOW AND INITIAL):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing. (explain)
Select answer and initial

☐ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller. (CHECK ONE BOX AND INITIAL):

☐ Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. (list documents below):
Select answer and initial

☐ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement - Unless box 2 is checked above, all purchaser(s) must initial **c, d, e and f**

- (c) _____ Purchaser(s) has read the Lead Warning Statement above.
(d) _____ Purchaser(s) has received copies of all information listed above.
(e) _____ Purchaser(s) has received the pamphlet *Protect Your Family From Lead In Your Home*.
(f) _____ Purchaser(s) has (check one below):

- ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement - Initial below

(g) LB The Listing Agent has informed the Seller of the Seller's obligation under 42 U.S.C. 4852(d), and the Seller is aware of his/her responsibility to ensure compliance.

Certification of Accuracy - The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

LB Birrell 8/14/25
Seller Date

LB TB 8/14/25
Seller Date

LB TB 8/14/25
Purchaser Date
Agent Date

Purchaser Date
Agent Date



RADON DISCLOSURE

Required by Chapter 25, Title 6, Section 2572A of the
Delaware Code

Property Address: 99 1/2 Bartley Drive, Newark, DE 19702

Seller's Disclosure

Delaware law requires that the seller of any interest in residential real property that includes a dwelling must provide the buyer with any information about any known radon. Sellers also must disclose any tests or inspections for radon in the seller's possession.

The seller(s) must answer the following questions and provide the required information:

1. Are you aware of the presence of radon in the property identified above?
☐ Yes ☒ No
2. Are you aware of any radon tests or inspections that have been performed on the property identified above?
☒ Yes ☐ No
3. If you responded "yes" to Question 2 above, have you provided the buyer(s) with copies of all radon tests and/or inspection reports in your possession? ☐ Yes ☒ No
4. Identify each report referred to in Question 3, including the date of each report:

Tested when purchased and passed.

By signing this form, the seller(s) acknowledge(s) the following:

I/we have been informed of my/our obligation and am/are aware of my/our responsibility to comply with Delaware law regarding radon disclosure, as provided in Title 6, Chapter 25, Section 2572A of the Delaware Code.

* Lo Ric 8/14/25 ^ Z dr 8/14/25
Seller Date Seller Date

Buyer's Acknowledgement

Delaware law requires that every buyer of any interest in residential real property that includes a dwelling must be notified that the property may present the potential for exposure to radon.

By signing this form, the buyer(s) acknowledge(s) the following:

1. I/we have received the *Radon Rights, Risks and Remedy for Home Buyer* document, which describes the potential hazards of exposure to radon, testing for radon and remediation.
2. I/we have the option to have the property identified above tested for radon.
3. I/we have received copies of all radon tests and/or inspection reports identified in Item 4 of the Seller's Disclosure above.

Buyer Date Buyer Date