



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

Approved by the Delaware Real Estate Commission (Effective 9/1/08)

Seller (s) Name: RICK & KIMANN KENTON AND DANIEL & BARBARA DOHERTY

Property Address: 138-B BEACH PLUM PLACE LEWES, DE. 19958

Approximate Age of Buildings(s): 22 years Date Purchased: 02/12/1993

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. State websites containing helpful information include: Office of State Planning Coordination [www.stateplanning.delaware.gov](http://www.stateplanning.delaware.gov), Delaware Department of Natural Resources and Environmental Control [www.dnrec.delaware.gov](http://www.dnrec.delaware.gov), Delaware Division of Public Health [www.dhss.delaware.gov/dhss/dph](http://www.dhss.delaware.gov/dhss/dph), Delaware State Police Sex Offender Registry [www.state.de.us/dsp](http://www.state.de.us/dsp) and other agencies listed on [www.delaware.gov](http://www.delaware.gov).

Yes	No	*	* Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column.
			<b>I. OCCUPANCY</b>
	✓		1. Does Seller currently occupy this property? If No, how long has it been since Seller occupied the property? <u>RENTAL PROPERTY</u>
	✓		2. Is the property encumbered by a lease, option to purchase, or first right of refusal?
✓			3. If the property is leased, have all necessary permits/licenses been obtained?
			<b>II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS AND CO-OPS</b>
	✓		4. Is the property subject to any deed restrictions?
	✓		5. Are you in violation of any deed restrictions at this time?
	✓		6. Is the property subject to any agreements concerning affordable housing or workforce housing?
	✓		7. Is the property subject to any private or public architectural review control other than building codes?
	✓		8. Is the property part of a condominium or other common ownership?
	✓		9. Is there a Homeowners Association, Condominium Association, Civic Association, or Maintenance Corporation? If Yes, circle all that apply.
	✓	N/A	10. If so, are there any fees, dues, assessments or bonds involved? If Yes, how much? _____ Mandatory or _____ Voluntary
	✓	N/A	11. Are there any unpaid assessments? If Yes, indicate amount _____.
	✓	N/A	12. Has there been a special assessment in the past 12 months?
	✓	N/A	13. Have you received notice of any new or proposed increases in fees, dues, assessments or bonds?
	✓	N/A	14. Is there any condition or claim, which may result in an increase in assessments or fees?
		N/A	15. Association Representative: _____ Phone # _____
			<b>III. TITLE / ZONING INFORMATION</b>
	✓		16. Does the amount owed on your mortgages and other liens exceed the estimated value of the property? If Yes, are additional funds available from Seller for settlement? _____

Page 1 Seller's Initials DKD Seller's Initials RTD Buyer's Initials DKD Buyer's Initials RTD

Yes	No	*	* Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column.
			17. Is your property owned <input checked="" type="checkbox"/> In fee simple _____ Leasehold _____ Cooperative?
	<input checked="" type="checkbox"/>		18. Are there any right-of-ways, easements or similar matters that may affect the property?
	<input checked="" type="checkbox"/>		19. Are there any shared maintenance agreements affecting the property?
	<input checked="" type="checkbox"/>		20. Are there any zoning violations, non-conforming uses, or setback violations?
	<input checked="" type="checkbox"/>	U	21. Has a title policy been issued on the property in the past 5 years?
			<b>IV. MISCELLANEOUS</b>
	<input checked="" type="checkbox"/>		22. Have you received notice from any local, state or federal agencies requiring repairs, alterations or corrections of any existing conditions?
	<input checked="" type="checkbox"/>		23. Is there any existing or threatened legal action affecting this property?
	<input checked="" type="checkbox"/>		24. Are there any violations of local, state or federal laws or regulations relating to this property?
	<input checked="" type="checkbox"/>		25. Is there anything else you should disclose to a prospective Buyer because it may materially and adversely affect the property, e.g., zoning changes, road changes, proposed utility changes, threat of condemnation, noise, bright lights, or other nuisances, etc.?
<input checked="" type="checkbox"/>			26. Are all the exterior door locks in the house in working condition?
<input checked="" type="checkbox"/>			27. Will keys be provided for each lock?
	<input checked="" type="checkbox"/>		28. Have you had, or do you now have, any animals (pets) in the house?
	<input checked="" type="checkbox"/>		29. Is there or has there ever been a swimming pool, hot tub, spa or whirlpool on the property? If Yes, circle all that apply.
		N/A	30. If Yes, are there any defects in such systems?
		N/A	31. If there is a pool, does it conform to all local ordinances?
			32. What is the type of trash disposal? _____ Private <input checked="" type="checkbox"/> Municipal
			33. The cost of repairing and paving the streets adjacent to the property is paid for by: <input type="checkbox"/> The property owner(s), estimated fees: \$ _____ <input checked="" type="checkbox"/> Delaware Department of Transportation or the State of Delaware <input type="checkbox"/> Unknown
<input checked="" type="checkbox"/>			Note to Buyer: Repairing and repaving of the streets can be very costly. (6 Delaware Code§ 2578)
			34. Is off street parking available for this property? If Yes, number of spaces available: <u>TWO</u>
			<b>V. ENVIRONMENTAL HAZARDS</b>
	<input checked="" type="checkbox"/>		35. Are there now or have there been any underground storage tanks (UST) on the property? (e.g., heating fuel, propane, septic) If Yes, indicate locations: _____
	<input checked="" type="checkbox"/>	N/A	36. If the tank was abandoned, was it done with all necessary permits and properly abandoned?
	<input checked="" type="checkbox"/>		37. Are asbestos-containing materials present?
	<input checked="" type="checkbox"/>		38. Are there any lead hazards? (e.g., lead paint, lead pipes, lead in soil.)
	<input checked="" type="checkbox"/>		39. Has the property been tested for toxic or hazardous substances? Attach each test report, if available.
	<input checked="" type="checkbox"/>		40. Has the property ever been tested for mold, if Yes, provide the test results.
			<b>VI. LAND (SOILS, DRAINAGE AND BOUNDARIES)</b>
	<input checked="" type="checkbox"/>		41. Is there fill soil or other fill material on the property?
	<input checked="" type="checkbox"/>		42. Are there any sliding, settling, earth movement, upheaval, earth stability, or methane gas release problems that have occurred on the property or in the immediate neighborhood?
	<input checked="" type="checkbox"/>		43. Is any part of the property located in a flood zone or considered a wetlands area?
	<input checked="" type="checkbox"/>		44. Are there any drainage or flood problems affecting the property?
	<input checked="" type="checkbox"/>		45. Do you currently carry flood insurance?
	<input checked="" type="checkbox"/>		46. Does the property have standing water in front, rear or side yards for more than 48 hours after raining?
	<input checked="" type="checkbox"/>		47. Are there encroachments or boundary line disputes affecting the property?
	<input checked="" type="checkbox"/>		48. Are there any tax ditches crossing or bordering the property?
<input checked="" type="checkbox"/>			49. Has the property ever been surveyed?
		U	50. Are the boundaries of the property marked in any way?
			<b>VII. STRUCTURAL ITEMS</b>
	<input checked="" type="checkbox"/>		51. Have you made any additions or structural changes?
		N/A	52. If Yes, was all work done with all necessary permits and approvals in compliance with building codes?
	<input checked="" type="checkbox"/>		53. Is there any movement, shifting, or other problems with walls or foundations?
	<input checked="" type="checkbox"/>		54. Has the property or improvements thereon ever been damaged by fire, smoke, wind, or flood?

Yes	No	*	* Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column.
		N/A	55. Was the structure moved to this site? <u>Double Wide</u> <u>Modular</u> <u>Other:</u> _____
		U	56. Was fire retardant plywood used in the construction?
	/		57. Is there any past or present water leakage in the house?
	/		58. Are there any problems with driveways, walkways, patios, or retaining walls on the property?
		N/A	59. Are there any repairs or other attempts to control the cause or effect of any problem described above?
			60. Is there insulation in:
/	/		The ceiling / attic?
/	/		The exterior walls?
/			Other places? <u>crawl space - under floors</u>
			What type(s) of insulation does your property have? <u>Fiberglass</u>
			<b>VIII. TERMITES, DRYROT, PESTS</b>
	/		61. Is there or has there been any infestation by termites or other wood destroying insects?
	/		62. Is there or has there been any damage to the property caused by termites, other wood destroying insects, pests or dryrot?
/			63. Have there been any termite / pest control inspections or treatments made on the property?
	/		64. Is your property currently under warranty or other coverage by a professional pest control company? If Yes, name of exterminating company: _____
			<b>IX. BASEMENT AND CRAWL SPACES</b>
	/		65. Does the property have a sump pump? If Yes, where does it drain? _____
	/		66. Is there any water leakage, accumulation, or dampness within the basement or crawlspace?
	/		67. Have there been any repairs or other attempts to control any water or dampness problem in the basement or crawlspace?
	/		68. Are there any cracks or bulges in the floor or foundation walls?
			<b>X. ROOF</b>
		U	69. Date last surface installed: _____
		U	70. How many layers of roof material are there (e.g., new shingles over old shingles)? _____
	/		71. Are there any problems with the roof, flashing, or rain gutters? If repaired under your ownership, explain on page 5.
		N/A	72. If under warranty, is warranty transferable?
			73. Where do your gutters drain? <u>/</u> Surface <u>  </u> Drywell <u>  </u> Storm Sewers <u>  </u> Unknown
			<b>XI. PLUMBING-RELATED ITEMS</b>
			74. What is the drinking water source? <u>municipal - Lewis</u>
/			75. If drinking water supplied by utility, name of utility: <u>Lewis Board of Public Works</u>
		U	76. What type of plumbing (copper, lead, cast iron, PVC, polybutylene, galvanized) is in the house? 1. Water supply _____ 2. Drainage _____
	/		77. Have there been any additions / upgrades to the original service?
		N/A	78. If any, was the work done by a licensed contractor?
		N/A	79. If your drinking water is from a well, when was your water last tested and what were the results of the test?
		N/A	80. When was well installed? _____ Location of well? _____ Depth of well? _____
/			81. Is there a water treatment system? If Yes, <u>  </u> Leased <u>  </u> Owned
			82. What is the type of sewage system? <u>/</u> Public Sewer <u>  </u> Community Sewer <u>  </u> Septic Tank <u>  </u> Cesspool
		N/A	83. If septic, type: <u>  </u> Gravity Fed <u>  </u> Capping Fill <u>  </u> LPP <u>  </u> Mound <u>  </u> Holding Tank <u>  </u> Other: _____
		N/A	84. When was septic tank or cesspool last serviced? _____
/			85. Is there a wastewater spray irrigation system installed on or adjacent to the property?
		U	86. Has a soil / site evaluation ever been done? If Yes, when? _____ Results? _____
/			87. Are there any leaks, backups, or other problems relating to any of the plumbing, water and sewage related items?
/			88. Are there any shut off, disconnected, or abandoned wells, underground water or sewer tanks on the property? If Yes, describe locations on page 5.
		N/A	89. If Yes, were they abandoned with all necessary permits and properly abandoned?
			90. Water Heater: <u>/</u> Electric <u>  </u> Oil <u>  </u> Gas <u>  </u> Other: _____

Yes	No	*	* Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column.
			<b>XII. HEATING AND AIR CONDITIONING</b>
			91. What is the type of heating system and fuel? (e.g., forced air, heat pump, hot water, baseboard /oil, gas, electric, etc.) <u>Electric heat pump</u>
		<u>U</u>	92. Age of furnace? _____ Date of last service? _____
	<input checked="" type="checkbox"/>		93. Are there any contractual obligations affecting the fuel supply, tanks, or systems?
		<u>U</u>	94. What is the type of air conditioning system? (e.g., central, units) <u>CENTRAL</u>
	<input checked="" type="checkbox"/>		95. Age of air conditioning system? _____ Date of last service? <u>2007</u>
	<input checked="" type="checkbox"/>		96. Have there been any additions / upgrades to the original services?
		<u>NA</u>	97. If Yes, was work done by a licensed contractor?
	<input checked="" type="checkbox"/>		98. Are there any problems with the heating or air conditioning systems?
			<b>XIII. ELECTRICAL SYSTEM</b>
		<u>U</u>	99. What type of wiring (copper, aluminum, other, etc.) is in the house? _____
			100. What amp service does it have? <input type="checkbox"/> 60 <input type="checkbox"/> 100 <input type="checkbox"/> 150 <input type="checkbox"/> 200 <input type="checkbox"/> Other: _____ <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses
<input checked="" type="checkbox"/>			101. Does it have any 220/240-volt circuits?
	<input checked="" type="checkbox"/>		102. Do fuses blow or circuit breakers trip when two or more appliances are being used at the same time?
	<input checked="" type="checkbox"/>		103. Have there been any additions to the original service?
		<u>NA</u>	104. If Yes, was work done by a licensed electrician?
	<input checked="" type="checkbox"/>		105. Are there wall switches, light fixtures or electrical outlets in need of repair? If Yes, explain on page 5.
		<u>NA</u>	106. Are the permits associated with questions 52, 78, 97, and 104 closed?
			<b>XIV. WOODBURNING STOVE OR FIREPLACE</b>
	<input checked="" type="checkbox"/>		107. Do you have: <input type="checkbox"/> Wood burning stove <input type="checkbox"/> Fireplace <input type="checkbox"/> Insert <input type="checkbox"/> Other: _____?
		<u>NA</u>	108. Was it part of the original house design?
		<u>NA</u>	109. Was it installed by a professional contractor or manufacturer's representative?
		<u>NA</u>	110. Are there any problems?
		<u>NA</u>	111. When were the flues / chimneys last cleaned, serviced or repaired? _____ Explain nature of service or repair on Page 5.

**XV. MAJOR APPLIANCES AND OTHER ITEMS**

(A) Are the following items in working order? (The Agreement of Sale will specify what is included or excluded).

Yes	No	NA	Items	Yes	No	NA	Items	Yes	No	NA	Items
<input checked="" type="checkbox"/>			Oven or Range			<input checked="" type="checkbox"/>	Window A/C Units	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Draperies/Curtains
			Cooktop	<input checked="" type="checkbox"/>			Smoke Detectors			<input checked="" type="checkbox"/>	Drapery/Curtain Rods
		<input checked="" type="checkbox"/>	Wall Oven(s)			<input checked="" type="checkbox"/>	Fireplace Equipment	<input checked="" type="checkbox"/>			Shades/Blinds
<input checked="" type="checkbox"/>			Refrigerator(s)			<input checked="" type="checkbox"/>	Fireplace Screen/Doors				Cornices/Valances
		<input checked="" type="checkbox"/>	Icemaker			<input checked="" type="checkbox"/>	Electronic Air Filter			<input checked="" type="checkbox"/>	Sheds/Outbuildings
<input checked="" type="checkbox"/>			Freezer	<input checked="" type="checkbox"/>			Attic Fan			<input checked="" type="checkbox"/>	Playground Equipment
<input checked="" type="checkbox"/>			Dishwasher			<input checked="" type="checkbox"/>	Whole House Fan			<input checked="" type="checkbox"/>	Wood Stove
<input checked="" type="checkbox"/>			Disposal			<input checked="" type="checkbox"/>	Window Fan(s)			<input checked="" type="checkbox"/>	Satellite Dish
<input checked="" type="checkbox"/>			Microwave	<input checked="" type="checkbox"/>			Ceiling Fan(s)			<input checked="" type="checkbox"/>	Satellite Dish Controls & Remote(s)
<input checked="" type="checkbox"/>			Washer			<input checked="" type="checkbox"/>	Central Vacuum			<input checked="" type="checkbox"/>	Fuel Storage Tank(s) owned
<input checked="" type="checkbox"/>			Clothes Dryer			<input checked="" type="checkbox"/>	Intercoms			<input checked="" type="checkbox"/>	Fuel Storage Tank(s) leased
<input checked="" type="checkbox"/>			Bathroom Vents/Fans			<input checked="" type="checkbox"/>	Solar Equipment			<input checked="" type="checkbox"/>	Security Systems owned
		<input checked="" type="checkbox"/>	Trash Compactor			<input checked="" type="checkbox"/>	Attached Antenna/Rotor			<input checked="" type="checkbox"/>	Security Systems leased
		<input checked="" type="checkbox"/>	Water Conditioner owned	<input checked="" type="checkbox"/>			Range Hood-Exhaust Fan	<input checked="" type="checkbox"/>			Fire Detecting Equipment owned
		<input checked="" type="checkbox"/>	Water Conditioner leased			<input checked="" type="checkbox"/>	Garage Opener(s)			<input checked="" type="checkbox"/>	Fire Detecting Equipment leased
		<input checked="" type="checkbox"/>	Water Filter			<input checked="" type="checkbox"/>	Garage Opener Remotes				Other Items:
<input checked="" type="checkbox"/>			Water Heater			<input checked="" type="checkbox"/>	Pool Equipment				
<input checked="" type="checkbox"/>			Sump Pump			<input checked="" type="checkbox"/>	Pool cover				
<input checked="" type="checkbox"/>			Storm Windows/Doors			<input checked="" type="checkbox"/>	Hot Tub, Equipment				
<input checked="" type="checkbox"/>			Screens			<input checked="" type="checkbox"/>	Hot Tub Cover				
		<input checked="" type="checkbox"/>	Furnace Humidifier								
		<input checked="" type="checkbox"/>	Furnace De-Humidifier								



Are there additional problem description sheets attached?  No  Yes \_\_\_\_\_ Number of Sheets.

**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 Agents 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, consult an Attorney.

SELLER Daniel K. Delaney Date 10/19/09 SELLER Richard Keach Date 10/19/09

Date the contents of this Report were last updated: October 19, 2009

**ACKNOWLEDGMENT OF BUYER**

I am relying upon the above Report and statements within the Agreement of Sale as the representation of the condition of property, and not relying upon any other information about the property. I have carefully inspected the property. I acknowledge that Agents are not experts at detecting or repairing physical defects in property. I understand 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. I have read and received a signed copy of this Report. I may negotiate in my Agreement of Sale for other professional advice and / or inspections of the property. I understand 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. I further understand that it is my responsibility to contact the appropriate agencies to determine whether any such projects are planned or underway. If I do not understand the impact of such project(s) on the property I am purchasing, I should consult my Attorney. I understand that before signing an Agreement of Sale, I 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, consult an Attorney.

BUYER \_\_\_\_\_ Date \_\_\_\_\_ BUYER \_\_\_\_\_ Date \_\_\_\_\_

DREC Approved 8/14/08


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

Property: 138-B BEACH PLUM PLACE LEWES, DE. 1995E

Rick & Kim KENTON  
Seller's Name: DAN & BARBARA DEHERTY

**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, then this form is complete.

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

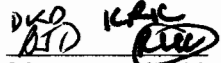
Year Dwelling Was Constructed:

- 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.

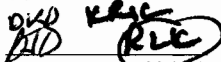
**Seller's Disclosure** - Each Seller is required to complete these two sections (a and b) by selecting an answer and then by initialing in each of these two sections (if more than one owner, all owners must select and initial)

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

  
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):

  
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.

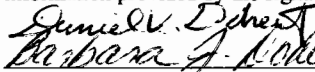
**Purchaser's Acknowledgement** - All purchaser(s) must initial c, d and e

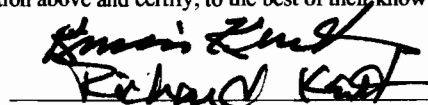
- (c) \_\_\_\_\_ Purchaser(s) has received copies of all information listed above.
- (d) \_\_\_\_\_ Purchaser(s) has received the pamphlet *Protect Your Family From Lead In Your Home*.
- (e) \_\_\_\_\_ Purchaser(s) has (check one below):
  - Received a 10-day opportunity (or mutually agreed upon period) 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

(f) \_\_\_\_\_ The Listing Agent has informed the Seller of the Seller's obligation under 42 U.S.C. 4582(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.

  
Barbara J. Deherly 10/19/09  
Seller Date

  
Richard Kent 10/19/09  
Seller Date

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Agent Date

\_\_\_\_\_  
Agent Date



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

Property Address: 138-B BEACH PLUM PLACE LEWES, DE. 19958

**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.

Daniel K. Odell  
Robert J. Roberts  
 Seller Date 10/19/09

Kevin Kuhl  
Richard Kral  
 Seller Date 10/19/09

**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