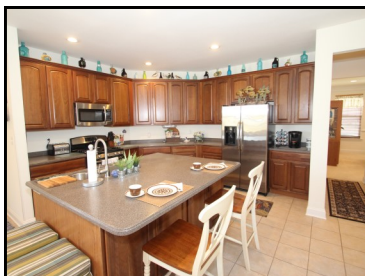


Welcome To

18235 Seagrass Court
Reserves at Lewes Landing



Spacious 4 bedroom, 2 1/2 bath contemporary home in Lewes convenient to major routes, shopping, dining, trails, and just minutes to beaches! Grand 2 story foyer with hardwood floors flanked by living room and dining room. First floor owner's suite with cavernous double walk-in closet and en-suite 4 piece bathroom with 2 separate vanities, large soaking tub and shower. Light filled 2 story great room with gas fireplace is open to the gourmet kitchen with tile floor, solid surface countertops, 42" cabinets with crown molding, large island with sink, stainless appliances and butler's pantry. On the second level there is a bridge walkway overlooking the great room and foyer. There are three generously sized bedrooms on this level with ample closet space and a full bathroom in the hallway. Almost all furnishings included! 2 car garage with walk up to bonus game room! Relax on the large composite deck overlooking the huge yard! HOA covers community pool, tennis/pickle ball courts, basketball, maintenance of common grounds and clubhouse



Team Landon
Patterson-Schwartz Real Estate

Patterson-Schwartz Real Estate
Team Landon
302-218-8473 direct
302-733-7000 office
davelandon@gmail.com
landon.psre.com



This information is provided as a courtesy only, it is not a warranty and should be independently investigated by buyers.

**18235 Seagrass Court, Lewes, DE, 19958****Active****\$650,000**

MLS #: DESU2057396
 Type: Residential
 Struct Type: Detached
 Style: Colonial
 Lvl(s)/Stories: 2
 Ownership: Fee Simple
 Garage: Yes

Beds: 4
 Baths: 2 / 1
 TotalRooms: 11
 YearBuilt: 2006 / Estimated
 NewConstr: No
 Basement: No
 Central Air: Yes

LOCATION

| | | | |
|-----------------|--------------------------------|--------------------|--------------------|
| County: | SUSSEX | School District: | Cape Henlopen |
| MLS Area: | Lewes Rehoboth Hundred (31009) | High School: | Cape Henlopen |
| Subdiv/Neigh: | Reserves At Lewes Landing | Elementary School: | Love Creek |
| In City Limits: | N | Sussex Quadrants: | Between Rt 1 & 113 |

ASSOCIATION / COMMUNITY INFO

Senior Community: No **HOA:** Yes **HOA Fee:** \$498 / Quarterly **Condo/Coop:** No **Assoc Fee Incl:** Common Area Maintenance, Pool(s) **Prop Mgmt Company:** Premier Community Association Management **Assoc Amenities:** Club House, Common Grounds, Pool - Outdoor, Swimming Pool, Tennis Courts **Mngm Company Phone:** 302-227-7878

TAXES AND ASSESSMENT

Tax ID#: 334-05-00-1137.00 **Tax Annual/Year:** \$2,285 / 2023 **Tax Assessment:** \$92,800

ROOMS

| | | | | BED | BATH | |
|-------------------|---------|---------|---|------------|-------------|---------------|
| Living Room: | Main | 11 x 11 | Flooring - Carpet | Main: | 1 | 1 full 1 part |
| Kitchen: | Main | 23 x 15 | Countertop(s) - Solid Surface, Flooring - Tile/Brick, Island, Kitchen - Propane Cooking, Pantry | Upper 1: | 3 | 1 full |
| Dining Room: | Main | 15 x 12 | Crown Molding, Flooring - Carpet | | | |
| Family Room: | Main | 16 x 16 | Fireplace - Gas, Flooring - Carpet | | | |
| Primary Bedroom: | Main | 17 x 14 | Attached Bathroom, Ceiling Fan(s), Flooring - Carpet, Walk-In Closet(s) | | | |
| Laundry: | Main | 12 x 6 | Flooring - Tile/Brick | | | |
| Bedroom 2: | Upper 1 | 12 x 12 | Ceiling Fan(s), Flooring - Carpet | | | |
| Bedroom 3: | Upper 1 | 14 x 11 | Ceiling Fan(s), Flooring - Carpet, Walk-In Closet(s) | | | |
| Bedroom 4: | Upper 1 | 14 x 10 | Ceiling Fan(s), Flooring - Carpet | | | |
| Sun/Florida Room: | Main | 12 x 12 | Flooring - Ceramic Tile | | | |
| Recreation Room: | Upper 1 | 20 x 11 | Flooring - Carpet | | | |

BUILDING INFORMATION

Property Condition: Very Good **AboveGrFinSF:** 3,100 / Estimated **Total Finished SF:** 3,100 / **Total SF:** 3,100 / **Foundation:** Crawl Space
Main Entr Orient: West **Constr Materials:** Stone, Vinyl Siding **Flooring Type:** Carpet, Tile/Brick

LOT AND PARKING

Lot Acres/SQFT: 0.46a / 20,038sf / Estimated **Zoning:** AR-1 **Lot Dimensions:** 102 x 197 / Estimated **Federal Flood Zone:** No **Ground Rent:** No **Parking:** Attached Garage | Paved Parking | Garage - Front Entry | Attached Garage Spaces: 2

INTERIOR FEATURES

Attic, Butlers Pantry, Carpet, Ceiling Fan(s), Crown Moldings, Formal/Separate Dining Room, Kitchen - Eat-In, Kitchen - Island, Pantry, Primary Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s) | **Fireplace(s):** 1, Gas/Propane | Built-In Microwave, Dishwasher, Dryer, Oven/Range - Gas, Refrigerator, Washer, Water Heater | **Furnished:** Partially | **Laundry:** Main Floor | **Accessibility Features:** None

EXTERIOR FEATURES

Exterior Lighting | *Patio/Porch*: Deck(s) | Community Pool: Yes

UTILITIES

Cooling: Central A/C, Zoned, Electric | *Heating*: Forced Air, Zoned, Propane - Metered | *Electric*: 200+ Amp Service, Circuit Breakers | *Hot Water*: Propane | *Water Source*: Public | *Sewer*: Public Sewer

REMARKS

Public: Spacious 4 bedroom, 2 1/2 bath contemporary home in Lewes convenient to major routes, shopping, dining, trails, and just minutes to beaches! Grand 2 story foyer with hardwood floors flanked by living room and dining room. First floor owner's suite with cavernous double walk-in closet and en-suite 4 piece bathroom with 2 separate vanities, large soaking tub and shower. Light filled 2 story great room with gas fireplace is open to the gourmet kitchen with tile floor, solid surface countertops, 42" cabinets with crown molding, large island with sink, stainless appliances and butler's pantry. On the second level there is a bridge walkway overlooking the great room and foyer. There are three generously sized bedrooms on this level with ample closet space and a full bathroom in the hallway. Almost all furnishings included! 2 car garage with walk up to bonus game room! Relax on the large composite deck overlooking the huge yard! HOA covers community pool, tennis/pickle ball courts, basketball, maintenance of common grounds and clubhouse. Hurry to schedule your private tour of this fine home today!

Inclusions: Refrigerator, Washer, Dryer, Blinds, Curtains

Exclusions: Some personal property

For More Information Contact:

Dave Landon

Direct: 302-218-8473

Office: 302-733-7000

Toll-free: 800-220-7028

Fax: 302-733-7046

e-mail: dlandon@psre.com

Information set forth is deemed reliable, but there is no guarantee as to its accuracy and no warranties are made.

Printed on 3/4/2024 by Dave Landon



18235 Seagrass Court



Den/Living Room



Kitchen



Kitchen



Kitchen



Butler's Pantry



Dining Room



Dining Room



Family Room



Family Room



Laundry/Utility Room



Sunroom

Information set forth is deemed reliable, but there is no guarantee as to its accuracy and no warranties are made.

Printed on 3/4/2024 by Dave Landon



Powder Room



Primary Bedroom



Primary Bath



Walk-in Closet



Bridge Walkway Overlooking Family Room and Foyer



Bedroom



Bedroom



Bedroom



Full Bath



Recreation Room



Rear of home



Deck



Aerial View



Yard



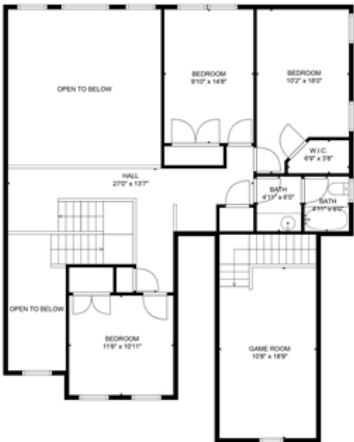
TOTAL 3111 sq. ft.
FLOOR 1: 2025 sq. ft. FLOOR 2: 1086 sq. ft.
EXCLUDED AREAS: GARAGE: 419 sq. ft. PORCH: 7 sq. ft. OPEN TO BELOW: 378 sq. ft.
MEASUREMENTS ARE CALCULATED BY CARDEAN TECHNOLOGY. OFFERED HEREIN RELIABLE BUT NOT GUARANTEED.

Floor Plan



TOTAL 3111 sq. ft.
FLOOR 1: 2025 sq. ft. FLOOR 2: 1086 sq. ft.
EXCLUDED AREAS: GARAGE: 419 sq. ft. PORCH: 7 sq. ft. OPEN TO BELOW: 378 sq. ft.
MEASUREMENTS ARE CALCULATED BY CARDEAN TECHNOLOGY. OFFERED HEREIN RELIABLE BUT NOT GUARANTEED.

Floor Plan - 1st Floor



TOTAL 3111 sq. ft.
FLOOR 1: 2025 sq. ft. FLOOR 2: 1086 sq. ft.
EXCLUDED AREAS: GARAGE: 419 sq. ft. PORCH: 7 sq. ft. OPEN TO BELOW: 378 sq. ft.
MEASUREMENTS ARE CALCULATED BY CARDEAN TECHNOLOGY. OFFERED HEREIN RELIABLE BUT NOT GUARANTEED.

Floor Plan - 2nd Floor

State of Delaware

| Yes | No | * | <p>* Write in <i>U</i> if Unknown or <i>NA</i> 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 XVI.</p> <p>Seller shall answer the following questions based on Seller's knowledge of the property.</p> |
|-----|--------------|---|---|
| | | | <p>8. If #6 is yes, Seller warrants that the property (___ is) or (___ is not) exempt from providing the Buyer with a Public Offering Statement as described in §81-401 or §81-403(b) of Chapter 81, Title 25 of the Delaware Code, The Delaware Uniform Common Interest Ownership Act. If exempt from providing the Public Offering Statement or Resale Certificate, in compliance with §317A of Chapter 3, Title 25, Seller has attached a copy of all documents in the chain of title that create any financial obligation for the buyer, and a written summary of all financial obligations created by documents in the chain of title. As evidenced by signature below, Buyer has received a copy of these documents.</p> |
| | | | <p>II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS / CONDOMINIUMS AND CO-OPS</p> |
| X | X | | 9. Is the property subject to any deed restrictions? (e.g., rental restrictions, pet restrictions, fence requirements, etc.) If yes, describe in XVI. |
| | X | | 10. Are you in violation of any deed restrictions at this time? If yes, describe in XVI. |
| | X | | 11. Is the property subject to any agreements concerning affordable housing or workforce/inclusionary housing? If yes, describe in XVI. |
| X | | | 12. Is the property subject to any private, public, or historic architectural review control other than building codes? If yes, describe in XVI. |
| | X | | 13. Is the property part of a condominium or cooperative (Co-op) ownership? |
| X | | | 14. Is there a (X Homeowners Association), (___ Condominium Association), (___ Cooperative (Co-op), (___ Civic Association), or (___ Maintenance Corporation)? |
| | | | 15. If #14 is yes, are there any (___ Fees), (X Dues), or (___ Assessments) involved? If yes, how much? \$ 498.00; Frequency of payments: (___ Monthly), (X Quarterly), (___ Yearly), (___ Other: ___); Are they (X Mandatory) or (___ Voluntary)? |
| | X | U | 16. Is there a capital contribution fee due by a new owner to the Association? If yes, how much _____? |
| | X | | 17. Are there any unpaid assessments including but not limited to deferred water and sewer charges for your property? If yes, how much? _____. If yes, describe in XVI. |
| | X | | 18. Has there been a special assessment in the past 12 months? If yes, describe in XVI. |
| | X | | 19. Have you received written notice of any new, proposed, or board discussed increases in fees, dues, assessments, or capital contributions? If yes, describe in XVI. |
| | | | 20. Management Company Name: _____ |
| | | | 21. Representative Name: _____ Phone # _____ |
| | | | 22. Representative E-mail Address: _____ |
| | | | <p>III. TITLE / ZONING INFORMATION</p> |
| X | X | | 23. Does the amount owed on your mortgage(s) and any other lien(s) exceed the estimated value of the property? If yes, are additional funds available from Seller for settlement? _____ |
| | | | 24. Is your property owned (X In fee simple) or (___ Leasehold/Ground Lease) or (___ Cooperative)? |
| | | | 25. If a Leasehold/Ground Lease, what is the current lease amount? \$ _____; Frequency of payments: (___ Weekly), (___ Monthly), (___ Quarterly), (___ Yearly), (___ Other: _____) |
| | | | Note to Buyer: May be subject to change. |
| | X | | 26. If a Leasehold/Ground Lease, when does it expire? _____ |
| | X | | 27. Are there any rights-of-way, easements, or similar matters that affect the property? If yes, describe in XVI. |
| | X | | 28. Are there any shared maintenance agreements affecting the property? If yes, describe in XVI. |
| | X | | 29. Are there any variance, zoning, conditional use, non-conforming use, or setback violations? If yes, describe in XVI. |
| NA | X | | 30. If #29 is yes, has the variance, conditional use, or non-conforming use expired or has otherwise become non-transferable? If yes, describe in XVI. |
| | X | | 31. Is your property currently covered by a title insurance policy? |
| | X | | 32. Did you participate in any mortgage/closing cost assistance program that must be paid back at the time of the transfer of the property? If yes, describe in XVI. |
| | X | | 33. Did you participate in any mortgage forbearance programs such as the CARES Act from COVID-19? If yes, describe in XVI. |

Page 2 of 9 Property Address: 18235 Seagrass Court, Lewes, DE 19958

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

| Yes | No | * | |
|-----|----|---|---|
| | | | <p>* 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 XVI.</p> <p>Seller shall answer the following questions based on Seller's knowledge of the property.</p> |
| | | | IV. ADDITIONAL INFORMATION |
| | X | | 34. Have you received notice from any local, state, or federal agency requiring repairs, alterations, or corrections of any existing conditions? If yes, describe in XVI. |
| | X | | 35. Is there any existing legal action affecting this property? If yes, describe in XVI. |
| | X | | 36. Are there any violations of local, state or federal laws or regulations relating to this property? If yes, describe in XVI. |
| | X | | 37. Does your current real estate tax amount reflect any non-transferrable exemptions or discounts? If yes, describe in XVI. |
| | X | | 38. Have you received formal notice of any changes that may materially or adversely affect the property? e.g., zoning changes, road changes, proposed utility changes, etc. If yes to any, describe in XVI. |
| X | | | 39. Are all the exterior door locks in the house in working condition? If no, describe in XVI. |
| | | U | 40. Will keys be provided for each lock? |
| | X | | 41. During your ownership, are there now or have there been animals (pets) living in the house? If yes, what type? |
| | X | | 42. Is there now or has there ever been a (___ Swimming pool), (___ Hot tub), (___ Spa), or (___ Whirlpool) on the property? If yes and there are any defects, describe in XVI. |
| | NA | | 43. If there is a pool, does it conform to all local ordinances? If no, describe in XVI. |
| | | | 44. What is the type of trash disposal? (X Private), (___ Municipal), (___ County), (___ Community) or (___ Other _____). |
| | | | 45. The cost of repairing and repaving the streets adjacent to the property is paid for by: |
| | | | ___ The property owner(s), estimated fees: \$ _____ |
| | | | ___ Delaware Department of Transportation or the State of Delaware |
| | | | ___ Municipal |
| | | | ___ Community/HOA |
| | | | ___ Other |
| | | | (X) Unknown |
| | | | Note to Buyer: Repairing and repaving of the streets can be very costly. (6 Delaware Code§ 2578) |
| | | | Note to Buyer: Please check HOA/local requirements concerning responsibility for sidewalk installation, replacement, repair, and snow removal. |
| X | | | 46. Is off street parking available for this property? If yes, number of spaces available: 4 |
| | | | V. ENVIRONMENTAL CONCERNS |
| | X | | 47. Are there now or have there been any underground storage tanks on the property? (___ Heating fuel), (___ Propane), (___ Septic), or (___ Other: _____). If yes, describe locations in XVI. |
| | NA | | 48. If the tank was abandoned, was it done with all necessary permits and properly abandoned? |
| | X | | 49. Are asbestos-containing materials present? If yes, describe in XVI. |
| | X | | 50. Are there any lead hazards? (e.g., lead paint, lead pipes, lead in soil.) If yes, describe in XVI. |
| | X | | 51. Has the property been tested for toxic or hazardous substances? If yes, describe in XVI and provide the test results. |
| | X | | 52. Has the property ever been tested for mold? If yes, provide the test results. |
| | X | | 53. Has the illegal manufacture, storage, or use of methamphetamines occurred in the property? If yes, describe in XVI. |
| | X | | 54. Is there a wastewater spray irrigation system (human or agricultural) installed on or adjacent to the property? |
| | | | VI. LAND (SOILS, DRAINAGE, AND BOUNDARIES) |
| | X | | 55. Is there fill soil or other fill material on the property? |
| | X | | 56. Are there sliding, settling, earth movement, upheaval, earth stability, or methane gas release problems that have occurred on the property or in the immediate neighborhood? If yes, describe in XVI. |
| | X | | 57. Is any part of the property located in (___ a flood zone) and/or (___ a wetlands area)? |
| | X | | 58. Are there drainage or flood problems affecting the property? If yes, describe in XVI. |
| | X | | 59. Do you carry flood insurance? Agent: _____ Policy # _____ |
| | | | 60. If #59 is yes, what is the annual cost of this policy? _____ |
| | | | Note to Buyer: Public and/or private flood insurance options exist for most properties regardless if property is located in a flood zone. Inquire about options with a qualified insurance agent. |

Page 3 of 9 Property Address: 18235 Seagrass Court, Lewes, DE 19958

Seller's Initials CR Seller's Initials Buyer's Initials Buyer's Initials
 Seller's Initials CR Seller's Initials Buyer's Initials Buyer's Initials

| Yes | No | * | |
|-----|----|---|--|
| | | | * Write in <i>U</i> if Unknown or <i>NA</i> 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 XVI. Seller shall answer the following questions based on Seller's knowledge of the property. |
| | X | | 61. Have you made any insurance claims on the property in the past 5 years? If yes, describe in XVI. |
| | X | | 62. Does the property have standing water in front, rear, or side yards for more than 48 hours after raining? If yes, describe in XVI. |
| | X | | 63. Are there encroachments or boundary line disputes affecting the property? If yes, describe in XVI? |
| | X | | 64. Are there any ditches crossing or bordering the property? If yes, describe in XVI. |
| | X | | 65. Are there any swales crossing the property that are under the control of a Soil and Conservation District? If yes, describe in XVI. |
| X | | | 66. Have you ever had the property surveyed? |
| | X | | 67. Are the boundaries of the property marked in any way? If yes, describe in XVI. |
| | | | VII. STRUCTURAL ITEMS |
| X | | | 68. Have you made any additions or structural changes? If yes, describe in XVI. |
| X | | | 69. If #68 is yes, was all work done with all necessary permits and approvals in compliance with building codes? |
| X | | | 70. If #69 is yes, are the permits closed? |
| | X | | 71. Is there now or has there ever been any movement, shifting, or other problems with walls or foundations? If yes, describe in XVI. |
| | X | | 72. Has the property, or any improvements thereon, ever been damaged by (___ Fire), (___ Smoke), (___ Wind), or (___ Flood)? If yes, describe in XVI. |
| | X | | 73. Was the structure moved to this site? (___ Double Wide), (___ Modular), (___ Other: _____) |
| | X | | 74. Is there now or has there ever been any non-plumbing water leakage in the house? If yes, describe in XVI. |
| | X | | 75. Are there any problems with (___ Exterior walls), (___ Driveways), (___ Walkways), (___ Patios), (___ Decks), (___ Porches) or (___ Retaining walls) on the property? If yes, describe in XVI. |
| | X | | 76. Are there any problems with (___ Interior walls), (___ Ceilings), (___ Floors), or (___ Windows) on the property? If yes, describe in XVI. |
| | X | | 77. Have there been any repairs or other attempts to control the cause or effect of problems described in questions 74, 75, and 76? If yes, describe in XVI. |
| | | | 78. Is there insulation in the: (___ Ceiling/attic), (___ Exterior walls), (___ Crawlspace/basement), or (___ Other: _____) What type(s) of insulation does your property have? _____ |
| | | | VIII. TERMITES, INSECTS, AND WILDLIFE |
| | X | | 79. Is there now or has there ever been any infestation by termites or other wood destroying insects? If yes, describe in XVI. |
| | X | | 80. During your ownership, have there been any termite or other wood destroying insect inspections made on the property? If yes, describe in XVI. |
| | X | | 81. Is there now or has there ever been any damage to the property caused by (___ Termites), (___ Other wood destroying insects), or (___ Wildlife)? If yes, describe in XVI. |
| | X | | 82. Have there ever been any termite or wood destroying insect treatments made on the property? If yes, describe in XVI. |
| | X | | 83. Is there or has there ever been an infestation of insects? If yes, describe in XVI. |
| | X | | 84. During your ownership, have there been any insect control inspections made on the property. If yes, describe in XVI. |
| | X | | 85. Are you aware of any insect control treatments made on the property? If yes, describe in XVI. |
| | X | | 86. Are there now or have there ever been any bat colonies present on the property? If yes, describe in XVI. |
| | X | | 87. Is your property currently under warranty, or other coverage, by a professional pest control company? If yes, name of exterminating company: _____ |
| | | | IX. BASEMENT AND CRAWL SPACES |
| | X | | 88. Does the property have a sump pump? If yes, where does it drain? _____ |
| | X | | 89. Is there now or has there ever been any water leakage, accumulation, or dampness within the basement, crawlspace, or other interior areas of the structure? If yes, describe in XVI. |
| | X | | 90. Have there been any repairs or other attempts to control any water or dampness problem in the basement, crawlspace, or other interior areas of the structure? If yes, describe in XVI. |
| | X | | 91. Are there any cracks or bulges in the floors or foundation walls? If yes, describe in XVI. |

| Yes | No | * | |
|-----|----|---|---|
| | | | <p>* Write in <i>U</i> if Unknown or <i>NA</i> 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 XVI.</p> <p>Seller shall answer the following questions based on Seller's knowledge of the property.</p> |
| | | | X. ROOF |
| | | | 92. Date last roof surface installed: <u>2007</u> . If all roof surfaces not the same age, explain in XVI. |
| | | | 93. How many layers of roof material are there (e.g., new shingles over old shingles)? <u>1</u> |
| X | | | 94. Are there any problems with the roof, flashing, rain gutters, or skylights? If yes or repaired under your ownership, explain in XVI. |
| | X | | 95. If under warranty, is warranty transferable? |
| | | | 96. Where do your gutters drain? (X) Surface, () Drywell, () Storm Sewers, () Other: _____ |
| | | | XI PLUMBING-RELATED ITEMS |
| | | | 97. What is the drinking water source? () Municipal, () County, (X) Public Utility, () Private Well, () Other: _____ |
| | | | 98. If drinking water is supplied by public utility, name of utility: <u>Tidewater Utilities</u> |
| | X | | 99. Is there a water treatment system? If yes, () Leased) or () Owned)? |
| | | | 100. If water source is a well, when was it installed? _____ Location of well? _____ |
| | | | Depth of well? _____. If more than one well, describe in XVI. |
| | | | 101. What type of plumbing is used for the Water Supply? () Copper, () Lead, () Cast Iron, (X) PVC, () PEX, () Polybutylene, () Galvanized, () Other/Unknown: _____ |
| | | | 102. What type of plumbing is used for Drainage? () Copper, () Lead, () Cast Iron, (X) PVC, () Galvanized, () Other/Unknown: _____ |
| | | | 103. Age of Water Heater? <u>16 yrs</u> Water heater type: (X) Tank, () Tankless, () Other: _____ |
| | | | 104. Water Heater Fuel: () Electric, () Oil, (X) Propane Gas, () Natural Gas) or () Other: _____ |
| | X | | 105. Are there now or have there ever been any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related items? If yes, describe in XVI. |
| | X | | 106. Are there any additions and/or upgrades to the original service? If yes, describe in XVI. |
| | | | 107. If #106 is yes, was the work done by a licensed contractor? |
| | NA | | 108. If #106 is yes, were the required permits obtained? |
| | | | 109. If #108 is yes, are the permits closed? |
| | | | 110. If your drinking water is from a well, when was your water last tested and what were the results of the test? Tested on: _____ Results: _____ |
| | | | 111. What is the type of sewage system? (X) Public Sewer, () Community Sewer, () Septic System, () Cesspool, () Other: _____ |
| | | | 112. If a septic system, type: () Gravity Fed, () Capping Fill, () LPP, () Mound, () Holding Tank, () Other: _____ |
| | | | 113. If a septic system, when was it last pumped? _____ |
| | | | 114. If a septic system, has it been inspected by a Class H inspector within the last 36 months, as required by DNREC regulations? If yes, describe in XVI and provide the test results. |
| | | | 115. If a septic system, how many bedrooms is the septic permitted to service? _____ |
| | X | | 116. Are there any shut off, disconnected, or abandoned wells, underground water or sewer tanks on the property? If yes, describe locations in XVI. |
| | NA | | 117. If #116 is yes, were they abandoned with all necessary permits and properly abandoned? |
| | | | XII HEATING AND AIR CONDITIONING |
| | | | 118. How many heating and/or air conditioning systems are on the property? <u>2</u> . If more than 2, explain in XVI. |
| | | | 119. Type of heating system for system #1 (X) Forced air, () Heat pump, () Mini-Split, () Baseboard, () Radiator, () Other: _____ |
| | | | Type of heating system for system #2 (X) Forced air, () Heat pump, () Mini-Split, () Baseboard, () Radiator, () Other: _____ |
| | | | 120. Type of heating fuel for system #1 () Oil, (X) Propane Gas, () Natural Gas, () Electric, () Solar, () Other: _____ |
| | | | Type of heating fuel for system #2 () Oil, (X) Propane Gas, () Natural Gas, () Electric, () Solar, () Other: _____ |

| Yes | No | * | <p>* Write in <i>U</i> if Unknown or <i>NA</i> 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 XVI.</p> <p>Seller shall answer the following questions based on Seller's knowledge of the property.</p> |
|-----|----|---|---|
| | | | 121. Fuel provider for: Heating system #1 <u>Superior Plus</u> Heating System #2: _____ |
| | | | 122. Age of furnace #1: _____ Date of last service: _____ Age of furnace #2: _____ Date of last service: _____ |
| X | | | 123. Are there any contractual obligations affecting the fuel supply, tanks, or system(s)? If yes, describe in XVI. |
| | | | 124. Type of air conditioning for system #1 (X Central), (___ Window Units), (___ Mini-Split), (___ Other: _____) Type of air conditioning for system #2 (X Central), (___ Window Units), (___ Mini-Split), (___ Other: _____) |
| | X | | 125. Are there any contractual obligations affecting the heating/air conditioning system(s)? If yes, describe in XVI. |
| | | | 126. Age of air conditioning system #1: <u>16 yrs</u> Date of last service: <u>2023</u> Age of air conditioning system #2: _____ Date of last service: <u>2023</u> |
| X | | | 127. Have there been any additions and/or upgrades to the original heating or air conditioning? If yes, describe in XVI. |
| X | | | 128. If #127 is yes, was the work done by a licensed contractor? |
| X | | | 129. If #127 is yes, were the required permits obtained? |
| X | | | 130. If #129 is yes, are the permits closed? |
| | X | | 131. Are there any problems with the heating or air conditioning systems? If yes, describe in XVI. |
| | | | XIII. ELECTRICAL SYSTEM |
| | | | 132. Who is the electric provider for the property? <u>Delmarva</u> |
| | | | 133. What type of wiring is in the house? (copper, aluminum, other, etc.) _____ |
| | | | 134. What is the amp service? (___ 60), (___ 100), (___ 150), (___ 200), (___ Other: _____) |
| | | | 135. Does the property have (X Circuit Breakers) or (___ Fuses)? If more than one electrical panel, describe in XVI. |
| X | | | 136. Are there any 220/240 volt circuits? (Other: _____) |
| | X | | 137. Do fuses blow or circuit breakers trip when two or more appliances are being used at the same time? If yes, describe in XVI. |
| | X | | 138. Are there wall switches, light fixtures, or electrical outlets in need of repair? If yes, explain in XVI. |
| | X | | 139. Is there a permanently affixed generator on the property? What is the fuel source? _____ |
| | X | | 140. Have there been any additions to the original service? |
| | X | | 141. Have any (___ solar) and/or (___ wind powered) enhancements been made to supplement service? If yes, describe in XVI. Name of solar company? _____; If leased, what is the term? _____. |
| | | | Note to Buyer: Transfer of lease is subject to approval by: _____. Buyer must register with the Public Service Commission. |
| | | | 142. If #139, #140, or #141 is yes, was work done by a licensed electrician? |
| | | | 143. If #139, #140, or #141 is yes, were the required permits obtained? |
| | | | 144. If #143 is yes, is the permit closed? |
| | | | XIV. FIREPLACE OR HEATING STOVE |
| | | | 145. How many <u>1</u> fireplaces and/or heating stoves are on the property? <u>1</u> . If more than 2, explain in XVI. |
| | | | 146. Type of fuel for fireplace 1: (___ Wood Burning), (X Propane Gas), (___ Natural Gas), (___ Other: _____)? Type of fuel for fireplace 2: (___ Wood Burning), (___ Propane Gas), (___ Natural Gas), (___ Other: _____)? |
| | | | 147. Type of fuel for heating stove 1: (___ Wood Burning), (___ Pellet), (___ Other: _____)? Type of fuel for heating stove 2: (___ Wood Burning), (___ Pellet), (___ Other: _____)? |
| X | | | 148. Was the fireplace or heating stove part of the original house design? |
| X | | | 149. Was the fireplace or heating stove installed by a professional contractor or manufacturer's representative? |
| | X | | 150. Are there any problems? If yes, explain in XVI. |
| | | U | 151. When were the flues/chimneys last cleaned, serviced, or repaired? _____. Explain nature of service or repair in XVI. |

XV. MAJOR APPLIANCES AND OTHER ITEMS

| Are the following items in working order? Note: The Agreement of Sale will specify and govern what is included or excluded. If an item does not exist, leave the yes/no fields blank. | | |
|---|--------------------------|--|
| YES | NO | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Range with oven |
| <input type="checkbox"/> | <input type="checkbox"/> | Range Hood-exhaust fan |
| <input type="checkbox"/> | <input type="checkbox"/> | Cooktop-stand alone |
| <input type="checkbox"/> | <input type="checkbox"/> | Wall Oven(s) # _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Kitchen Refrigerator |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | with icemaker |
| <input type="checkbox"/> | <input type="checkbox"/> | Refrigerator(s)-additional # _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Freezer-free standing |
| <input type="checkbox"/> | <input type="checkbox"/> | Ice Maker-free standing |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Dishwasher |
| <input type="checkbox"/> | <input type="checkbox"/> | Disposal |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Microwave |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Washer |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Dryer |
| <input type="checkbox"/> | <input type="checkbox"/> | Trash Compactor |
| <input type="checkbox"/> | <input type="checkbox"/> | Water Filter |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Water Heater |
| <input type="checkbox"/> | <input type="checkbox"/> | Sump Pump |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Storm Windows/Doors |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Screens |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Draperies/Curtains |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Drapery/Curtain rods |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Shades/Blinds |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Cornices/Valances |
| <input type="checkbox"/> | <input type="checkbox"/> | Furnace Humidifier |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Smoke Detectors |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Carbon Monoxide Detectors |
| <input type="checkbox"/> | <input type="checkbox"/> | Wood Stove |
| <input type="checkbox"/> | <input type="checkbox"/> | Fireplace Equipment |
| <input type="checkbox"/> | <input type="checkbox"/> | Fireplace Screen/Doors |
| <input type="checkbox"/> | <input type="checkbox"/> | Electronic Air Filter |
| <input type="checkbox"/> | <input type="checkbox"/> | Window A/C Units # _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Attic fan |
| <input type="checkbox"/> | <input type="checkbox"/> | Whole house fan |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Bathroom Vents/Fans |
| <input type="checkbox"/> | <input type="checkbox"/> | Window Fan(s) # _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ceiling Fan(s) # <u>4</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Central Vacuum |
| <input type="checkbox"/> | <input type="checkbox"/> | with attachments |
| <input type="checkbox"/> | <input type="checkbox"/> | Intercoms |
| <input type="checkbox"/> | <input type="checkbox"/> | Satellite Dish |
| <input type="checkbox"/> | <input type="checkbox"/> | with controls & Remote(s) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Wall Mounted Flat Screen TV # <u>1</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Wall brackets for TV # <u>1</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | Surround sound system & controls |
| <input type="checkbox"/> | <input type="checkbox"/> | Attached Antenna/Rotor |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Garage Opener(s) # <u>1</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | with remote(s) # <u>1</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Electronic/Smart Door Locks |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Smart Cameras/Doorbells |
| <input type="checkbox"/> | <input type="checkbox"/> | Smart Thermostat |
| <input type="checkbox"/> | <input type="checkbox"/> | Pool Equipment |
| <input type="checkbox"/> | <input type="checkbox"/> | Pool cover |
| <input type="checkbox"/> | <input type="checkbox"/> | Hot Tub, Equipment |
| <input type="checkbox"/> | <input type="checkbox"/> | with cover |
| <input type="checkbox"/> | <input type="checkbox"/> | Sheds/Outbuildings # _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Playground Equipment |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Irrigation System |
| <input type="checkbox"/> | <input type="checkbox"/> | Backup Generator |
| <input type="checkbox"/> | <input type="checkbox"/> | Water Conditioner (owned) |
| <input type="checkbox"/> | <input type="checkbox"/> | Water Conditioner (leased) |
| <input type="checkbox"/> | <input type="checkbox"/> | Fuel Storage Tank(s) (owned) |
| <input type="checkbox"/> | <input type="checkbox"/> | Fuel Storage Tank(s) (leased) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Security/Monitoring Systems (owned) |
| <input type="checkbox"/> | <input type="checkbox"/> | Security/Monitoring Systems (leased) |
| <input type="checkbox"/> | <input type="checkbox"/> | Solar Equipment (owned) |
| <input type="checkbox"/> | <input type="checkbox"/> | Solar Equipment (leased) |

XVL ADDITIONAL INFORMATION

If you were directed to this section to clarify an answer, or if you indicated there is a problem with any of the items in sections I through XV, provide an explanation of your recollection using common language. Attach additional sheets if needed.

[illegible]

Are there additional problem, clarification, or document sheets attached? ☐ No ☒ Yes.

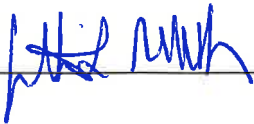
Number of Sheets Attached | .

| Seller's Initials | Seller's Initials | Buyer's Initials | Buyer's Initials |
|-------------------|-------------------|------------------|------------------|
| CR | | | |

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

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 Agent 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, an attorney should be consulted.

SELLER  Date 2/27/24 SELLER _____ Date _____

SELLER _____ Date _____ SELLER _____ Date _____

Date the contents of this Report were last updated: _____.

ACKNOWLEDGMENT OF BUYER

Buyer is relying upon the above report, and statements within the Agreement of Sale, as the representation of the condition of the property, and is not relying upon any other information about the property. Buyer has carefully inspected the property and Buyer acknowledges that Agents are not experts at detecting or repairing physical defects in property. Buyer acknowledges Seller has completed this form based upon their knowledge of the property. Buyer understands 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. Buyer has received and read a signed copy of this report. Buyer may negotiate in the Agreement of Sale for other professional advice and/or inspections of the property. Buyer understands 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. Buyer further understands that it is Buyer's responsibility to contact the appropriate agencies to determine whether any such projects are planned or underway. If Buyer does not understand the impact of such project(s) on the property being purchased, Buyer should consult with an Attorney. Buyer understands that before signing an Agreement of Sale, Buyer 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, an attorney should be consulted.

BUYER _____ Date _____ BUYER _____ Date _____

BUYER _____ Date _____ BUYER _____ Date _____



March 23, 2017

Cynthia & Robert Rehbach
18235 Seagrass Court
Lewes, Delaware 19958

Regarding: Architectural Change Application for Replacing the Rear Deck Approved

Mr. and Mrs. Rehbach,

Thank you for complying with the community's governing documents and submitting an architectural change application to replace the wood on the rear deck. The Architectural Review Committee (ARC) evaluated it and approved it as submitted.

Please note that any variation from the approved project requires that a new application be resubmitted for approval prior to any work being done.

This approval is for architectural standards only and any state, county and/or township permits are the homeowner's responsibility.

Notify me when the project is completed so that it can be inspected and a Certificate of Compliance issued if approved.

Thank you.

Sincerely,


CMCA®
Community Manager

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

Property: 18235 Seagrass Court, Lewes, DE 19958

Seller's Name: Cynthia L Rehbach

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.


(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 - 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):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing. (explain)
Select answer and initial

☐ 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):

☐ 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):
Select answer and initial

☐ 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)  _____ 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.

Seller Signed by: Cynthia L Rehbach Date: 3/3/2024 | 9:38:37 PM EST
Purchaser Signed by: Dave Landon Date: 3/3/2024 | 10:40:29 PM EST
Agent Signed by: B58C95930498... Date:

Seller Date
Purchaser Date
Agent Date



RADON DISCLOSURE

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

Property Address: 18235 Seagrass Court, 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
2. Are you aware of any radon tests or inspections that have been performed on the property identified above?
☐ Yes ☒ No
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
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.

DocuSigned by:

Cynthia L. Rebach

3/3/2024 | 9:38:37 PM EST

Seller

Date

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

SCHOOL FEEDER PATTERN

Cape Henlopen School District

2023-2024 School Year

Love Creek Elementary School
Grades: KN-05
Address: 19488 John J. Williams Hwy
City: Lewes
Zip Code: 19958

(New) Frederick D Thomas Middle School
Grades: 06-08
Address: 1270 Kings Highway
City: Lewes
Zip Code: 199581

Cape Henlopen High School
Grades: 09-12
Address: 1250 Kings Highway
City: Lewes
Zip Code: 19958