

Welcome To

13 Duvall Court
Arundel



Great bones and excellent price for this solid brick and vinyl 3 bedroom, 1 1/2 bath ranch with partially finished basement and 1 car garage in sought after Arundel! Located on a gorgeous lot backing to parkland in the heart of Pike Creek, convenient to major routes, shopping and dining. Clean, solid, well maintained home priced right for you to update as you please!

 **Team Landon**
Patterson-Schwartz Real Estate



**PATTERSON
SCHWARTZ**



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



This information is provided as a courtesy only, it is not a warranty and should be independently investigated by buyers.

**13 Duvall Court, Wilmington, DE, 19808****Coming Soon****\$370,000**

MLS #: DENC2091862
Type: Residential
Struct Type: Detached
Style: Ranch/Rambler
Lvls/Stories: 1
Ownership: Fee Simple
Garage: Yes

Beds: 3
Baths: 1 / 1
YearBuilt: 1969 / Estimated
NewConstr: No
Basement: Yes
Central Air: Yes

LOCATION

County:	NEW CASTLE	School District:	Red Clay Consolidated
MLS Area:	Elsmere/Newport/Pike Creek (30903)	High School:	Thomas Mckean
Subdiv/Neigh:	Arundel	Middle School:	Skyline
In City Limits:	N	Elementary School:	Heritage

ASSOCIATION / COMMUNITY INFO

Senior Community: No **HOA:** Yes **HOA Fee:** \$100 / Annually **Condo/Coop:** No

TAXES AND ASSESSMENT

Tax ID#: 08-038.10-008 **Tax Annual/Year:** \$2,087 / 2025 **Tax Assessment:** \$397,600

ROOMS

				BED	BATH
Living Room:	Main	11 x 23	Flooring - HardWood	Main: 3	1 full 1 part
Kitchen:	Main	15 x 10	Flooring - Laminated		
Dining Room:	Main	13 x 10	Flooring - Laminated		
Family Room:	Main	19 x 12	Crown Molding, Flooring - Carpet		
Recreation Room:	Lower 1	15 x 13			
Primary Bedroom:	Main	13 x 13	Flooring - Carpet		
Bedroom 2:	Main	10 x 10	Ceiling Fan(s)		
Bedroom 3:	Main	13 x 10	Ceiling Fan(s), Flooring - Carpet		

BUILDING INFORMATION

AboveGrFinSF: 1,712 / Assessor **BelowGrFinSF:** 195 / Estimated **Total Finished SF:** 1,907 / **Total SF:** 1,907 / **Foundation:** Block
Basement: Partially Finished **Constr Materials:** Brick, Vinyl Siding

LOT AND PARKING

Lot Acres/SQFT: 0.23a / 10,019sf / Estimated **Zoning:** NC6.5 **Federal Flood Zone:** No **Lot Features:** Backs - Parkland **Parking:** Attached
Garage, Driveway | Paved Parking | Garage - Front Entry | Attached Garage Spaces: 1 | Driveway Spaces: 2

INTERIOR FEATURES

Carpet, Ceiling Fan(s), Crown Moldings, Formal/Separate Dining Room, Wood Floors | **Fireplace(s):** 1, Gas/Propane | Dishwasher, Dryer,
Microwave, Oven/Range - Electric, Refrigerator, Washer, Water Heater | **Window:** Bay/Bow | **Accessibility Features:** None

EXTERIOR FEATURES

Patio/Porch: Deck(s)

UTILITIES

Cooling: Central A/C, Electric | **Heating:** Forced Air, Natural Gas | **Electric:** 150 Amps, Circuit Breakers | **Hot Water:** Natural Gas | **Water**
Source: Public | **Sewer:** Public Sewer

REMARKS

Expected On Market Date: October 28, 2025

Public: Great bones and excellent price for this solid brick and vinyl 3 bedroom, 1 1/2 bath ranch with partially finished basement and 1 car garage in sought after Arundel! Located on a gorgeous lot backing to parkland in the heart of Pike Creek, convenient to major routes, shopping and dining. Clean, solid, well maintained home priced right for you to update as you please! Hurry to schedule your private tour today! This house is being sold as is.

Inclusions: Refrigerator, Washer and Dryer

For More Information Contact:

Dave Landon

Direct: 302-218-8473

Office: 302-733-7000

Toll-free: 800-220-7028

Fax: 302-733-7046

e-mail: dlandon@psre.com

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

Printed on 10/24/2025 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.



13 Duvall Court



Living Room



Kitchen



Kitchen



Dining Room



Family Room

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Powder Room



Bedroom



Bedroom



Bedroom



Full Bath



Recreation Room

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Basement



Rear of home



Yard



View



13 Duvall Court



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

Approved by the Delaware Real Estate Commission (Effective Date: August 1, 2025)

Seller(s) Name: The Estate of Robert B. Uffelman, Sr.) - Jennifer L. Nardo and

Property Address: 13 Duvall Court, Wilmington, DE 19808

Robert B. Uffelman, Jr.

Approximate Age of Building(s): ~ 56 yrs Date Purchased: 1996

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 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.
			I. OCCUPANCY
			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.
	☒		3. If the property is a rental/lease, have all necessary permits and/or licenses been obtained?
	☒		4. If the property is a rental/lease, is the property subject to a rental/lease management agreement?
	☒		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.
			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.

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Seller's Initials JN Seller's Initials RB 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.
			II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS AND CO-OPS
☒		☒	9. Is the property subject to any deed restrictions? (e.g. HOA condominium restrictions, 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)?
			15. If #14 is yes, are there any (☐ Fees), (☒ Dues), or (☐ Assessments) involved? If yes, how much? \$100.00; Frequency of payments: (☐ Monthly), (☐ Quarterly), (☒ Yearly), (☐ Other:); Are they (☐ Mandatory) or (☐ Voluntary)?
		☒	16. Is there a capital contribution fee due by a new owner to the Association? If yes, how much?
		☒	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.
		☒	18. Has there been a special assessment in the past 12 months? If yes, describe in XVI.
	☒		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.
		☒	20. Management Company Name: _____
		☒	21. Representative Name: _____ Phone # _____
		☒	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)?
		☒	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.
		☒	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.
		☒	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. 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.
		☒	32. Did you participate in any mortgage forbearance programs such as the CARES Act from COVID-19? If yes, describe in XVI.
			IV. ADDITIONAL INFORMATION
	☒		33. 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.
	☒		34. Is there any existing legal action affecting this property? If yes, describe in XVI.
		☒	35. Are there any violations of local, state, or federal laws or regulations relating to this property? If yes, describe in XVI.
☒			36. Does your current real estate tax amount reflect any non-transferable exemptions or discounts? If yes, describe in XVI.
	☒		37. Have you received formal notice from any local, state, or federal agency of any changes that may materially or adversely affect the property? e.g., threat of condemnation, noise, bright lights, odors, other nuisances, zoning changes, road changes, proposed utility changes, etc. If yes to any, describe in XVI.

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Seller's Initials gpn Seller's Initials RBUJ 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 N/A 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.
✓			38. Are all the exterior door locks in the house in working condition? If no, describe in XVI.
✓		U	39. Will keys be provided for each lock?
	✓		40. During your ownership, are there now or have there been animals (pets) living in the house? If yes, what type?
	✓		41. 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.
	N/A		42. If there is a pool, does it conform to all local ordinances? If no, describe in XVI.
			43. What is the type of trash disposal? () Private, () Municipal, () County, () Community or () Other.
			44. 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)
✓			45. Is off street parking available for this property? If yes, number of spaces available: <u>3-4</u>
			V. ENVIRONMENTAL CONCERNS
		U	46. 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	47. If the tank was abandoned, was it done with all necessary permits and properly abandoned?
		U	48. Are asbestos-containing materials present? If yes, describe in XVI.
		U	49. Are there any lead hazards? (e.g., lead paint, lead pipes, lead in soil.) If yes, describe in XVI.
		U	50. Has the property been tested for toxic or hazardous substances? If yes, describe in XVI and provide the test results.
		U	51. Has the property ever been tested for mold? If yes, provide the test results.
✓			52. Has the illegal manufacture, storage, or use of methamphetamines occurred in the property? If yes, describe in XVI.
	✓		53. Is there a wastewater spray irrigation system (human or agricultural) installed on or adjacent to the property?
			VI. LAND (SOILS, DRAINAGE, AND BOUNDARIES)
		U	54. Is there fill soil or other fill material on the property?
		U	55. 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.
		U	56. Is any part of the property located in () a flood zone) and/or () a wetlands area)?
		U	57. Are there drainage or flood problems affecting the property? If yes, describe in XVI.
		U	58. Do you carry flood insurance? Agent: Policy #
		N/A	59. If #58 is yes, what is the annual cost of this policy?
		U	60. Have you made any insurance claims on the property in the past 5 years? If yes, describe in XVI.
	✓	U	61. Does the property have standing water in front, rear, or side yards for more than 48 hours after raining? If yes, describe in XVI.
		U	62. Are there encroachments or boundary line disputes affecting the property? If yes, describe in XVI?
	✓		63. Are there any ditches crossing or bordering the property? If yes, describe in XVI.
		U	64. Are there any swales crossing the property that are under the control of a Soil and Conservation District? If yes, describe in XVI.
		U	65. Have you ever had the property surveyed?
		U	66. Are the boundaries of the property marked in any way? If yes, describe in XVI.
			VII. STRUCTURAL ITEMS
✓			67. Have you made any additions or structural changes? If yes, describe in XVI.
✓			68. If #67 is yes, was all work done with all necessary permits and approvals in compliance with building codes?
		U	69. If #68 is yes, are the permits closed?
		U	70. Is there now or has there ever been any movement, shifting, or other problems with walls or foundations? If yes, describe in XVI.

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Seller's Initials SPH Seller's Initials RBUJ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

Yes	No	*	
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			Seller shall answer the following questions based on Seller's knowledge of the property.
	✓		71. Has the property, or any improvements thereon, ever been damaged by (☐ Fire), (☐ Smoke), (☐ Wind), or (☐ Flood)? If yes, describe in XVI.
	✓		72. Was the structure moved to this site? (☐ Double Wide), (☐ Modular), (☐ Other: _____)
	✓		73. Is there now or has there ever been any non-plumbing water leakage in the house? If yes, describe in XVI.
		U	74. Are there any problems with (☐ Exterior walls), (☐ Driveways), (☐ Walkways), (☐ Patios), (☐ Decks), (☐ Porches) or (☐ Retaining walls) on the property? If yes, describe in XVI.
✓		U	75. Are there any problems with (☐ Interior walls), (☐ Ceilings), (☐ Floors), or (☐ Windows) on the property? If yes, describe in XVI.
			76. Have there been any repairs or other attempts to control the cause or effect of problems described in questions 73, 74, and 75? If yes, describe in XVI.
			77. Is there insulation in the: (☐ Ceiling/attic), (☐ Exterior walls), (☐ Crawlspace/basement), or (☐ Other: _____)
			What type(s) of insulation does your property have? _____
			VIII. TERMITES, INSECTS, AND WILDLIFE
		U	78. Is there now or has there ever been any infestation by termites or other wood destroying insects? If yes, describe
		U	79. During your ownership, have there been any termite or other wood destroying insect inspections made on the property? If yes, describe in XVI.
		U	80. 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.
		U	81. Have there ever been any termite or wood destroying insect treatments made on the property? If yes, describe in XVI.
		U	82. Is there or has there ever been an infestation of insects? If yes, describe in XVI.
		U	83. During your ownership, have there been any insect control inspections made on the property. If yes, describe in XVI.
		U	84. Are you aware of any insect control treatments made on the property? If yes, describe in XVI.
	✓		85. Are there now or have there ever been any bat colonies present on the property? If yes, describe in XVI.
		U	86. 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
		U	87. Does the property have a sump pump? If yes, where does it drain? _____
		U	88. 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.
		U	89. 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.
		U	90. Are there any cracks or bulges in the floors or foundation walls? If yes, describe in XVI.
			X. ROOF
		U	91. Date last roof surface installed: _____. If all roof surfaces not the same age, explain in XVI.
		U	92. How many layers of roof material are there (e.g., new shingles over old shingles)? _____
		U	93. Are there any problems with the roof, flashing, rain gutters, or skylights? If yes or repaired under your ownership, explain in XVI.
		U	94. If under warranty, is warranty transferable?
			95. Where do your gutters drain? (☒ Surface), (☐ Drywell), (☐ Storm Sewers), (☐ Other: _____)
			XI. PLUMBING-RELATED ITEMS
			96. What is the drinking water source? (☐ Municipal), (☐ County), (☒ Public Utility), (☐ Private Well), (☐ Other: _____)
			97. If drinking water is supplied by public utility, name of utility: <u>Artesian</u>
	✓		98. Is there a water treatment system? If yes, (☐ Leased) or (☐ Owned)?
		NA	99. If water source is a well, when was it installed? _____ Location of well? _____ Depth of well? _____. If more than one well, describe in XVI.

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Seller's Initials JP Seller's Initials KB Buyer's Initials _____ Buyer's Initials _____

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

Yes	No	*	
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		U	100. What type of plumbing is used for the Water Supply? (☐ Copper), (☐ Lead), (☐ Cast Iron), (☐ PVC), (☐ PEX), (☐ Polybutylene), (☐ Galvanized), (☐ Other/Unknown: _____)
		U	101. What type of plumbing is used for Drainage? (☐ Copper), (☐ Lead), (☐ Cast Iron), (☐ PVC), (☐ Galvanized), (☐ Other/Unknown: _____)
		U	102. Age of Water Heater? <u><10 yrs</u> Water heater type: (☒ Tank), (☐ Tankless), (☐ Other: _____)
			103. Water Heater Fuel: (☐ Electric), (☐ Oil), (☐ Propane Gas), (☐ Natural Gas) or (☐ Other: _____)
		U	104. 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.
		U	105. Are there any additions and/or upgrades to the original service? If yes, describe in XVI.
		N/A	106. If #105 is yes, was the work done by a licensed contractor?
		N/A	107. If #105 is yes, were the required permits obtained?
		N/A	108. If #107 is yes, are the permits closed?
		N/A	109. 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: _____
			110. What is the type of sewage system? (☒ Public Sewer), (☐ Community Sewer), (☐ Septic System), (☐ Cesspool), (☐ Other: _____)
		N/A	111. If a septic system, type: (☐ Gravity Fed), (☐ Capping Fill), (☐ LPP), (☐ Mound), (☐ Holding Tank), (☐ Other: _____)
		N/A	112. If a septic system, when was it last pumped? _____
		N/A	113. 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.
		N/A	114. If a septic system, how many bedrooms is the septic permitted to service? _____
		U	115. Are there any shut off, disconnected, or abandoned wells, underground water or sewer tanks on the property? If yes, describe locations in XVI.
		N/A	116. If #115 is yes, were they abandoned with all necessary permits and properly abandoned?
			XII. HEATING AND AIR CONDITIONING
			117. How many heating and/or air conditioning systems are on the property? <u>1</u> . If more than 2, explain in XVI.
			118. Type of heating system for system #1 (☒ Forced air), (☐ Heat pump), (☐ Mini-Split), (☐ Baseboard), (☐ Radiator), (☐ Other: _____) Type of heating system for system #2 (☒ Forced air), (☐ Heat pump), (☐ Mini-Split), (☐ Baseboard), (☐ Radiator), (☐ Other: _____)
		U	119. Type of heating fuel for system #1 (☐ Oil), (☐ Propane Gas), (☐ Natural Gas), (☐ Electric), (☐ Solar), (☐ Other: _____) Type of heating fuel for system #2 (☐ Oil), (☐ Propane Gas), (☐ Natural Gas), (☐ Electric), (☐ Solar), (☐ Other: _____)
		U	120. Fuel provider for: Heating system #1 _____ Heating System #2: _____
		U	121. Age of furnace #1: _____ Date of last service: _____ Age of furnace #2: _____ Date of last service: _____
		U	122. Are there any contractual obligations affecting the fuel supply, tanks, or system(s)? If yes, describe in XVI.
			123. Type of air conditioning for system #1 (☒ Central), (☐ Window Units), (☐ Mini-Split), (☐ Other: _____) Type of air conditioning for system #2 (☐ Central), (☐ Window Units), (☐ Mini-Split), (☐ Other: _____)
		U	124. Are there any contractual obligations affecting the heating/air conditioning system(s)? If yes, describe in XVI.
		U	125. Age of air conditioning system #1: _____ Date of last service: _____ Age of air conditioning system #2: _____ Date of last service: _____
		U	126. Have there been any additions and/or upgrades to the original heating or air conditioning? If yes, describe in XVI.
		U	127. If #126 is yes, was the work done by a licensed contractor?
		U	128. If #126 is yes, were the required permits obtained?

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Seller's Initials JBH Seller's Initials RBUJ 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.
		U	129. If #128 is yes, are the permits closed?
		U	130. Are there any problems with the heating or air conditioning systems? If yes, describe in XVI.
			XIII. ELECTRICAL SYSTEM
			131. Who is the electric provider for the property? <u>Delmarva</u>
			132. What type of wiring is in the house? (<u>copper</u> aluminum other, etc.)
		U	133. What is the amp service? (<u>60</u>), (<u>100</u>), (<u>150</u>), (<u>200</u>), (<u>Other:</u>)
		U	134. Does the property have (<u>Circuit Breakers</u>) or (<u>Fuses</u>)? If more than one electrical panel, describe in XVI.
		U	135. Are there any 220/240 volt circuits? (Other:)
		U	136. Do fuses blow or circuit breakers trip when two or more appliances are being used at the same time? If yes, describe in XVI.
		U	137. Are there wall switches, light fixtures, or electrical outlets in need of repair? If yes, explain in XVI.
	✓		138. Is there a permanently affixed generator on the property? What is the fuel source?
	✓		139. Have there been any additions to the original service?
	✓	NA	140. Have any (<u>solar</u>) and/or (<u>wind powered</u>) 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.
		NA	141. If #138, #139, or #140 is yes, was work done by a licensed electrician?
		NA	142. If #138, #139, or #140 is yes, were the required permits obtained?
		NA	143. If #142 is yes, is the permit closed?
			XIV. FIREPLACE OR HEATING STOVE
			144. How many fireplaces and/or heating stoves are on the property? <u>1</u> . If more than 2, explain in XVI.
			145. Type of fuel for fireplace 1: (<u>Wood Burning</u>), (<u>Propane Gas</u>), (<u>Natural Gas</u>), (<u>Other:</u>)?
			Type of fuel for fireplace 2: (<u>Wood Burning</u>), (<u>Propane Gas</u>), (<u>Natural Gas</u>), (<u>Other:</u>)?
		NA	146. Type of fuel for heating stove 1: (<u>Wood Burning</u>), (<u>Pellet</u>), (<u>Other:</u>)?
			Type of fuel for heating stove 2: (<u>Wood Burning</u>), (<u>Pellet</u>), (<u>Other:</u>)?
	✓		147. Was the fireplace or heating stove part of the original house design?
	✓		148. Was the fireplace or heating stove installed by a professional contractor or manufacturer's representative?
		U	149. Are there any problems? If yes, explain in XVI.
		U	150. When were the flues/chimneys last cleaned, serviced, or repaired? . Explain nature of service or repair in XVI.

Page 6 of 10 Property Address: 13 Duvall Court, Wilmington, DE 19808

Seller's Initials JAN Seller's Initials RBUJ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

Page 7 of 10 Property Address: 13 Duvall Court, Wilmington, DE 19808

Seller's Initials	<u>JSN</u>	Seller's Initials	<u>RBUJ</u>	Buyer's Initials	_____	Buyer's Initials	_____
Seller's Initials	_____	Seller's Initials	_____	Buyer's Initials	_____	Buyer's Initials	_____

Seller's Initials JA Seller's Initials RBU 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 <https://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.

Square Footage: There are different methods of measuring used for different purposes. Acreage of the land and square footage of the buildings quoted on the real estate tax information, marketing materials, advertisements, brochures, MLS data, or appraisal, is only approximate, is not guaranteed, and should not be relied upon.

Tax System Data: Property data, square footage, characteristics, and building permit information in government real estate tax systems may not be accurate and should not be relied upon by sellers and buyers. It can be very difficult to research building permit information.

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.
- Delaware requires each county to reassess the value of real property on a regular basis. Learn more from the county tax office where the property is located.

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.

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Seller's Initials JN Seller's Initials RBUJ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

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.

SELLER *Robert B. Uffelman, Jr.* Date 10/22/25 SELLER _____ Date _____
 Signed by: _____
 SELLER Robert B. Uffelman, Jr. Date 10/24/2025 | 11:05:05 AM EDT SELLER _____ Date _____
 CE031EFD85464D5...

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 _____

Certificate Of Completion

Envelope Id: C598C7AA-566B-427F-AA82-EAB7206C9DAF
 Subject: Complete with Docusign: Sellers Disclosure_20251023_0001.pdf
 Source Envelope:
 Document Pages: 10
 Certificate Pages: 5
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Status: Completed

 Envelope Originator:
 Dave Landon
 7234 Lancaster Pike
 Hockessin, DE 19707
 dlandon@psre.com
 IP Address: 2601:145:c200:9

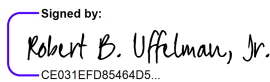
Record Tracking

Status: Original
 10/23/2025 5:00:01 PM
 Holder: Dave Landon
 dlandon@psre.com
 Location: DocuSign

Signer Events

Robert B. Uffelman, Jr.
 rjuffel@comcast.net
 Security Level: Email, Account Authentication
 (None)

Signature

Signed by:

 CE031EFD85464D5...

 Signature Adoption: Pre-selected Style
 Using IP Address: 2600:387:3:801::b0
 Signed using mobile

Timestamp

Sent: 10/23/2025 5:02:07 PM
 Viewed: 10/24/2025 11:04:42 AM
 Signed: 10/24/2025 11:05:05 AM

Electronic Record and Signature Disclosure:
 Accepted: 10/24/2025 11:04:42 AM
 ID: 05d4a0dc-45b6-4ffa-8254-5e2a985a7297

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Dave Landon
 davelandon@gmail.com
 President

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Sent: 10/23/2025 5:02:07 PM

Patterson Schwartz Real Estate
 Security Level: Email, Account Authentication
 (None)

Electronic Record and Signature Disclosure:
 Accepted: 8/4/2017 2:57:01 PM
 ID: 06a4f315-2b42-4067-b3c0-ff40df5576e3

Nancy Husfelt-Price
 nhusfeltprice@gmail.com

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Sent: 10/23/2025 5:02:07 PM
 Viewed: 10/24/2025 11:14:38 AM

Security Level: Email, Account Authentication
 (None)

Electronic Record and Signature Disclosure:
 Accepted: 10/4/2025 4:18:42 PM
 ID: 5abcd86a-5701-4e73-a085-cc376efea1ae

Witness Events

Signature

Timestamp

Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	10/24/2025 11:04:42 AM
Signing Complete	Security Checked	10/24/2025 11:05:05 AM
Completed	Security Checked	10/24/2025 11:05:05 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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CONSUMER DISCLOSURE

From time to time, Patterson-Schwartz Real Estate (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign, Inc. (DocuSign) electronic signing system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the "I agree"™ button at the bottom of this document.

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At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after signing session and, if you elect to create a DocuSign signer account, you may access them for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign "Withdraw Consent"™ form on the signing page of a DocuSign envelope instead of signing it. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures

electronically from us.

How to contact Patterson-Schwartz Real Estate:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: skennedy@psre.com

To advise Patterson-Schwartz Real Estate of your new e-mail address

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at skennedy@psre.com and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

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To request paper copies from Patterson-Schwartz Real Estate

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to skennedy@psre.com and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Patterson-Schwartz Real Estate

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your DocuSign session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to skennedy@psre.com and in the body of such request you must state your e-mail, full name, US Postal Address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows® 2000, Windows® XP, Windows Vista®; Mac OS® X
Browsers:	Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari®, 3.0 or above (Mac only)
PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	Allow per session cookies

** These minimum requirements are subject to change. If these requirements change, you will be asked to re-accept the disclosure. Pre-release (e.g. beta) versions of operating systems and browsers are not supported.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to

other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the "I agree"™ button below.

By checking the "I agree"™ box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC CONSUMER DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify Patterson-Schwartz Real Estate as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by Patterson-Schwartz Real Estate during the course of my relationship with you.

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

Property: 13 Duvall Court, Wilmington, DE 19808

Robert B. Uffelman, Jr., and Jennifer L.
Seller's Name: Nardo

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.

Initial Initial

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

Initial Initial

 Select answer and initial

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing. (explain)☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

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

Initial Initial

 Select answer 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):☒ 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) 

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.

Signed by: Robert B. Uffelman, Jr. 10/23/2025 | 1:46:30 PM EDT
 Seller ID: 031EFD85464D5... Date

Signed by: Jennifer L. Nardo 10/23/2025 | 2:44:39 PM EDT
 Seller ID: 33CCFFC0A4B7... Date

Purchaser Signed by: David Landon 10/23/2025 | 3:46:13 PM EDT
 Agent ID: C95930498... Date

Purchaser _____ Date
 Agent _____ Date



RADON DISCLOSURE

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

Property Address: 13 Duvall Court, Wilmington, DE 19808

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:

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.

Signed by:
Robert B. Uffelman 10/23/2025 | 1:46:30 PM EDT
Seller Date

Signed by:
[Signature] 10/23/2025 | 2:44:39 PM EDT
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