



**Broker of Record:** Kim Hook, License# RB-0031040

**Sales Associate:** Bobbi Prescott, License# RA-0031165

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300 Ocean View Parkway, Bethany Beach, DE 19930

**Disclosure Package:**

**36918 Creekhaven Drive  
Selbyville, Delaware 19975**

- Lot Survey
- Aerial Lot Lines from Public Records
- Current Sussex County Tax Bill
- School Locator
- Property Information
- Seller Disclosure of Real Property Condition Report
- Insurance Claim Invoice
- Windows Invoice
- Painting Receipt
- Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards
- Radon Disclosure
- Common Interest Community Resale Certification Addendum

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**PLEASE LEAVE THIS COPY AT THE PROPERTY**

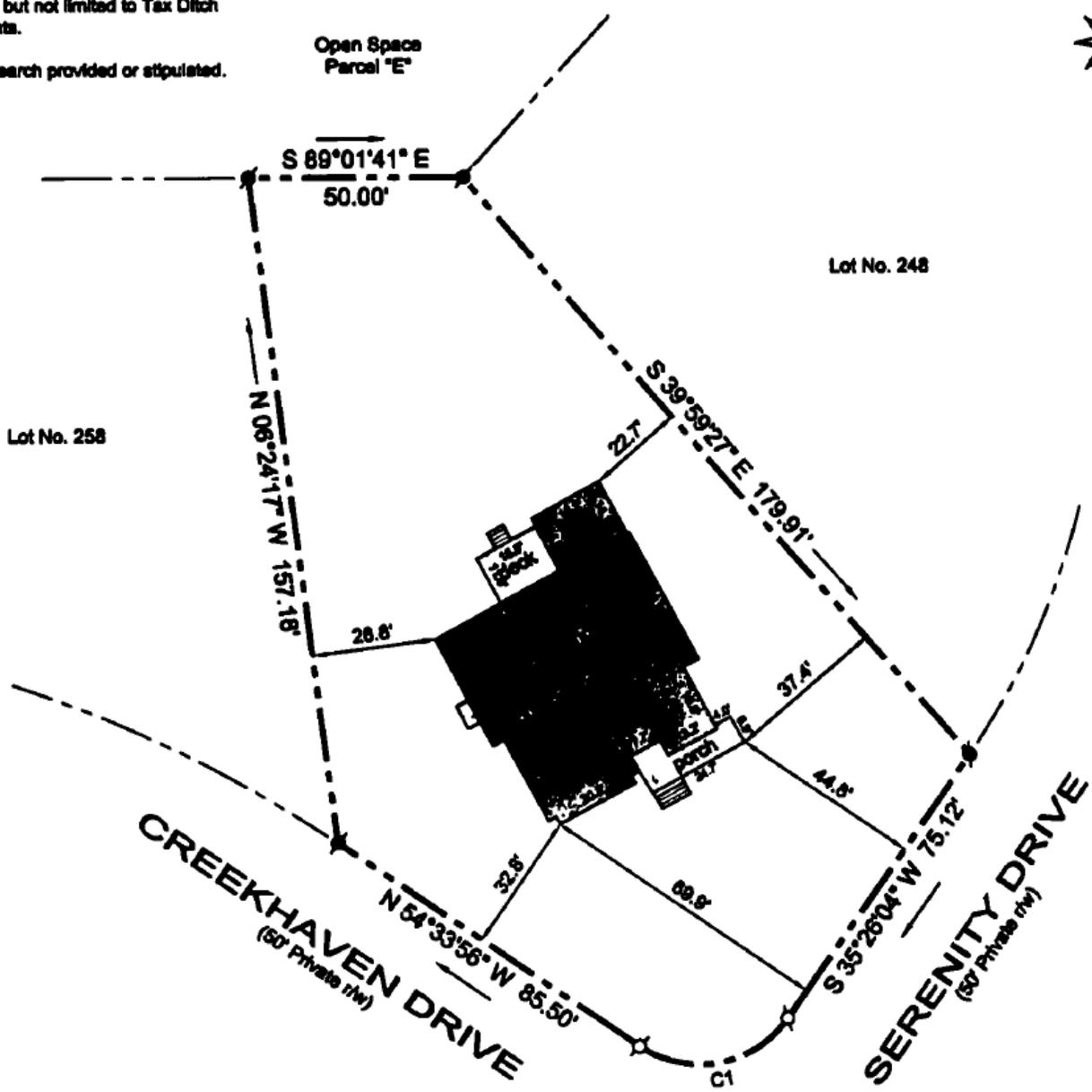
- these documents are available online, in the MLS -

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**NOTES:**

- Other than shown, this plat and survey does not verify the existence or nonexistence of right-of-ways and/or easements pertaining to this property. Including but not limited to Tax Ditch Easements.
- No title search provided or stipulated.

PROPERTY LINE CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	28.00'	38.28'	36.36'	S 80°28'04" W	80°00'54"



⌀ 5/8" RE-BAR w/CAP (SET)

⌀ 5/8" RE-BAR (FD)

SCALE: 1"=40'

AREA: 20,512 SQ. FT.

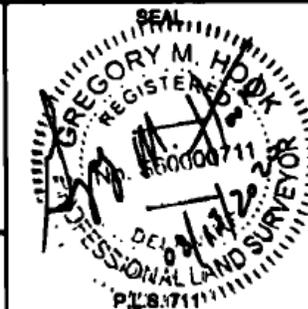
TAX MAP NO. 5-33-12-643

Lands of JAMIE FREW and TAMMY FREW to be conveyed to JOHN E. RAFFA. Being known as LOT NO. 259, THE REFUGE AT DIRICKSON CREEK. Ref: Plat Book 87, Page 75.

**FIRM INFORMATION:**  
 100029 - 0851 - K  
 MARCH 16, 2016  
 ZONE: "AE", B.F.E. = 4.0'  
 CLASS "B" SURVEY

HUNDRED: BALTIMORE  
 COUNTY: SUSSEX  
 STATE OF DELAWARE  
 DATE OF ORIGINAL: 08/13/2020  
 DRAWN BY: MICHAEL LOVELAND

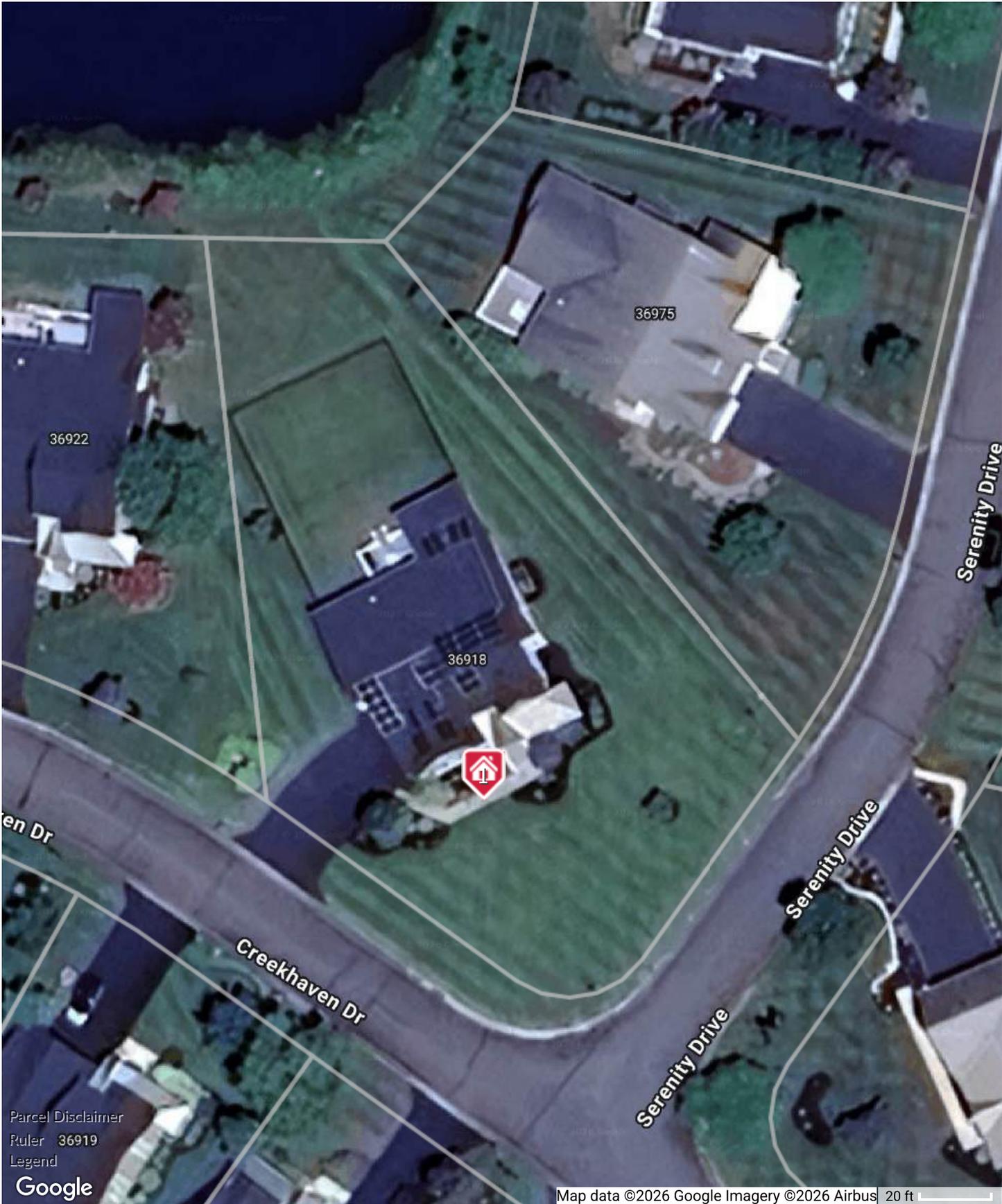
**SIMPLER SURVEYING & ASSOCIATE, INC.**  
 32486 POWELL FARM ROAD, FRANKFORD, DE 19945  
 www.delawaresurveyor.com  
 PHONE: (302) 539-7873 FAX: (302) 539-4336



I, Gregory M. Hook, registered as a Professional Land Surveyor in the State of Delaware, hereby state that the information shown on this plan has been prepared under my supervision and meets the standards of practice as established by the State of Delaware Board of Professional Land Surveyors. Any changes to the property conditions, improvements, boundary or property corners after the date shown hereon shall necessitate a new review and certification for any official or legal use.



Click any parcel for parcel details.



Parcel Disclaimer

Ruler 36919

Legend

Google



**Sussex County, Delaware  
Finance Department - Billing Division**

2 THE CIRCLE  
PO BOX 601  
GEORGETOWN, DE 19947-0601  
(302) 855-7871  
sussexcountyde.gov

Tax Period: 07/01/2025 - 06/30/2026

RAFFA JOHN E  
36918 CREEKHAVEN DR  
SELBYVILLE, DE 19975

Property Description  
**THE REFUGE AT DIRICKSON CREEK  
LOT 259**

Bill Number	Customer ID	Parcel ID	Due Date	Assessed Value
25066057	289639	533-12.00-643.00	09/30/2025	641,900

DESCRIPTION OF CHARGES	RATE	CHARGE	CREDITS APPLIED	CURRENT CHARGES
COUNTY TAX	0.0191	122.60		122.60
LIBRARY	0.0023	14.76		14.76
FENWICK SEWER ASSESSMENT		2.84		2.84
<b>Total County Charges</b>				<b>140.20</b>
SCHOOL TAX - INDIAN RIVER DISTRICT	0.1703	1,093.16		1,093.16
SUSSEX TECHNICAL HIGH SCHOOL	0.0219	140.58		140.58
SCHOOL CAPITATION TAX - INDIAN RIVER	12.0000	12.00		12.00
<b>Total School Charges</b>				<b>1,245.74</b>

CURRENT TAXES BILLED: **1,385.94**  
 LESS PAYMENTS/ADJUSTMENTS: **0.00**  
 PLUS, PRIOR YEAR(S): **0.00**  
**TOTAL DUE: \$1,385.94**

Please see reverse of bill for important information or contact us at (302) 855-7871.

DETACH AND RETURN BOTTOM PORTION WITH PAYMENT  
MADE PAYABLE TO SUSSEX COUNTY

08/12/2025

Customer ID # 289639

RAFFA JOHN E  
36918 CREEKHAVEN DR  
SELBYVILLE, DE 19975

Tax Period: 07/01/2025 - 06/30/2026  
Due Date: 09/30/2025

**2025 ANNUAL TAX BILL# 25066057**

Property Tax ID Number
533-12.00-643.00

**TOTAL DUE: \$1,385.94**

AMOUNT ENCLOSED

SUSSEX COUNTY  
PO BOX 601  
GEORGETOWN, DE 19947-0601

00002082025525066057800001385947

## Selbyville, DE 19975 Schools

[Profile](#) | [Map](#) | [Places](#) | [Schools](#) ▼

### Delaware Public Schools in ZIP Code 19975

[View ALL 19975 Content](#)

Levels: [Primary](#), [Middle](#), [High](#), [Other](#)

#### Regular Schools

Name	Level
<a href="#">Selbyville Middle School</a>	Other/Ungraded
<a href="#">Showell (Phillip C.) Elementary School</a>	Other/Ungraded
<a href="#">Southern Delaware School of the Arts</a>	Other/Ungraded

#### Special Education Schools

Name	Level
<a href="#">Indian River Intensive Learning Center</a>	Other/Ungraded

Levels: [Primary](#), [Middle](#), [High](#), [Other](#)

### No Private Schools Found in ZIP Code 19975

PARID: 533-12.00-643.00

RAFFA JOHN E

36918 CREEKHAVEN DR

**Property Information**

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Property Location: 36918 CREEKHAVEN DR

Unit:

City: SELBYVILLE

State: DE

Zip: 19975

Class: R-Residential

Use Code (LUC): 101-Single Family Dwelling

Town: 00-None

Tax District: 533 – BALTIMORE

School District: 1 - INDIAN RIVER

Fire District: 90-Roxana

Deeded Acres: .4707

Frontage: 199

Depth: 179.000

Irr Lot: I

Plot Book Page: 79 283/PB

100% Land Value: \$181,800

100% Improvement Value: \$460,100

100% Total Value: \$641,900

**Legal**

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Legal Description: THE REFUGE AT DIRICKSON CREEK

LOT 259

**Owners**

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Owner	Co-owner	Address	City	State	Zip
RAFFA JOHN E		36918 CREEKHAVEN DR	SELBYVILLE	DE	19975



## SELLER'S DISCLOSURE OF REAL PROPERTY CONDITION REPORT

State of Delaware

Approved by the Delaware Real Estate Commission (Effective Date: September 12, 2024)

**Seller(s) Name:** John E. Raffa

**Property Address:** 36918 Creekhaven Drive, Selbyville, DE 19975

**Approximate Age of Building(s):** 2006 **Date Purchased:** 2020

**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.

**Seller shall answer the following questions based on Seller's knowledge of the property.**

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.
			<b><u>I. OCCUPANCY</u></b>
			1. How do you currently use this property? As a: ( <input checked="" type="checkbox"/> Primary Residence) ( <input type="checkbox"/> Second/Vacation Home) ( <input type="checkbox"/> Rental Property) ( <input type="checkbox"/> Inherited Property) ( <input type="checkbox"/> Other: _____). If not your Primary Residence, how long has it been since you occupied the property? _____.
	X		2. Is the property encumbered by a ( <input type="checkbox"/> rental/lease), ( <input type="checkbox"/> option to purchase), or ( <input type="checkbox"/> first right of refusal)? <b>If yes, describe in XVI.</b> Seller agrees to provide a copy of the rental/lease agreement to Buyer upon request.
			3. If the property is a rental/lease, have all necessary permits and/or licenses been obtained?
			4. If the property is a rental/lease, is the property subject to a rental/lease management agreement?
			5. If #4 is yes, is the agreement binding upon the purchaser? <b>If yes, describe in XVI.</b> Seller agrees to provide a copy of the management agreement to Buyer upon request.
	X		6. Is the property new construction?
			7. If #6 is yes, has a certificate of occupancy been issued? If yes, when? _____. If no, <b>STOP USING THIS FORM</b> and complete the Seller's Disclosure of Real Property Condition Report <b>New Construction Only</b> .

Page 1 of 10 Property Address: 36918 Creekhaven Drive, Selbyville, DE 19975

Seller's Initials MM Seller's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_  
 Seller's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_

Yes	No	*	* 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. Seller shall answer the following questions based on Seller's knowledge of the property.
			8. If #6 is yes, Seller warrants that the property (___ is) or (___ is not) exempt from providing the Buyer with a <b>Public Offering Statement</b> 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.
			<b>II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS AND CO-OPS</b>
X			9. Is the property subject to any deed restrictions? (e.g., rental restrictions, pet restrictions, fence requirements, etc.) <b>If yes, describe in XVI.</b>
	X		10. Are you in violation of any deed restrictions at this time? <b>If yes, describe in XVI.</b>
	X		11. Is the property subject to any agreements concerning affordable housing or workforce/inclusionary housing? <b>If yes, describe in XVI.</b>
X			12. Is the property subject to any private, public, or historic architectural review control other than building codes? <b>If yes, describe in XVI.</b>
	X		13. Is the property part of a condominium or cooperative (Co-op) ownership?
X			14. Is there a ( <input checked="" type="checkbox"/> Homeowners Association), ( <input type="checkbox"/> Condominium Association), ( <input type="checkbox"/> Cooperative (Co-op), ( <input type="checkbox"/> Civic Association), or ( <input type="checkbox"/> Maintenance Corporation)?
			15. If #14 is yes, are there any ( <input type="checkbox"/> Fees), ( <input checked="" type="checkbox"/> Dues), or ( <input type="checkbox"/> Assessments) involved? If yes, how much? <u>\$468.07</u> ; Frequency of payments: ( <input type="checkbox"/> Monthly), ( <input checked="" type="checkbox"/> Quarterly), ( <input type="checkbox"/> Yearly), ( <input type="checkbox"/> Other: _____); Are they ( <input checked="" type="checkbox"/> Mandatory) or ( <input type="checkbox"/> Voluntary)?
X			16. Is there a capital contribution fee due by a new owner to the Association? If yes, how much <u>\$1872.28</u> ?
unknown			17. Are there any unpaid assessments including but not limited to deferred water and sewer charges for your property? If yes, how much? _____. <b>If yes, describe in XVI.</b>
	X		18. Has there been a special assessment in the past 12 months? <b>If yes, describe in XVI.</b>
	X		19. Have you received written notice of any new, proposed, or board discussed increases in fees, dues, assessments, or capital contributions? <b>If yes, describe in XVI.</b>
			20. Management Company Name: <u>The Refuge at Dirickson Creek managed by Legum and Norman</u>
			21. Representative Name: <u>Dawn Winters</u> Phone # <u>410-524-5577</u>
			22. Representative E-mail Address: <u>DWinters@legumnorman.com</u>
			<b>III. TITLE / ZONING INFORMATION</b>
	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 ( <input checked="" type="checkbox"/> In fee simple) or ( <input type="checkbox"/> Leasehold/Ground Lease) or ( <input type="checkbox"/> Cooperative)?
			25. If a Leasehold/Ground Lease, what is the current lease amount? \$ _____; Frequency of payments: ( <input type="checkbox"/> Weekly), ( <input type="checkbox"/> Monthly), ( <input type="checkbox"/> Quarterly), ( <input type="checkbox"/> Yearly), ( <input type="checkbox"/> Other: _____) <b>Note to Buyer:</b> May be subject to change.
			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? <b>If yes, describe in XVI.</b>
	X		28. Are there any shared maintenance agreements affecting the property? <b>If yes, describe in XVI.</b>
	X		29. Are there any variance, zoning, conditional use, non-conforming use, or setback violations? <b>If yes, describe in XVI.</b>
			30. If #29 is yes, has the variance, conditional use, or non-conforming use expired or has otherwise become non-transferable? <b>If yes, describe in XVI.</b>
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? <b>If yes, describe in XVI.</b>
	X		33. Did you participate in any mortgage forbearance programs such as the CARES Act from COVID-19? <b>If yes, describe in XVI.</b>

Page 2 of 10 Property Address: 36918 Creekhaven Drive, Selbyville, DE 19975

Seller's Initials  Seller's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_  
 Seller's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_

Yes	No	*	<p><b>* 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.</b></p> <p><b>Seller shall answer the following questions based on Seller's knowledge of the property.</b></p>
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**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? <b>If yes, describe in XVI.</b>
	X		35. Is there any existing legal action affecting this property? <b>If yes, describe in XVI.</b>
	X		36. Are there any violations of local, state or federal laws or regulations relating to this property? <b>If yes, describe in XVI.</b>
	X		37. Does your current real estate tax amount reflect any non-transferrable exemptions or discounts? <b>If yes, describe in XVI.</b>
	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. <b>If yes to any, describe in XVI.</b>
X			39. Are all the exterior door locks in the house in working condition? <b>If no, describe in XVI.</b>
			40. Will keys be provided for each lock? <i>will provide all the keys we have</i>
	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? <b>If yes and there are any defects, describe in XVI.</b>
			43. If there is a pool, does it conform to all local ordinances? <b>If no, describe in XVI.</b>
			44. What is the type of trash disposal? (___ Private), (___ Municipal), (___ County), ( <u>X</u> 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 <u>X</u> Community/HOA ___ Other ___ Unknown

**Note to Buyer:** Repairing and repaving of the streets can be very costly. (6 Delaware Code§ 2578)

X			46. Is off street parking available for this property? If yes, number of spaces available: <u>driveway</u>
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**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: _____). <b>If yes, describe locations in XVI.</b>
			48. If the tank was abandoned, was it done with all necessary permits and properly abandoned?
	X		49. Are asbestos-containing materials present? <b>If yes, describe in XVI.</b>
	X		50. Are there any lead hazards? (e.g., lead paint, lead pipes, lead in soil.) <b>If yes, describe in XVI.</b>
	X		51. Has the property been tested for toxic or hazardous substances? <b>If yes, describe in XVI and provide the test results.</b>
	X		52. Has the property ever been tested for mold? <b>If yes, provide the test results.</b>
	X		53. Has the illegal manufacture, storage, or use of methamphetamines occurred in the property? <b>If yes, describe in XVI.</b>
	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? <b>If yes, describe in XVI.</b>
X			57. Is any part of the property located in ( <u>X</u> a flood zone) and/or (___ a wetlands area)?
	X		58. Are there drainage or flood problems affecting the property? <b>If yes, describe in XVI.</b>
X			59. Do you carry flood insurance? Agent: <u>NFIP serviced by USAA</u> Policy # <u>0103 59 39 0F</u>
			60. If #59 is yes, what is the annual cost of this policy? _____
X			61. Have you made any insurance claims on the property in the past 5 years? <b>If yes, describe in XVI.</b>
	X		62. Does the property have standing water in front, rear, or side yards for more than 48 hours after raining? <b>If yes, describe in XVI.</b>

			63. Are there encroachments or boundary line disputes affecting the property? <b>If yes, describe in XVI?</b>
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Page 3 of 10 Property Address: 36918 Creekhaven Drive, Selbyville, DE 19975

Seller's Initials MJM Seller's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_  
 Seller's Initials \_\_\_\_\_ 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		64. Are there any ditches crossing or bordering the property? <b>If yes, describe in XVI.</b>
	X		65. Are there any swales crossing the property that are under the control of a Soil and Conservation District? <b>If yes, describe in XVI.</b>
	X		66. Have you ever had the property surveyed?
	X		67. Are the boundaries of the property marked in any way? <b>If yes, describe in XVI.</b>
	X		68. Have you made any additions or structural changes? <b>If yes, describe in XVI.</b>
			<b>VII. STRUCTURAL ITEMS</b>
			69. If #68 is yes, was all work done with all necessary permits and approvals in compliance with building codes?
			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? <b>If yes, describe in XVI.</b>
	X		72. Has the property, or any improvements thereon, ever been damaged by (___ Fire), (___ Smoke), (___ Wind), or (___ Flood)? <b>If yes, describe in XVI.</b>
	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? <b>If yes, describe in XVI.</b>
	X		75. Are there any problems with (___ Exterior walls), (___ Driveways), (___ Walkways), (___ Patios), (___ Decks), (___ Porches) or (___ Retaining walls) on the property? <b>If yes, describe in XVI.</b>
	X		76. Are there any problems with (___ Interior walls), (___ Ceilings), (___ Floors), or (___ Windows) on the property? <b>If yes, describe in XVI.</b>
	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? <b>If yes, describe in XVI.</b>
X			78. Is there insulation in the: (___ x Ceiling/attic), (___ x Exterior walls), (___ x Crawlspace/basement), or (___ Other: _____)
			What type(s) of insulation does your property have? _____
	X		79. Is there now or has there ever been any infestation by termites or other wood destroying insects? <b>If yes, describe</b>
			<b>VIII. TERMITES, INSECTS, AND WILDLIFE</b>
	X		80. During your ownership, have there been any termite or other wood destroying insect inspections made on the property? <b>If yes, describe in XVI.</b>
	X		81. Is there now or has there ever been any damage to the property caused by (___ Termites), (___ Other wood destroying insects), or (___ Wildlife)? <b>If yes, describe in XVI.</b>
	X		82. Have there ever been any termite or wood destroying insect treatments made on the property? <b>If yes, describe in XVI.</b>
	X		83. Is there or has there ever been an infestation of insects? <b>If yes, describe in XVI.</b>
	X		84. During your ownership, have there been any insect control inspections made on the property. <b>If yes, describe in XVI.</b>
	X		85. Are you aware of any insect control treatments made on the property? <b>If yes, describe in XVI.</b>
	X		86. Are there now or have there ever been any bat colonies present on the property? <b>If yes, describe in XVI.</b>
			87. Is your property currently under warranty, or other coverage, by a professional pest control company? If yes, name of exterminating company: _____
X			88. Does the property have a sump pump? If yes, where does it drain? <u>side yard</u>
			<b>IX. BASEMENT AND CRAWL SPACES</b>
	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? <b>If yes, describe in XVI.</b>
	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? <b>If yes, describe in XVI.</b>
	X		91. Are there any cracks or bulges in the floors or foundation walls? <b>If yes, describe in XVI.</b>
			92. Date last roof surface installed: <u>2022</u> . <b>If all roof surfaces not the same age, explain in XVI.</b>
			<b>X. ROOF</b>
			93. How many layers of roof material are there (e.g., new shingles over old shingles)? <u>unknown</u>

Page 4 of 10 Property Address: 36918 Creekhaven Drive, Selbyville, DE 19975

Seller's Initials  Seller's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_  
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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		94. Are there any problems with the roof, flashing, rain gutters, or skylights? <b>If yes or repaired under your ownership, explain in XVI.</b>
			95. If under warranty, is warranty transferable?
			96. Where do your gutters drain? ( <input checked="" type="checkbox"/> Surface), ( <input type="checkbox"/> Drywell), ( <input type="checkbox"/> Storm Sewers), ( <input type="checkbox"/> Other: _____)
			97. What is the drinking water source? ( <input type="checkbox"/> Municipal), ( <input type="checkbox"/> County), ( <input checked="" type="checkbox"/> Public Utility), ( <input type="checkbox"/> Private Well), ( <input type="checkbox"/> Other: _____)
			<b>XI. PLUMBING-RELATED ITEMS</b>
			98. If drinking water is supplied by public utility, name of utility: <u>Artesian Water</u> .
			99. Is there a water treatment system? If yes, ( <input type="checkbox"/> Leased) or ( <input type="checkbox"/> Owned)?
			100. If water source is a well, when was it installed? _____ Location of well? _____ Depth of well? _____. <b>If more than one well, describe in XVI.</b>
			101. What type of plumbing is used for the Water Supply? ( <input type="checkbox"/> Copper), ( <input type="checkbox"/> Lead), ( <input type="checkbox"/> Cast Iron), ( <input checked="" type="checkbox"/> PVC), ( <input type="checkbox"/> PEX), ( <input type="checkbox"/> Polybutylene), ( <input type="checkbox"/> Galvanized), ( <input type="checkbox"/> Other/Unknown: _____)
			102. What type of plumbing is used for Drainage? ( <input type="checkbox"/> Copper), ( <input type="checkbox"/> Lead), ( <input type="checkbox"/> Cast Iron), ( <input checked="" type="checkbox"/> PVC), ( <input type="checkbox"/> Galvanized), ( <input type="checkbox"/> Other/Unknown: _____)
			103. Age of Water Heater? <u>2020</u> Water heater type: ( <input checked="" type="checkbox"/> Tank), ( <input type="checkbox"/> Tankless), ( <input type="checkbox"/> Other: _____)
			104. Water Heater Fuel: ( <input type="checkbox"/> Electric), ( <input type="checkbox"/> Oil), ( <input checked="" type="checkbox"/> Propane Gas), ( <input type="checkbox"/> Natural Gas) or ( <input type="checkbox"/> Other: _____)
	Unknown		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? <b>If yes, describe in XVI.</b>
			106. Are there any additions and/or upgrades to the original service? <b>If yes, describe in XVI.</b>
			107. If #106 is yes, was the work done by a licensed contractor?
			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? ( <input checked="" type="checkbox"/> Public Sewer), ( <input type="checkbox"/> Community Sewer), ( <input type="checkbox"/> Septic System), ( <input type="checkbox"/> Cesspool), ( <input type="checkbox"/> Other: _____)
			112. If a septic system, type: ( <input type="checkbox"/> Gravity Fed), ( <input type="checkbox"/> Capping Fill), ( <input type="checkbox"/> LPP), ( <input type="checkbox"/> Mound), ( <input type="checkbox"/> Holding Tank), ( <input type="checkbox"/> 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? <b>If yes, describe in XVI and provide the test results.</b>
			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? <b>If yes, describe locations in XVI.</b>
			117. If #116 is yes, were they abandoned with all necessary permits and properly abandoned?
			118. How many heating and/or air conditioning systems are on the property? <u>2</u> . <b>If more than 2, explain in XVI.</b>
			<b>XII. HEATING AND AIR CONDITIONING</b>
			119. Type of heating system for system #1 ( <input type="checkbox"/> Forced air), ( <input checked="" type="checkbox"/> Heat pump), ( <input type="checkbox"/> Mini-Split), ( <input type="checkbox"/> Baseboard), ( <input type="checkbox"/> Radiator), ( <input type="checkbox"/> Other: _____) Type of heating system for system #2 ( <input type="checkbox"/> Forced air), ( <input checked="" type="checkbox"/> Heat pump), ( <input type="checkbox"/> Mini-Split), ( <input type="checkbox"/> Baseboard), ( <input type="checkbox"/> Radiator), ( <input type="checkbox"/> Other: _____)
			120. Type of heating fuel for system #1 ( <input type="checkbox"/> Oil), ( <input type="checkbox"/> Propane Gas), ( <input type="checkbox"/> Natural Gas), ( <input checked="" type="checkbox"/> Electric), ( <input type="checkbox"/> Solar), ( <input type="checkbox"/> Other: _____) Type of heating fuel for system #2 ( <input type="checkbox"/> Oil), ( <input type="checkbox"/> Propane Gas), ( <input type="checkbox"/> Natural Gas), ( <input checked="" type="checkbox"/> Electric), ( <input type="checkbox"/> Solar), ( <input type="checkbox"/> Other: _____)
			121. Fuel provider for: Heating system #1 <u>electric</u> Heating System #2: <u>electric</u>
			122. Age of furnace #1: <u>2021/2022</u> Date of last service: _____ Age of furnace #2: <u>2022/2023</u> Date of last service: _____
			123. Are there any contractual obligations affecting the fuel supply, tanks, or system(s)? <b>If yes, describe in XVI.</b>

Page 5 of 10 Property Address: 36918 Creekhaven Drive, Selbyville, DE 19975

Seller's Initials MM Seller's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_  
 Seller's Initials \_\_\_\_\_ 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.
			124. Type of air conditioning for system #1 ( <input checked="" type="checkbox"/> Central), ( <input type="checkbox"/> Window Units), ( <input type="checkbox"/> Mini-Split), ( <input type="checkbox"/> Other: _____) Type of air conditioning for system #2 ( <input checked="" type="checkbox"/> Central), ( <input type="checkbox"/> Window Units), ( <input type="checkbox"/> Mini-Split), ( <input type="checkbox"/> Other: _____)
	X		125. Are there any contractual obligations affecting the heating/air conditioning system(s)? <b>If yes, describe in XVI.</b>
			126. Age of air conditioning system #1: <u>2021/2022</u> Date of last service: _____ Age of air conditioning system #2: <u>2022/2023</u> Date of last service: _____
X			127. Have there been any additions and/or upgrades to the original heating or air conditioning? <b>If yes, describe in XVI.</b>
X			128. If #127 is yes, was the work done by a licensed contractor?
unknown			129. If #127 is yes, were the required permits obtained?
unknown			130. If #129 is yes, are the permits closed?
	X		131. Are there any problems with the heating or air conditioning systems? <b>If yes, describe in XVI.</b>
			132. Who is the electric provider for the property? <u>Delaware Electric Cooperative</u>
			<b>XIII. ELECTRICAL SYSTEM</b>
			133. What type of wiring is in the house? (copper, aluminum, other, etc.) <u>copper</u>
			134. What is the amp service? ( <input type="checkbox"/> 60), ( <input type="checkbox"/> 100), ( <input type="checkbox"/> 150), ( <input checked="" type="checkbox"/> 200), ( <input type="checkbox"/> Other: _____)
			135. Does the property have ( <input checked="" type="checkbox"/> Circuit Breakers) or ( <input type="checkbox"/> Fuses)? <b>If more than one electrical panel, describe in XVI.</b>
unknown			136. Are there any 220/240 volt circuits? (Other: _____)
		not aware of any	137. Do fuses blow or circuit breakers trip when two or more appliances are being used at the same time? <b>If yes, describe in XVI.</b>
	X		138. Are there wall switches, light fixtures, or electrical outlets in need of repair? <b>If yes, explain in XVI.</b>
	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?
			141. Have any ( <input checked="" type="checkbox"/> solar) and/or ( <input type="checkbox"/> wind powered) enhancements been made to supplement service? <b>If yes, describe in XVI.</b> Name of solar company? <u>Enphase Energy</u> ; If leased, what is the term? <u>owned</u> <b>Note to Buyer:</b> Transfer of lease is subject to approval by: _____. Buyer must register with the Public Service Commission.
X			142. If #139, #140, or #141 is yes, was work done by a licensed electrician?
X			143. If #139, #140, or #141 is yes, were the required permits obtained?
unknown			144. If #143 is yes, is the permit closed?
			145. How many fireplaces and/or heating stoves are on the property? <u>1</u> . <b>If more than 2, explain in XVI.</b>
			<b>XIV. FIREPLACE OR HEATING STOVE</b>
			146. Type of fuel for fireplace 1: ( <input type="checkbox"/> Wood Burning), ( <input checked="" type="checkbox"/> Propane Gas), ( <input type="checkbox"/> Natural Gas), ( <input type="checkbox"/> Other: _____)? Type of fuel for fireplace 2: ( <input type="checkbox"/> Wood Burning), ( <input type="checkbox"/> Propane Gas), ( <input type="checkbox"/> Natural Gas), ( <input type="checkbox"/> Other: _____)?
			147. Type of fuel for heating stove 1: ( <input type="checkbox"/> Wood Burning), ( <input type="checkbox"/> Pellet), ( <input type="checkbox"/> Other: _____)? Type of fuel for heating stove 2: ( <input type="checkbox"/> Wood Burning), ( <input type="checkbox"/> Pellet), ( <input type="checkbox"/> Other: _____)?
X			148. Was the fireplace or heating stove part of the original house design?
unknown			149. Was the fireplace or heating stove installed by a professional contractor or manufacturer's representative?
	X		150. Are there any problems? <b>If yes, explain in XVI.</b>
			151. When were the flues/chimneys last cleaned, serviced, or repaired? _____. <b>Explain nature of service or repair in XVI.</b>



**XVI. 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.

Question Number	Additional Information
	All disclosures were completed by the Seller's Power of Attorney to the best of her knowledge. The Power of Attorney has never resided in the property.
44.	<i>Trash and recycling is picked up Mondays (recycling every other week on Modnay)</i>
61.	<i>Copy of insurance claim attached.</i>
141:	<i>Solar Enphase Energy - owned and installed July 2022</i>
	<i>Site ID: 3308659</i>
	<i>Transfer instructions: <del>https://support.enphase.com/s/article/transfer-of-ownership-for-enphase-energy-systems</del></i>
	<i>Utility providers and average bills:</i>
	<i>Water (Artesian Water): \$193.23</i>
	<i>Gas (PepUp): \$65.84</i>
	<i>Electric (Delaware Electric Cooperative): \$157.94</i>

Are there additional problem, clarification, or document sheets attached?  No  Yes.  
 Number of Sheets Attached \_\_\_\_\_.

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Seller's Initials MM Seller's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_  
 Seller's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_

**ADDITIONAL 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](http://www.dhss.delaware.gov/dhss/dph), Delaware State Police Sex Offender Registry [www.sexoffender.dsp.delaware.gov](http://www.sexoffender.dsp.delaware.gov), Federal Community Flood Maps <https://msc.fema.gov/portal/home>, and other agencies listed on [www.delaware.gov](http://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.

*Additional information for specific sections is listed below:*

**II. 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/>.

**IV. ADDITIONAL INFORMATION**

- Check HOA/local requirements concerning responsibility for sidewalk installation, replacement, repair, and snow removal.

**VI. 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.

**XI. PLUMBING-RELATED ITEMS**

- Learn more about private well and public water testing from the Delaware Division of Public Health’s Office of Drinking Water. You may seek the status of water quality through testing if requested/allowable in the Agreement of Sale.

Page 9 of 10 Property Address: 36918 Creekhaven Drive, Selbyville, DE 19975

Seller’s Initials MM Seller’s Initials \_\_\_\_\_ Buyer’s Initials \_\_\_\_\_ Buyer’s Initials \_\_\_\_\_  
 Seller’s Initials \_\_\_\_\_ 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 1/30/2026 SELLER \_\_\_\_\_ Date \_\_\_\_\_  
Signed by: Meghan Moquin  
FD448EECD99442...

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 \_\_\_\_\_



Bio-One Delaware  
 4142 Ogletown-Stanton Road  
 Suite 458  
 Newark, DE 19713

[www.BioOneDelaware.com](http://www.BioOneDelaware.com)  
[Info@BioOneDelaware.com](mailto:Info@BioOneDelaware.com)  
 302-893-3595

Date	5/16/2023
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Invoice #	1297054
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Bill To:  
 John Rafta  
 201-906-0356  
[brianmj@gmail.com](mailto:brianmj@gmail.com)

P.O. No.	
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Qty	Description	Due Upon P
1.00	Dispatch	\$ 325.00
5.00	Lead Technician	\$ 295.00
5.00	Technician	\$ 211.00
2.00	Personal Protective Equipment	\$ 75.60
4.00	Chemicals	\$ 75.00
4.00	Disposal: Regulated Bio-Waste	\$ 257.00
2.00	Disposal: Non-Regulated Traditional Waste	\$ 50.00
1.00	Transport of Regulated Bio-Waste	\$ 250.00
1.00	Truck Demobilization	\$ 325.00
1.00	Truck Disinfection	\$ 375.00
1.00	Equipment Sanitation	\$ 340.00
1.00	OSHA set up and wash down	\$ 325.00
3.00	Supplies	\$ 68.06
<b>Total</b>		<b>\$ 6,253.38</b>

Terms	Object Completion	Amount
		\$ 325.00
		\$ 1,475.00
		\$ 1,055.00
		\$ 151.20
		\$ 300.00
		\$ 1,028.00
		\$ 100.00
		\$ 250.00
		\$ 325.00
		\$ 375.00
		\$ 340.00
		\$ 325.00
		\$ 204.18
		\$ 6,253.38

Checks can be made out to Blue Hen Business Consulting, Inc.



**WEST SHORE**  
— H O M E —  
**West Shore Home Window  
Work Order**

Customer Information

<p><b>John Raffa</b> 36918 Creekhaven Dr Selbyville DE 19975</p>	<p>2019060356 johnraffa_3@msn.com</p>	<p><b>Date: 12/20/2023</b> Rep: Dylan Bryan</p>
--	---	---

Total number of windows in the home	14
Total number of windows being replaced	6
Total Number of Units Being Installed	6

<b>Double Hung - 34W x 60H (inches)</b>			
Quantity	6	Glass Package	DLA
Location	Upstairs	Impact	No
Color	White Inside - White Outside	Hardware Color	White
Tempered Glass	No	Specialty Glass	None
Grids		Tearout	New Construction/ Metal or Vinyl
Contour 11/16" - Colonial - Grid Lites: 0V & 2H - Sashes: 1		Exterior Capping Color	(White) Glacier White #V1
Screens	Half Screen		

Year Home Was Built	2007
Impact Zone?	No
Additional Information	
Customer Initials	(Customer's Initials) <u>DR</u>

Hood Construction LLC  
30803 Iron Branch Rd  
Dagsboro, DE 19939

# Invoice

Date 1/30/2026  
Invoice # 1098

**Bill To**

Prescott property  
Bobbi Prescott

Terms

Due Date 1/30/2026

Item	Description	Qty	Price	Amount
service	36918 Creekhaven		0.00	0.00
service	remove nails/hooks in wall from pictures, spackle holes, secure crown in kitchen, dinning and foyer. caulk crown putty nail holes, paint crown where needed, touch up paint through out house, caulk in steps at trim , touch up drywall on second floor where settlement cracks were present, replace broken fan control in second floor bedroom 1 man 6 hr, 3 man 3 hr	15	50.00	750.00

If paying by credit card, please add 5% to payment  
If failed to do so, 5% will be added to your bill.

**Hood Construction LLC**  
hoodconstructionllc@gmail.com

443-465-9547

Total	\$750.00
Payments/Credits	\$0.00
Balance Due	\$750.00

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

36918 Creekhaven Drive  
Property: Selbyville, DE 19975

Seller's Name: John E. Raffa

**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.

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)

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):

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 John E. Raffa Date

Seller Date

Purchaser Date

Purchaser Date

Agent Bobbi Prescott Date

Agent Date

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# RADON DISCLOSURE

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

36918 Creekhaven Drive  
Selbyville, DE 19975

Property Address: \_\_\_\_\_

### 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:

- Are you aware of the presence of radon on the property identified above?  Yes  No (check one)
- Are you aware of any radon tests or inspections that have been performed on the property identified above?  Yes  No (check one)
- 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 (check one)
- 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.

Signed by: \_\_\_\_\_ Date: 1/30/2026

*Meghan Moquin* \_\_\_\_\_ Date \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_

**John E. Raffa**

### 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:

- 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.
- I/we have the option to have the property identified above tested for radon.
- 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 \_\_\_\_\_

Form Approved by Delaware Real Estate Commission September 12, 2007

COMMON INTEREST COMMUNITY RESALE CERTIFICATION  
ADDENDUM # \_\_\_\_\_ TO AGREEMENT OF SALE

This Addendum is a part of the Agreement of Sale dated \_\_\_\_\_ by and  
between

SELLER: **John E. Raffa** \_\_\_\_\_

BUYER: \_\_\_\_\_

PROPERTY: **36918 Creekhaven Drive, Selbyville, DE 19975** \_\_\_\_\_

COMMUNITY: **Refuge at Dirickson Creek** \_\_\_\_\_

**DELAWARE UNIFORM COMMON INTEREST OWNERSHIP ACT**

The parties acknowledge that this sale is subject to the Delaware Uniform Common Interest Ownership Act, (hereinafter referred to as "DUCIOA"), (Title 25, Delaware Code, Chapter 81) and as such requires the Seller to provide the Buyer with a copy of the declaration (other than any plats and plans), all amendments to the declaration, the bylaws, and the rules of the association, (including amendments to the rules), and a resale certificate containing or attaching those items required by "DUCIOA".

Seller shall promptly pursue the above information and shall provide same to Buyer in compliance with "DUCIOA" at Seller's expense within fifteen (15) days from the ratification date of this Agreement of Sale. The Buyer shall have five (5) days from receipt of same to review. If for any reason the Seller shall fail to provide the above information in compliance with "DUCIOA" within the fifteen (15) days herein allotted, or, if within five (5) days of receiving the resale certificate the Buyer for any reason finds the information provided unacceptable, then Buyer may declare this Agreement of Sale null & void, in which event all deposits shall be returned to the Buyer in accordance with the provisions set forth in the Agreement of Sale. Days shall be as defined elsewhere in this Agreement of Sale.

Should the Buyer not provide notice of Buyer's intention to declare this Agreement of Sale null & void within the time frame allotted above, the Buyer shall be presumed to have found the information, or absence thereof, to be acceptable.

BUYER \_\_\_\_\_ Date & Time \_\_\_\_\_

BUYER \_\_\_\_\_ Date & Time \_\_\_\_\_

Signed by:  
SELLER *Meghan Moquin* \_\_\_\_\_ Date & Time \_\_\_\_\_  
**John E. Raffa**

SELLER \_\_\_\_\_ Date & Time \_\_\_\_\_

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