

Disclosure Of Information on Lead-Based Paint and Lead-Based Paint Hazards (For Sale of Residential Property)

Property: **612 Duncan Road**
Wilmington, DE 19809

Seller's Name: **Rachel Pederson**
Angela Gindoy

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
AG Initial
RP
(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):
Initial
AG Initial
RP
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) Records and reports available to the Seller. (CHECK ONE BOX AND INITIAL):
Initial
AG Initial
RP
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) DS
MW
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: <u>Angela Gindoy</u> Seller Angela Gindoy	04/29/26 8:07 AM EDT Date	Signed by: <u>Rachel Pederson</u> Seller Rachel Pederson	04/13/26 1:56 PM EDT Date
<small>DocuSigned by:</small> <u>Michael Wilson</u> Agent Michael Wilson	04/13/26 1:56 PM EDT Date	<small>DocuSigned by:</small> <u>Michael Wilson</u> Agent Michael Wilson	04/13/26 1:56 PM EDT Date



RADON DISCLOSURE

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

612 Duncan Road

Wilmington, DE 19809

Property Address: _____

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 on the property identified above?
 Yes No (check one)
2. Are you aware of any radon tests or inspections that have been performed on the property identified above?
 Yes No (check one)
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 (check one)
4. Identify each report referred to in Question 3, including the date of each report:

2/27/20-1.0 PCi/I

2/27/20-Less than 0.5

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:

Angela Gindoy

Seller

Angela Gindoy

04/29/26 | 8:07 AM EDT

Date

DocuSigned by:

Rachel Pederson

Seller

Rachel Pederson

04/13/26 | 1:56 PM EDT

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

Form Approved by Delaware Real Estate Commission September 12, 2007

Boro Environmental Services, Inc.
501 Sharp Avenue
Glenolden, PA 19036
(610) 586-5640
(610) 237-1143

02/27/2020

Angela Gindoy

612 Duncan Road
Wilmington, DE 19809

Dear Customer:

We have analyzed the radon in the air at the location indicated on the last page of this report. The concentration is expressed in picoCuries per liter (pCi/l).

This measurement and analysis have been performed in accordance with EPA Document #EPA-R-92-003 Protocols for Radon and Radon Decay Product Measurement in homes, and #EPA 402-R-92-004 Indoor Radon and Radon Decay Product Measurement Device Protocols, the prepared by the office of Radiation Programs of the U.S. Environmental Protection Agency and is for your own personal use and evaluation. Our Company makes no recommendations, representations or warranties other than as specifically set forth in this report and shall not be responsible or liable for any action or the consequences of any action taken in connection with or in reliance upon this report.

PURPOSE OF SCREENING TEST

The screening test we performed, by EPA's definition was a simple, inexpensive measurement, designed to discover a potential radon problem and/or the need for additional testing.

CLOSED HOUSE CONDITIONS

The test reported to you was based on the assumption that: for twelve hours prior and during the term of the test, certain closed house conditions have been adhered to by the building's custodian. These conditions were made known to that person or their agent. Needless to say, we have no control over the tested building and no way to assure that these conditions were in fact complied with, nor can we offer any assurances that intentional (or inadvertent) tampering with the test environment and or monitors which might influence the radon measurement, has not taken place.

Where a continuous monitor such as the Pylon AB-5 was used, it records any sudden or drastic changes in radon levels during the test period. This may disclose possible interruptions of closed-house conditions (if indicated, such incidents will be addressed in our test report).

We cannot however offer any assurances relative to discovery of either tampering or interruption of closed house conditions as too many variables exist where building custody is not within our (or your) control.

DETERMINING THE NEED FOR FURTHER MEASUREMENTS

In most cases, the screening measurement is not a reliable measure of the average radon level to which you and your family are exposed.

Since radon levels can vary from season to season as well as room to room, the screening measurement only serves to indicate the potential for a radon problem. Depending upon the result of your screening measurement, you may need to have follow-up measurements made to give a better idea of the average radon level in your home.

Radon concentrations are affected by atmospheric conditions, barometric pressure, temperature, wind velocity, living conditions and open/closed doors. In light of the aforementioned, this report is not construed to constitute a guarantee as to radon levels in the air. The radon level reported represents the average level measured during the monitoring period only (subject to the variables noted within this report).

Radon is the second leading cause of lung cancer, after smoking. The U.S. Environmental Protection Agency (EPA) and the Surgeon General strongly recommend taking further action when the home's radon test results are 4.0 pCi/L (.02 WL)* or greater. The national average indoor radon level is about 1.3 pCi/L. The higher the home's radon level the greater the health risk to you and your family. Reducing your radon levels can be done easily, effectively and fairly inexpensively. Even homes with very high radon levels can be reduced below 4.0 pCi/L. For further information about reducing elevated radon levels please refer to the "Pennsylvania's Consumer's Guide to Radon Reduction."

FOLLOW-UP PROTOCOLS

1. If the screening measurement was made in the lowest livable area, under closed-house conditions, and the results are less than 4 pCi/l or .02 WL, periodic follow-up measurements may be made at the discretion of the resident. NOTE: Screening results will contain an average between duplicates from the lowest livable level.
2. If the screening measurement results are between 4 and 10 pCi/l, fix the home. NOTE: If this test is not being performed for a real estate transaction, long-term testing may be an option.
3. Results $>$ or $=$ 10 pCi/l: Fix the home. (Varying levels in this range will determine how soon corrective measures should be taken.)
4. If the screening measurement results are greater than 200 pCi/l or 1 WL, reductions in radon concentrations are recommended within immediately. Also contact the State Bureau of Radiation Protection at 1 (800) 23-RADON.

BORO'S RECOMMENDATIONS

Assuming the test results we reported were within your "acceptable range", in view of the scope and limitations inherent in the screening test and the uncertainties relative to the building "custody", we recommend that a confirming screening test be performed when you take possession of the building and control the home conditions.

NOTE: Radon levels within a building can vary considerably under various conditions and seasons during the year. Evaluating the average annual exposure to you and your family (or other occupants) under normal living conditions, would be the goal of the one year or "long-term" measurement (test).

IMPORTANT

This report and the test for which it applies are not valid unless signed by the person (s) for whom the test was performed.

The parties hereto do covenant and agree that there are no verbal understandings, representations or statements changing or modifying any of the terms or provisions of the inspection report and that all terms, conditions and provisions thereof are contained here in writing.

BORO Environmental Services • 501 Sharp Ave • Glenolden, PA 19036

RADON TEST RESULTS

Device Type: Short-Term Electret

Client Name: Angela Gindoy

TEST ADDRESS: 612 Duncan Road Wilmington DE 19809

Start Date: 02/27/20 Time of Deploy: 09:00am

End Date: 03/02/20 Time of Pickup: 09:00am Avg of Duplicates: N/A pCi/l

Monitor	Location	pCi/l
# <u>SLJ118</u>	<u>basement</u>	<u>1.0</u>
# <u>SLF593</u>	<u>basement</u>	<u>< 0.5</u>

Certified Radon Tester: Rob Bruno Certified Radon Tester: # 0126

Deployed By: Brian Guttschall # 8541 Retrieved By: Brian Guttschall # 8541

REMARKS: (If applicable.) Average of duplicates = N/A pCi/l; RPD N/A% ARE = +/- 4%

Left closed house form and notice on site; Closed house form not signed.

Reader Serial #E0197 expires 08/19/20

The undersigned hereby acknowledges that he/she has read and understand the information contained in this report.

Acknowledgment by Client/Date

Witness

Acknowledgment by Client/Date

Witness

Rob Bruno #0126
Authorized Representative/Boro
Firm 1101001

As set forth in 25 PA Code S. 240.302

“A person may not test, mitigate against radon or provide radon-related service or product without first offering the potential client a price list of services offered, and providing evidence of certification and a notice that only persons certified under the Radon Certification Act and Chapter 240 may provide the services products... The notice shall read substantially as follows:”

NOTICE TO CLIENTS

“The Radon Certification Act requires that anyone who provides any radon-related service or product to the general public must be certified by the Pennsylvania Department of Environmental Protection. You are entitled to evidence of certification from any person who provides such services or products. You are also entitled to a price list for services or products offered. All Radon measurement data will be sent to the Department as required in the Act and will be kept confidential. If you have any questions, comments or complaints, concerning persons who provide radon-related services, please contact the Department at the Bureau of Radiation Protection, Department of Environmental Protection, P.O. Box 8469, Harrisburg, PA 17105-8469, (717) 783-3594.”