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

Property: **8 Inverness Ct Wilmington, DE 19808** Seller's Name: **Tung V Hoang**

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: TVH
(Check one of the boxes to the right and initial here)

Year Dwelling Was Constructed:

- [X] 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: TVH
Select answer and initial

- [ ] Known lead-based paint and/or lead-based paint hazards are present in the housing. (explain)

_____

_____

- [X] 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: TVH
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):

_____

_____

- [X] 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: Tung V Hoang
Seller **Tung V Hoang** 11/16/26 | 8:57 PM EST
Date

Seller Date

Purchaser Date

Purchaser Date

DocuSigned by: Michael Wilson
Agent **Michael Wilson** 11/16/26 | 9:55 AM EST
Date

Agent Date

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RADON DISCLOSURE

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

Property Address: 8 Inverness Ct, 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 X (circle one)
2. Are you aware of any radon tests or inspections that have been performed on the property identified above? Yes No X (circle 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 (circle one)
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: 11/16/26 | 8:57 PM EST

Tung V Hoang
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Seller Date Seller Date

Tung V Hoang

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