



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: Angela Gindoy, Rachel Pederson
612 Duncan Road
Property Address: Wilmington, DE 19809

Approximate Age of Building(s): 60 **Date Purchased:** March 20, 2020

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: (<input checked="" type="checkbox"/> Primary Residence) (<input type="checkbox"/> Second/Vacation Home) (<input type="checkbox"/> Rental Property) (<input type="checkbox"/> Inherited Property) (<input type="checkbox"/> Other: _____). If not your Primary Residence, how long has it been since you occupied the property? _____.
	X		2. Is the property encumbered by a (<input type="checkbox"/> rental/lease), (<input type="checkbox"/> option to purchase), or (<input type="checkbox"/> 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.
	X		6. Is the property new construction?
	X		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 (<input type="checkbox"/> is) or (<input type="checkbox"/> 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 AG Seller's Initials RP 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
X			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.
	X		10. Are you in violation of any deed restrictions at this time? If yes, describe in XVI.
	X		11. Is the property subject to any agreements concerning affordable housing or workforce/inclusionary housing? If yes, describe in XVI.
	X		12. Is the property subject to any private, public, or historic architectural review control other than building codes? If yes, describe in XVI.
	X		13. Is the property part of a condominium or cooperative (Co-op) ownership?
X			14. Is there a (___ Homeowners Association), (___ Condominium Association), (___ Cooperative (Co-op)), (X ___ Civic Association), or (___ Maintenance Corporation)?
	X		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)?
	X		16. Is there a capital contribution fee due by a new owner to the Association? If yes, how much _____?
	X		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.
	X		18. Has there been a special assessment in the past 12 months? If yes, describe in XVI.
	X		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
	X		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 (X ___ 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? _____.
	X		27. Are there any rights-of-way, easements, or similar matters that affect the property? If yes, describe in XVI.
	X		28. Are there any shared maintenance agreements affecting the property? If yes, describe in XVI.
	X		29. Are there any variance, zoning, conditional use, non-conforming use, or setback violations? If yes, describe in XVI.
	X		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.
	X		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.
	X		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
	X		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.
X			34. Is there any existing legal action affecting this property? If yes, describe in XVI.
	X		35. Are there any violations of local, state, or federal laws or regulations relating to this property? If yes, describe in XVI.
	X		36. Does your current real estate tax amount reflect any non-transferrable exemptions or discounts? If yes, describe in XVI.
	X		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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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.
X			38. Are all the exterior door locks in the house in working condition? If no, describe in XVI.
X			39. Will keys be provided for each lock?
X			40. During your ownership, are there now or have there been animals (pets) living in the house? If yes, what type? <u>Cat, Dog</u>
	X		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.
		NA	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? (<input checked="" type="checkbox"/> 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: \$ _____ <input checked="" type="checkbox"/> 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)
X			45. Is off street parking available for this property? If yes, number of spaces available: <u>4</u>
			V. ENVIRONMENTAL CONCERNS
	X		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.
	X		47. If the tank was abandoned, was it done with all necessary permits and properly abandoned?
	X		48. Are asbestos-containing materials present? If yes, describe in XVI.
	X		49. Are there any lead hazards? (e.g., lead paint, lead pipes, lead in soil.) If yes, describe in XVI.
X			50. Has the property been tested for toxic or hazardous substances? If yes, describe in XVI and provide the test results.
	X		51. Has the property ever been tested for mold? If yes, provide the test results.
	X		52. Has the illegal manufacture, storage, or use of methamphetamines occurred in the property? If yes, describe in XVI.
	X		53. Is there a wastewater spray irrigation system (human or agricultural) installed on or adjacent to the property?
			VI. LAND (SOILS, DRAINAGE, AND BOUNDARIES)
	X		54. Is there fill soil or other fill material on the property?
	X		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.
	X		56. Is any part of the property located in (___ a flood zone) and/or (___ a wetlands area)?
	X		57. Are there drainage or flood problems affecting the property? If yes, describe in XVI.
	X		58. Do you carry flood insurance? Agent: _____ Policy # _____
	X		59. If #58 is yes, what is the annual cost of this policy? _____
	X		60. Have you made any insurance claims on the property in the past 5 years? If yes, describe in XVI.
	X		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.
	X		62. Are there encroachments or boundary line disputes affecting the property? If yes, describe in XVI?
	X		63. Are there any ditches crossing or bordering the property? If yes, describe in XVI.
	X		64. Are there any swales crossing the property that are under the control of a Soil and Conservation District? If yes, describe in XVI.
	X		65. Have you ever had the property surveyed?
	X		66. Are the boundaries of the property marked in any way? If yes, describe in XVI.
			VII. STRUCTURAL ITEMS
	X		67. Have you made any additions or structural changes? If yes, describe in XVI.
		NA	68. If #67 is yes, was all work done with all necessary permits and approvals in compliance with building codes?
		Na	69. If #68 is yes, are the permits closed?
	X		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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	X		71. Has the property, or any improvements thereon, ever been damaged by (<input type="checkbox"/> Fire), (<input type="checkbox"/> Smoke), (<input type="checkbox"/> Wind), or (<input type="checkbox"/> Flood)? If yes, describe in XVI.
	X		72. Was the structure moved to this site? (<input type="checkbox"/> Double Wide), (<input type="checkbox"/> Modular), (<input type="checkbox"/> Other: _____)
X			73. Is there now or has there ever been any non-plumbing water leakage in the house? If yes, describe in XVI.
	X		74. Are there any problems with (<input type="checkbox"/> Exterior walls), (<input type="checkbox"/> Driveways), (<input type="checkbox"/> Walkways), (<input type="checkbox"/> Patios), (<input type="checkbox"/> Decks), (<input type="checkbox"/> Porches) or (<input type="checkbox"/> Retaining walls) on the property? If yes, describe in XVI.
	X		75. Are there any problems with (<input type="checkbox"/> Interior walls), (<input type="checkbox"/> Ceilings), (<input type="checkbox"/> Floors), or (<input type="checkbox"/> Windows) on the property? If yes, describe in XVI.
X			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.
X			77. Is there insulation in the: (<input checked="" type="checkbox"/> Ceiling/attic), (<input checked="" type="checkbox"/> Exterior walls), (<input type="checkbox"/> Crawlspace/basement), or (<input type="checkbox"/> Other: _____)
		U	What type(s) of insulation does your property have? _____
			VIII. TERMITES, INSECTS, AND WILDLIFE
X			78. Is there now or has there ever been any infestation by termites or other wood destroying insects? If yes, describe
X			79. During your ownership, have there been any termite or other wood destroying insect inspections made on the property? If yes, describe in XVI.
	X		80. Is there now or has there ever been any damage to the property caused by (<input type="checkbox"/> Termites), (<input type="checkbox"/> Other wood destroying insects), or (<input type="checkbox"/> Wildlife)? If yes, describe in XVI.
X			81. Have there ever been any termite or wood destroying insect treatments made on the property? If yes, describe in XVI.
	X		82. Is there or has there ever been an infestation of insects? If yes, describe in XVI.
	X		83. During your ownership, have there been any insect control inspections made on the property. If yes, describe in XVI.
	X		84. Are you aware of any insect control treatments made on the property? If yes, describe in XVI.
	X		85. Are there now or have there ever been any bat colonies present on the property? If yes, describe in XVI.
	X		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
X			87. Does the property have a sump pump? If yes, where does it drain? <u>street</u>
X			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.
X			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.
	X		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)? _____
	X		93. Are there any problems with the roof, flashing, rain gutters, or skylights? If yes or repaired under your ownership, explain in XVI.
		NA	94. If under warranty, is warranty transferable?
			95. Where do your gutters drain? (<input checked="" type="checkbox"/> Surface), (<input type="checkbox"/> Drywell), (<input type="checkbox"/> Storm Sewers), (<input type="checkbox"/> Other: _____)
			XI. PLUMBING-RELATED ITEMS
			96. What is the drinking water source? (<input type="checkbox"/> Municipal), (<input type="checkbox"/> County), (<input checked="" type="checkbox"/> Public Utility), (<input type="checkbox"/> Private Well), (<input type="checkbox"/> Other: _____)
			97. If drinking water is supplied by public utility, name of utility: <u>veolia</u>
	X		98. Is there a water treatment system? If yes, (<input type="checkbox"/> Leased) or (<input type="checkbox"/> Owned)?
			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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			100. What type of plumbing is used for the Water Supply? (<input checked="" type="checkbox"/> Copper), (<input type="checkbox"/> Lead), (<input type="checkbox"/> Cast Iron), (<input type="checkbox"/> PVC), (<input type="checkbox"/> PEX), (<input type="checkbox"/> Polybutylene), (<input type="checkbox"/> Galvanized), (<input type="checkbox"/> Other/Unknown: _____)
			101. What type of plumbing is used for Drainage? (<input type="checkbox"/> Copper), (<input type="checkbox"/> Lead), (<input checked="" type="checkbox"/> Cast Iron), (<input checked="" type="checkbox"/> PVC), (<input type="checkbox"/> Galvanized), (<input type="checkbox"/> Other/Unknown: _____)
		U	102. Age of Water Heater? _____ Water heater type: (<input checked="" type="checkbox"/> Tank), (<input type="checkbox"/> Tankless), (<input type="checkbox"/> Other: _____)
			103. Water Heater Fuel: (<input type="checkbox"/> Electric), (<input type="checkbox"/> Oil), (<input type="checkbox"/> Propane Gas), (<input checked="" type="checkbox"/> Natural Gas) or (<input type="checkbox"/> Other: _____)
	X		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.
	X		105. Are there any additions and/or upgrades to the original service? If yes, describe in XVI.
		NA	106. If #105 is yes, was the work done by a licensed contractor?
		NA	107. If #105 is yes, were the required permits obtained?
		NA	108. If #107 is yes, are the permits closed?
		NA	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? (<input checked="" type="checkbox"/> Public Sewer), (<input type="checkbox"/> Community Sewer), (<input type="checkbox"/> Septic System), (<input type="checkbox"/> Cesspool), (<input type="checkbox"/> Other: _____)
		NA	111. If a septic system, type: (<input type="checkbox"/> Gravity Fed), (<input type="checkbox"/> Capping Fill), (<input type="checkbox"/> LPP), (<input type="checkbox"/> Mound), (<input type="checkbox"/> Holding Tank), (<input type="checkbox"/> Other: _____)
		NA	112. If a septic system, when was it last pumped? _____
		NA	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.
		NA	114. If a septic system, how many bedrooms is the septic permitted to service? _____
	X		115. Are there any shut off, disconnected, or abandoned wells, underground water or sewer tanks on the property? If yes, describe locations in XVI.
		NA	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 (<input checked="" type="checkbox"/> Forced air), (<input type="checkbox"/> Heat pump), (<input type="checkbox"/> Mini-Split), (<input type="checkbox"/> Baseboard), (<input type="checkbox"/> Radiator), (<input type="checkbox"/> Other: _____) Type of heating system for system #2 (<input type="checkbox"/> Forced air), (<input type="checkbox"/> Heat pump), (<input type="checkbox"/> Mini-Split), (<input type="checkbox"/> Baseboard), (<input type="checkbox"/> Radiator), (<input type="checkbox"/> Other: _____)
			119. Type of heating fuel for system #1 (<input type="checkbox"/> Oil), (<input type="checkbox"/> Propane Gas), (<input type="checkbox"/> Natural Gas), (<input checked="" type="checkbox"/> Electric), (<input type="checkbox"/> Solar), (<input type="checkbox"/> Other: _____) Type of heating fuel for system #2 (<input type="checkbox"/> Oil), (<input type="checkbox"/> Propane Gas), (<input type="checkbox"/> Natural Gas), (<input type="checkbox"/> Electric), (<input type="checkbox"/> Solar), (<input type="checkbox"/> Other: _____)
			120. Fuel provider for: Heating system #1 _____ Heating System #2: _____
			121. Age of furnace #1: _____ Date of last service: _____ Age of furnace #2: _____ Date of last service: _____
	X		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 (<input checked="" type="checkbox"/> Central), (<input type="checkbox"/> Window Units), (<input type="checkbox"/> Mini-Split), (<input type="checkbox"/> Other: _____) Type of air conditioning for system #2 (<input type="checkbox"/> Central), (<input type="checkbox"/> Window Units), (<input type="checkbox"/> Mini-Split), (<input type="checkbox"/> Other: _____)
	X		124. Are there any contractual obligations affecting the heating/air conditioning system(s)? If yes, describe in XVI.
			125. Age of air conditioning system #1: <u>6 years</u> Date of last service: <u>2025</u> Age of air conditioning system #2: _____ Date of last service: <u>Gindoy/Pederson</u>
X			126. Have there been any additions and/or upgrades to the original heating or air conditioning? If yes, describe in XVI.
X			127. If #126 is yes, was the work done by a licensed contractor?
X			128. If #126 is yes, were the required permits obtained?

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X			129. If #128 is yes, are the permits closed?
	X		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? (copper, aluminum, other, etc.) <u>Copper</u>
		U	133. What is the amp service? (___ 60), (___ 100), (___ 150), (___ 200), (___ Other: _____)
			134. Does the property have (<u>X</u> Circuit Breakers) or (___ Fuses)? If more than one electrical panel, describe in XVI.
X			135. Are there any 220/240 volt circuits? (Other: _____)
	X		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.
	X		137. Are there wall switches, light fixtures, or electrical outlets in need of repair? If yes, explain in XVI.
	X		138. Is there a permanently affixed generator on the property? What is the fuel source? _____
	X		139. Have there been any additions to the original service?
	X		140. 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.
			141. If #138, #139, or #140 is yes, was work done by a licensed electrician?
			142. If #138, #139, or #140 is yes, were the required permits obtained?
			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>X</u> Wood Burning), (___ Propane Gas), (___ Natural Gas), (___ Other: _____)? Type of fuel for fireplace 2: (___ Wood Burning), (___ Propane Gas), (___ Natural Gas), (___ Other: _____)?
			146. Type of fuel for heating stove 1: (___ Wood Burning), (___ Pellet), (___ Other: _____)? Type of fuel for heating stove 2: (___ Wood Burning), (___ Pellet), (___ Other: _____)?
X			147. Was the fireplace or heating stove part of the original house design?
X			148. Was the fireplace or heating stove installed by a professional contractor or manufacturer's representative?
	X		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.

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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
9	Copy of land/deed restrictions provided when purchased
34	Divorce agree
50	Lead test conducted when purchasing
73	Basement leakage occurred prior to ownership
76	French drain installed. Dehumidifier in basement
78	Termite damage prior to ownership
79	Tested in 2020. Found to be old damage with no current activity
81	Previous owners had pest control treatments done
88	See 73
89	See 76
126	Air handler and AC unit replaced in 2020

Are there additional problem, clarification, or document sheets attached? No Yes.
 Number of Sheets Attached _____.

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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.

Page 9 of 10 Property Address: **612 Duncan Road, Wilmington, DE 19809**

Seller’s Initials ^{OS}
HE Seller’s Initials _____ 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.

DocuSigned by: SELLER Angela Gindoy Date 06/18/26 | SELLER Rachel Pederson Date 06/18/26 | 7:50 AM EDT

SELLER _____ Date _____ SELLER _____ Date _____

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 _____

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: Angela Gindoy Seller: Angela Gindoy	04/29/26 8:07 AM EDT Date	Signed by: Rachel Pederson Seller: Rachel Pederson	04/13/26 1:56 PM EDT Date
DocuSigned by: Michael Wilson Agent: Michael Wilson	04/13/26 1:56 PM EDT Date	Purchaser	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:

- Are you aware of the presence of radon on the property identified above?
 Yes No (check one)
- Are you aware of any radon tests or inspections that have been performed on the property identified above?
 Yes No (check one)
- 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)
- 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:

- 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.
- I/we have the option to have the property identified above tested for radon.
- 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/1 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/1, 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/1: 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/1 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.”