

## SELLER'S DISCLOSURE OF REAL PROPERTY CONDITION REPORT NEW CONSTRUCTION ONLY

## **State of Delaware**

Approved by the Delaware Real Estate Commission (effective 1/1/2011)

Seller (s) Name:

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 dwell units for 1-4 families. The disclosure must be made on this Report, which has been approved by the Delaware Real Est Commission, and shall be updated as necessary for any material changes occurring in the property before final settlement. By the property and Seller, shall become a part of the Agreement of Sale. This Report is a good faith effort by the Sell on 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 Sell or Buyer may wish to obtain. The Buyer has no cause of action against the Seller or Real Estate Agent for material defects which occur after settlement. State websites containing helpful information include: Office of State Planning Coordination www.stateplanning.delaware.gov. Delaware Department of Natural Resources and Environmental Control www.dnrec.delaware.gov. Delaware Division of Public Health www.dnsk.elaware.gov.dbasyd Delaware State Police Sex Offender Registry www.state.de.us/dsp and other agencies listed on www.delaware.gov.  **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 VIII.  **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 VII	defects of the property that are known at the time the property is offered final settlement. Residential property means any interest in a property on this for 1-4 families. The disclosure must be made on this Report, which commission, and shall be updated as necessary for any material change This Report shall be given to all prospective Buyers prior to the time the signed by Buyer and Seller, shall become a part of the Agreement of Sato make the disclosures required by Delaware law and is not a warranty Agents representing Seller or Buyer in the transfer and is not a substitut or Buyer may wish to obtain. The Buyer has no cause of action against in the property disclosed to the Buyer prior to the Buyer making an offer made but disclosed in an update of this Report prior to settlement, provide a property disclosed in an update of this Report prior to settlement, provided and prior to settlement. State websites of State Planning Coordination www.stateplanning.delaware.gov, Delaware Environmental Control www.dnrec.delaware.gov, Delaware Division of Delaware State Police Sex Offender Registry www.state.de.us/dsp and  *Write in U if Unknown or NA if Not Applicable, other selections are requested, place a check mark next to ear Certain answers require a further explanation in Section 1. OCCUPANCY  1. Has a certificate of occupancy been issued? If Yes, we selection are requested, place a check mark next to ear Certain answers require a further explanation in Section 1. OCCUPANCY  1. Has a certificate of occupancy been issued? If Yes, we selection are requested, place a check mark next to ear Certain answers require a further explanation in Section 1. OCCUPANCY  1. Has a certificate of occupancy been issued? If Yes, we selection are requested, place a check mark next to ear Certain answers require a further explanation in Section 1. OCCUPANCY  1. Has a certificate of occupancy been issued? If Yes, we selection are requested, place a check mark next to ear common of the Selection 1. Selection 1. Selection 1. Selection 1	Purchased:
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chain of title. As evidenced by signature below, buyer has received a copy of these documents.  s there a (Homeowners Association), (Condominium Association), (Civic Association), orMaintenance Corporation) included in the deed?  f # 7 is Yes, are there any (fees), (dues), (assessments) or (bonds) involved?  fees, how much? Are they (Mandatory) or (Voluntary)?  s there any defect, damage, or problem with any common elements or common areas? If Yes, describe in I.  Is there any condition or claim, which may result in an increase in assessments or fees? If Yes, describe in I.  Name of Association Representative:
#7 is Yes, are there any (fees), (dues), (assessments) or (bonds) involved?  Yes, how much?
Is there any condition or claim, which may result in an increase in assessments or fees? If Yes, describe in I.  Name of Association Representative:
Name of Association Representative:
Are you aware of any unusual bonds or assessments for improvements that apply to this property or the rounding area? If Yes, describe in VIII.  Is the property subject to any agreements concerning affordable housing or workforce housing?  TITLE / ZONING INFORMATION  Are you aware of any right-of-ways, easements or similar matters that may affect the property? If Yes, cribe in VIII.  Are you aware of any shared maintenance agreements affecting the property? If Yes, describe in VIII.  Are you aware of any variance, zoning, non-conforming use, or setback violations? If Yes, describe in I.  Has the variance or non-conforming use expired or would not be transferable? If Yes, describe in VIII.  Are there any unpaid assessments? If Yes, indicate amount
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Unknown  Note to Buyer: Repairing and repaving of the streets can be very costly. (6 Delaware Code§ 2578)  Is off street parking available for this property? If Yes, number of spaces available:
ENVIRONMENTAL HAZARDS
Are you aware of any present or previous underground storage tanks (UST) or toxic substances present of property (structure or soil) such as PCB's, solvents, hydraulic fluid, petro chemicals, hazardous wastes, ers? If Yes, describe in detail in section VIII.

	27. Is there any fill or expansive soil on the property?
	28. Do you know of any sliding, settling, earth movement, upheaval or earth stability problems that have
	occurred on the property or in the immediate neighborhood? If Yes, describe in VIII.  29. Is the property located in a flood zone?
	30. Do you know of any encroachments, boundary line disputes, or easements affecting the property? If Ye
	describe in VIII.
	31. Are there any tax ditches crossing or bordering the property?  32. Is any part of the property considered wetlands?
	VII. PLUMBING-RELATED ITEMS
	33. What is the type of sewage system? ( Public Sewer) ( Community Sewer) ( Septic System)
	34. If septic, type: ( Gravity Fed) ( Capping Fill) ( LPP) ( Mound) ( Holding Tank)
	(Other:) 35. What type of plumbing (copper, lead, cast iron, PVC, polybutylene, galvanized) is in the house?  1. Water supply 2. Drainage  36. Is there a wastewater spray irrigation system installed on or adjacent to the property?
	37. What is the drinking water source?
	38. If drinking water supplied by utility, name of utility:
	the buyer?
u were dire	ONAL INFORMATION  ected to this section to clarify an answer or if you indicated there is a problem with any of the items gh VII, provide a detailed explanation below or on additional sheet(s).
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Seller's Initials \_\_\_\_\_\_ Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_

Are there additional problem	/clarification sheets a	ttached? No Yes	Number of Sheets Attached.
	<u>ACKNO</u>	WLEDGMENT OF SELLER	
belief, complete, true and acc problems with the property h of this property other than th Agents involved in the sale of disclosures contained herein.	curate. Seller has no leave been disclosed to ose set forth in this Routh of this property from a Seller's Broker and	knowledge, information or other or discussed with any Real Esta eport. Seller does hereby indemr ny liability incurred as a result of	o the best of Seller's knowledge and reason to believe that any defects or ate Agent or Broker involved in the sale hify and hold harmless any Real Estate of any third-party reliance on the is / are hereby authorized to furnish this stood, consult an Attorney.
SELLER	Date	SELLER	Date
Date the contents of this Rep	ort were last updated:		
	ACKNO	WLEDGMENT OF BUYER	
those areas. I have read and Sale, I may review the applic or Town Plans showing plan	received a signed cop cable Master Plan or C ned land uses, zoning.	y of this Report. I understand the Comprehensive Land Use Plan for	and this Report does not encompass nat before signing an Agreement of or the County and / or appropriate City nature of current or proposed parks and lt an Attorney.
BUYER	Date	BUYER	Date
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		Ruver's Initials	