

SELLER'S REAFFIRMATION OF SELLER'S DISCLOSURE

ADDENDUM # _____

This update is provided to comply with Section 2572(b) of Title 6 of the Delaware Code.

SELLER: Peter R. Carusone and Caroline L. Nguyen

PROPERTY: 30034 Seashore Park Drive, Millville, DE 19967

Date of last updated Seller's Disclosure of Real Property Condition Report: 05/25/2026

Date of this Reaffirmation: 06/13/2026

Seller hereby reaffirms that the information contained in, and the conditions under which, the aforementioned disclosure was made. Seller hereby states that:

☐ No known changes have occurred in the property since the prior disclosure was made.

☒ The following new conditions are now being disclosed to Buyers:

All major defects from the Amerispec inspection were repaired.

Item 4.1 - attic trusses - evaluated by structural engineer and repaired by Delaware Engineering Solutions' preferred contractor.

Items 2.4, 5.0, 5.4, 8, 8.3, 12.1, 12.2, 13.2 completed by licensed contractor OGO Solutions, LLC.

Item 14.6 - Fireplace evaluated by a fireplace specialist - J.B Poore's Enterprises. Fireplace functional and new remote installed.

Item 1.11 being remedied by Delaware Electric Co-op.

SELLER

Peter R. Carusone

dotloop verified
06/16/26 3:29 PM EDT
RJNP-YIKJ-G0KP-UJLR5

DATE & TIME _____

SELLER

Caroline L. Nguyen

dotloop verified
06/13/26 7:15 PM EDT
IUT3-BJQX-HSGI-BIUF

DATE & TIME _____

Buyer acknowledges receipt of this form and agrees to accept Seller's Disclosure of Real Property Condition Report which is hereby modified.

BUYER

DATE & TIME _____

BUYER

DATE & TIME _____