## SELLER'S DISCLOSURE AND RADON DISCLOSURE EXEMPTION

**State of Delaware**

Approved by the Delaware Real Estate Commission (Effective Date: August 1, 2026)

**Seller(s) Name:** Catherine Barney-Carol Keresty-POA

**Property Address:** 2 S Cliffe Drive, Wilmington, DE 19809

**Approximate Age of Building(s):** _____ **Date Acquired:** _____

**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. The same law requires disclosure about radon gas. Residential property means any interest in a property or manufactured housing lot, improved by dwelling units for 1-4 families.

The **SELLER'S DISCLOSURE OF REAL PROPERTY CONDITION REPORT and the RADON DISCLOSURE** shall not apply to the following transfers of residential real property. **Chapter 25, Title 6, §2577.** SELLER(s) has selected each item below that qualifies the property for exemption.

- ☑ Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship or trust. **Note: For estates, this exemption only applies if the executor or administrator is the seller. If people who inherited the property are the sellers, they must complete the Seller's Disclosure form.**
- ☐ Transfers pursuant to court order such as transfers ordered by the Court of Chancery in the administration of an estate, trust or guardianship or pursuant to a Writ of Execution, by a trustee in bankruptcy or a receiver, by eminent domain, and transfers resulting from a decree for specific performance.
- ☐ Transfers to a mortgagee by a mortgagor in default by a deed in lieu of foreclosure.
- ☐ Transfers by any sheriff's sale for default on an obligation secured by a mortgage, judgment, tax or other lien. **Note: If the Seller is a lender who acquired the property by a deed in lieu of foreclosure or by sheriff sale, the lender is required to complete the Seller's Disclosure form when reselling the property.**
- ☐ Transfers from one co-owner to one or more other co-owners.
- ☐ Transfers made to a spouse or to a person or persons in the lineal line of consanguinity of one or more of the transferors.
- ☐ Transfers between spouses resulting from a property settlement incident to a divorce.
- ☐ Transfers to or from any government entity.

**If there are questions pertaining to this form, parties are advised to seek legal counsel. By signing below, Seller certifies that one or more of the above exemptions are applicable to this property. Buyer acknowledges that the Seller's Disclosure and Radon Disclosure are not required, as set forth in Chapter 25, Title 6, §2577. Buyer also acknowledges receipt of Notices to Buyers (pages 2, 3, and 4).**

SELLER Catherine Barney-Carol Date 1/6/26 / SELLER Carol Keresty POA Date 1/6/26

Catherine Barney-Carol

BUYER _____ Date _____ BUYER _____ Date _____

**Even though this transaction is exempt from completion of the Seller's Disclosure form, the Seller is still obligated to disclose known latent defects which are defects that cannot be discovered by a visual, non-intrusive, walkthrough of the property. Explain here:**

| Additional Information |
| --- |
| 1- 2024 Roof damage from tree falling |
| Repaired by insurance. Interior |
| ceiling not repaired. |
| |
| 2. 2025 Leak from faulty valve in |
| refrigerator in kitchen |
| Cleanup done |

Property Address: **2 S Cliffe Drive, Wilmington, DE 19809**

Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____



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## 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.

The costs associated with owning property—including taxes, insurance, utilities, maintenance, and other related services—are not fixed and may increase or decrease over time. Buyers should carefully monitor and budget for all property-related expenses.

Smart home devices, systems, applications, and related technologies may require internet access, subscriptions, software updates, or third-party services to operate properly. Buyers are encouraged to independently verify compatibility, functionality, security, ongoing costs, and transferability of any smart home features associated with the property.

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 notices:*

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/.

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.

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.

PLUMBING-RELATED ITEMS

- Learn more about private well and public water testing from the Delaware Division of Public Health's Office of Drinking Water.

RADON

- Additional information and fact sheets on radon gas may be found at the Delaware Division of Public Health's "Delaware Healthy Homes" program.

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

**2 S Cliffe Drive**
Property: **Wilmington, DE 19809** Seller's Name: **Catherine Barney-Carol Keresty-POA**

**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.

CB / CK
(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):

CB / CK
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):

CB / CK
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)** MM 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.

Catherine Barney / Carol Keresty POA 11-4-26

Seller **Catherine Barney-Carol Keresty-POA** Date Seller Date

Purchaser Date Purchaser Date

Agent **Michael Wilson** 11-4-26 Date Agent Date

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