



RADON DISCLOSURE

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

Property Address: 514 N. Willey St. Seaford DE 19973

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 (circle one)
2. Are you aware of any radon tests or inspections that have been performed on the property identified above?
☐ Yes ☒ No (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.

<u>Deborah A Fees</u>	<u>4/6/25</u>
Seller	Date

<u>David Fees</u>	<u>4/6/25</u>
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

Question #	Additional Information
19	Sussex County completed new assessments on all properties in early 2025. We have not yet paid a tax bill based on this new assessment.
47	500 gallon oil tank located under stone patio in back yard, approx. 10 feet from house. Peninsula Oil sealed it up when we bought new oil tank located on north side of house.
50	Kitchen, dining room, and family room in rear all have modern drywall and non-lead paint. Living room and upstairs rooms have been repainted over old paint several times, but unsure if original paint layer on the bottom may have been lead-based.
51	In Feb. 2000, we were updating the kitchen flooring. A layer of original tile was covered by 2 layers of linoleum. The original tile was tested by DNREC and found to have asbestos. We removed the linoleum layers, left the asbestos tile, and capped it with Hardibacker board and ceramic tile.
58	<p>When we purchased the home in 1999, rainwater runoff would seep into basement. We have rerouted the gutters away from the home and have not had issues recently.</p> <ul style="list-style-type: none"> There is a green "pop up" in the back/side yard about 3 feet from the south edge of the stone patio.
68	<p>We made no additions, but changes to walls as follows:</p> <ul style="list-style-type: none"> Non-load bearing wall between kitchen and DR removed Former arched doorway between LR and DR sealed over New doorway (as currently exists) created between LR and kitchen Former door between kitchen and bathroom (to left of where stove is currently) sealed off New door to downstairs bathroom put in (as seen currently) Downstairs bathroom used to connect to bedroom through the closet. Wall created between closet and bathroom. Contractor removed 2 non load-bearing joists under loft during 2019 family room renovations. <p>Previous owners:</p> <ul style="list-style-type: none"> Converted garage and what was probably a breezeway into current family room. Side porch added.
71	Settling cracks mainly in upstairs walls. Foundation in basement has some bulging and cracking, but has not changed since we took ownership 25 years ago.
74	See #58 above
76	As noted in Amerispec inspection report completed 4/1/25, basement walls have some problems. See inspection report for full details.

77	Previous addition of side porch as well as moving of rainwater away from house have resolved water leakage into basement.
79	Prior to our taking ownership in 1999, there seem to have been termite damage and treatment. No termite activity have been observed during our ownership.
80	We had termite inspection prior to purchasing the house in 1999. Termite damage and prior treatment was reported to us by a licensed inspector at that time.
81	See #79,80 above.
82	See #79,80 above.
85	See #79,80 above.
89	Basement did take on water during heavy rains early in our ownership. Rerouting of gutters and grading/ installation of back patio have made it very scarce to get dampness in basement. We commonly run a dehumidifier in the basement in humid months.
90	See #89 above
91	Foundation in basement has some bulging and cracking, but has not changed since we took ownership 25 years ago.
92	Entire roof was replaced approximately 2005. Sections of roof near over front porch and back upper roof (over upstairs bedrooms) replaced in 2022 (Ferris, transferable product warranty).
94	We have observed that the skylight in loft has leaked during very hard storms a few times over the course of our ownership.
105	Original main waste pipe connecting from house to curb failed. A licensed plumber completely dug up and replaced the old pipe with PVC about 15 years ago.
127	Original house had hot water baseboard heat only (no A/C) with oil burner. We replaced the oil burner in approx. 2005 and added 4 mini-splits in approximately 2015.
138	According to pre-inspection completed by Amerispec on 4/1/25, two outlets need to be replaced or upgraded.