



R.I. REAL ESTATE SALES DISCLOSURE FORM
RHODE ISLAND ASSOCIATION OF REALTORS®



DATE _____ PROPERTY ADDRESS 5 BROWNING ROAD, WATCH HILL, RI _____

SELLER

Seller Chateau Ste. Michelle Ltd Current Address _____

Seller has occupied subject property? Yes No _____ If yes, number of years and when: 30yrs.

"Prior to the signing of an agreement to transfer real estate (vacant land or real property and improvements consisting of a house or building containing one (1) to four (4) dwelling units), Seller is providing Buyer with this written disclosure of all deficient conditions of which Seller has knowledge. This is not a warranty by Seller that no other defective conditions exist, which there may or may not be. Buyer should estimate the cost of repair or replacement of deficient conditions prior to submitting an offer on this real estate. Buyer is advised however not to rely solely upon the representation of Seller made in this disclosure, but to conduct any inspections or investigations which Buyer deems to be necessary to protect his or her best interest." Nothing contained herein shall be construed to impose an affirmative duty on the Seller to conduct inspections as to the condition of this real estate. It is recommended that a separate sales disclosure form be completed for each unit of a multi-unit property.

STRUCTURE

Please indicate by a check mark for "Yes" or "No," or mark "UK" (Unknown), if you do not have actual knowledge of the property conditions.

- 1. Year Built 1930's Addition(s): 1992 Year(s): _____
- 2. Roof (Shingles) Age: 14 # of Layers: _____ Previous Repairs: _____ Known Defects: _____
- 3. Fireplaces # 7 # Working: 3 Maintenance History: cleaned within 3yrs recapped 2004/2006
- 4. Wood/Coal/Gas Stove(s) Yes _____ No If yes, Type _____ When installed? _____ Permit received? Yes _____ No _____ If yes, attach copy _____
- 5. Insulation Wall/Type: _____ Ceiling/Type: _____ Floor/Type: _____ Unknown _____ Ureaformaldehyde Insulation: Yes _____ No _____ Unknown _____
- 6. Electrical Service Fuses _____ Circuit Breakers Amps 200+ Unknown _____ Type: Aluminum Wiring _____ Knob & Tube _____ BX Cable _____ Romex _____ Other _____ Unknown _____
- 7. Heating System Type: Oil Age: 20yrs If oil fuel, size of tank: 2000 Number of zones: 10+ Underground tanks on property? Yes (Size?) 2000 g No _____ Unknown _____ Supplemental heating? Yes _____ No _____ If yes, type? _____
- 8. Domestic Hot Water Heating Source: (2) Amtrol Heaters If a separate tank, capacity: _____ gal. Age _____ Rented? Yes _____ No If yes, Company rented from _____
- 9. Air Conditioning Central Air yes, Number of zones 10 Window Units none Number of units _____ Age _____ Location Attic, Basement Maintenance History semi annual inspections (EMCOR)

Additional Structural Information (Attach additional sheets if necessary.)

UTILITIES

- 10. Sewage System Type (private, public or both): private If public system available, is it connected? Yes _____ No _____ If public, Outstanding Assessment? Yes _____ No _____ Minimum Annual Fee: \$ _____ Balance \$ _____ If private, Cesspool _____ Septic _____ Leach field _____ Galleys Unknown _____ Other _____ #Bedrooms/per ISDS Design: 14 bedroom Copy Available? Yes _____ No _____ Location: _____ Date installed: 1992 Maintenance History (Any Failure): No Failures Sanitation Company used: RPE Last pumped: NOV 2006 Other Connections (Drywell, etc.): yes, for laundry
- 11. Water System Public Filtration System? Yes _____ No Private _____ If private: "Buyer understands that this property is, or will be served by a private water supply (well) which may be susceptible to contamination, availability, and potentially harmful to health. If a public water supply is not available, the private water supply must be tested in accordance with regulations established by the RI Department of Health pursuant to R.I.G.L. Section 23-1-5.3. The Seller of that property is required to provide the Buyer with a copy of any private water supply (well) testing results in the Seller's possession and notify the Buyer of any known problems with the private water supply (well)."
Dug well or drilled well? _____ Depth: _____ Location: _____ Well water inspection certificate available? Yes _____ No _____ If yes, attach copy _____ Water Quality Problems? Yes (Explain) _____ No _____ Filtration System? Yes _____ No _____ Treatment System? Yes _____ No _____

Additional Utilities Information (Attach additional sheets if necessary.)

SELLER'S INITIALS ad

This contract is for use by LORI JOYAL, use by any other party is illegal and voids the contract.

MUNICIPAL INFORMATION

- 12. Property Tax \$ 95,237 for fiscal/calendar year ending 2006 Tax Rate: 10.71 Current Exemptions: _____
- 13. Easements/ Encroachments Seller is legally required to provide the Buyer with a copy of any previous surveys of the property that are in the Seller's possession and notify the Buyer of any known easements, encroachments, covenants or restrictions of the Seller's property. A Buyer may wish to have a boundary or other survey independently performed at Buyer's expense.
Does Seller have a copy of any surveys in his/her possession? Yes No _____ If yes, attach copy
Does Seller have any knowledge of Easement(s) or Right(s) of Way on property? Yes _____ No
If yes, describe _____
Does Seller have any knowledge of Encroachments? Yes _____ No
If yes, describe _____
- 14. Deed Type of deed to be conveyed: warranty Number of parcels conveying: _____
- 15. Zoning "Buyers of real estate in the State of Rhode Island are legally obligated to comply with all local real estate ordinances; including, but not limited to ordinances on the number of unrelated persons who may legally reside in a dwelling, as well as ordinances on the number of dwelling units permitted under the local zoning ordinances. If the subject property is located in a historic district, that fact must be disclosed to the buyer, together with the notification that property located in a historic district may be subject to construction, expansion, or renovation limitations. Contact the local building inspection official for details."
Classification: _____ Is the current use a permitted use under the current zoning regulations? Yes _____ No _____
Unknown _____ If no, explain: _____
Is the current use non-conforming in any other way? Yes _____ No _____ Unknown
If yes, explain: _____
- 16. Restrictions Plat or other? Yes (Explain) _____ No _____ Copy available to Buyer: _____
- 17. Building Permits Have you applied for or been granted a special permit for this property? Yes No _____
If yes, explain: building addition 1991-1992
Have building permits been obtained for all required construction and/or renovation while you have owned the property? Yes No _____ If no, explain: _____
- 18. Building Code/or Minimum Housing Violations: none
- 19. Flood Plain Is the property located in a flood plain? Yes _____ No Unknown
Is there flood insurance on the property? Yes _____ No If yes, \$ _____ per year.
- 20. Wetlands The location of coastal wetlands, bays, fresh water wetlands, ponds, marshes, river banks or swamps, as those terms are defined in RIGL 2-1 and the associated buffer areas may impact future property development. If known, Seller must disclose to the Buyer any such determination on all or part of the land made by the Department of Environmental Management.
Has all or part of property been determined to be coastal wetland, bog, freshwater wetland, pond, marsh, river bank or swamp? Yes (Explain) front lot appears to have wetlands
No _____ Unknown _____
- 21. Megan's Law If the Buyer is concerned about convicted felons in the neighborhood, he/she should contact the local police authority.

Additional Municipal Information (Attach additional sheets if necessary.)

CONDO / MULTI UNIT

- 22. Condo/Assoc. Fees Monthly Condo/Association Fee: \$ N/A Heat/Electric/Water Included in Fee? _____
Working Capital Deposit? Yes _____ No _____ If yes, Amount: \$ _____ Buyer to pay? Yes _____ No _____
Current Outstanding Assessments: \$ _____
Fire Alarm System up to date? Yes _____ No _____ Unknown _____
Anticipated Future Assessments: Yes _____ If yes, describe _____ No _____ Unknown _____
- 23. Multi-family or Other Rental Property Are income and expense figures available? Yes N/A No _____ If yes, attach copies
Lease(s) period: _____ Copies available? Yes _____ No _____ Number of Units: _____
Are the existing rents current? Yes _____ No _____ Security Deposits _____
Are all units legal for the current zoning and use? Yes _____ No _____
Appliances Offered: _____

Additional Condo/Multi Unit Information (Attach additional sheets if necessary.)

SELLER'S INITIALS OB

This contract is for use by LORI JUPAN. Use by any other party is illegal and voids the contract.

NOTICES / DISCLOSURES

24. Pools & Equipment Age of pool: 30yrs Maintenance history: Maintained in running condition
 Was a permit obtained for the pool? Yes _____ No _____ Unknown pretty sure yes

25. Lead Contamination "Every Purchaser of any interest in residential property is notified that such property may present exposure to lead from lead-based hazards that may place young children at risk of developing lead poisoning. Lead poisoning in 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 property is required to provide the Buyer with any information on lead or lead hazards in paint, interior dust, soil, or water from risk assessments or inspections in the Seller's possession and notify the Buyer of any known or potential lead or lead-based hazards, and must receive a lead disclosure and educational brochure. A risk assessment or inspection for possible lead-based hazards is recommended prior to purchase." Have you ever had a lead paint inspection conducted? Yes _____ No
 If yes, copy of report available? Yes _____ No _____
 Lead compliance certificate(s) available? Yes _____ No _____

26. Smoke/Carbon Monoxide Detectors Installed and functioning? Yes No _____ Seller of a 1 to 3 unit property is required to provide certificate from the local fire official within 60 days prior to closing in Rhode Island attesting that smoke and carbon monoxide detectors have been properly installed.

27. Radon "Radon has been determined to exist in the State of Rhode Island. Testing for the presence of Radon in residential real estate prior to purchase is advisable."
 Has building been tested for Radon? Yes No _____ If yes, # of Pico curies/liter: 1.2 - 1.6
 Copy of test available? Yes No _____ Any action taken? _____

Additional Notices/Disclosures Information (Attach additional sheets if necessary.)

STRUCTURE

Do any defects/malfunxions exist in any of the following? Mark Yes (Y), No (N), Unknown (UK) or Not Applicable (NA).

Y	N	UK	NA		Y	N	UK	NA		Y	N	UK	NA			
?	<input checked="" type="checkbox"/>	?	?	Basement	34	?	<input checked="" type="checkbox"/>	?	?	Driveway(s)	39	?	<input checked="" type="checkbox"/>	?	?	Plumbing
?	<input checked="" type="checkbox"/>	?	?	Bulkhead/Hatchway	35	?	<input checked="" type="checkbox"/>	?	?	Exterior Walls	40	?	<input checked="" type="checkbox"/>	?	?	Sidewalks
?	<input checked="" type="checkbox"/>	?	?	Ceilings	36	?	<input checked="" type="checkbox"/>	?	?	Floors	41	?	<input checked="" type="checkbox"/>	?	?	Walls/Fences
?	<input checked="" type="checkbox"/>	?	?	Chimney(s)	37	?	<input checked="" type="checkbox"/>	?	?	Foundation/Slab(s)	42	?	<input checked="" type="checkbox"/>	?	?	Windows
?	<input checked="" type="checkbox"/>	?	?	Doors	38	?	<input checked="" type="checkbox"/>	?	?	Interior Walls						
?	?	?	?	Other Structural Components (Describe) _____												

If the answer to any of the items is Yes (Y), please explain. (Attach additional sheets if necessary.)

EQUIPMENT / SYSTEMS

Does any item, equipment or system in or on the property and conveying with the sale need repair or replacement? Mark Yes (Y), No (N), Unknown (UK) or Not Applicable (NA).

Y	N	UK	NA		Y	N	UK	NA		Y	N	UK	NA		
?	<input checked="" type="checkbox"/>	?	?	Alarm/Security System	51	?	?	?	?	Generator	59	?	?	<input checked="" type="checkbox"/>	Satellite Dish
?	<input checked="" type="checkbox"/>	?	?	Ceiling/Whole House Fan	52	?	?	?	?	Hot Tub/Sauna	60	?	?	<input checked="" type="checkbox"/>	Sump Pump
?	?	?	<input checked="" type="checkbox"/>	Central Vac/Equipment	53	?	?	?	?	Intercom System	61	?	?	<input checked="" type="checkbox"/>	Trash Compactor
?	<input checked="" type="checkbox"/>	?	?	Dishwasher	54	?	?	?	?	Jacuzzi/Whirlpool	62	?	<input checked="" type="checkbox"/>	?	Washer
?	<input checked="" type="checkbox"/>	?	?	Dryer	55	?	?	?	?	Kitchen Stove/Oven	63	?	<input checked="" type="checkbox"/>	?	_____
?	<input checked="" type="checkbox"/>	?	?	Freezer	56	?	?	?	?	Lawn Sprinkler System	64	?	<input checked="" type="checkbox"/>	?	_____
?	<input checked="" type="checkbox"/>	?	?	Garage Door Opener(s)	57	?	?	?	?	Lighting Fixtures	65	?	<input checked="" type="checkbox"/>	?	_____
?	?	?	<input checked="" type="checkbox"/>	Garbage Disposal	58	?	?	?	?	Refrigerator	66	?	<input checked="" type="checkbox"/>	?	_____

If the answer to any of the items is Yes (Y), please explain. (Attach additional sheets if necessary.)

SELLER'S INITIALS [Signature]

CONDITIONS

Do any of the following conditions exist? Yes (Y), No (N), Unknown (UK) or Not Applicable (NA).

	Y	N	UK	NA		Y	N	UK	NA	
67	?	?	?	?	Asbestos	81	?	?	?	Water Penetration
68	?	?	?	?	Cemetery or Burial Ground on Property	82	?	?	?	Wood Rot
69	?	?	?	?	Diseased Tree(s) within 100' of Dwelling/Outbuilding	Previous Flooding:				
70	?	?	?	?	Endangered Species/Habitat on Property	83	?	?	?	Into the Improvements
71	?	?	?	?	Hazardous or Toxic Waste	84	?	?	?	Onto the Property
72	?	?	?	?	Hazardous or Toxic Waste Site Within 1 Mile	Structural Repairs:				
73	?	?	?	?	Improper Drainage	85	?	?	?	Previous Foundation Repairs
74	?	?	?	?	Landfill	86	?	?	?	Other Structural Repairs
75	?	?	?	?	Mold	Termites or Other Wood-Destroying Insects:				
76	?	?	?	?	Previous Fire/Smoke Damage	87	?	?	?	Active Infestation
77	?	?	?	?	Settling	88	?	?	?	Previous Treatment
78	?	?	?	?	Soil Movement	89	?	?	?	Previous Damage Repaired
79	?	?	?	?	Subsurface Structure(s) or Pit(s)	90	?	?	?	Damage Needing Repair
80	?	?	?	?	Synthetic Stucco / EIFS	91	?	?	?	Current Service Contract

If the answer to any of the conditions is Yes (Y), please explain. (Attach additional sheets if necessary.)

COMMENTS

Additional Comments:

Changes since property was first listed:

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

STATEMENT

Any agreement to transfer real estate shall contain an acknowledgment that a completed real estate disclosure form has been provided to the Buyer by the Seller in accordance with the provisions of this section. This form has been designed to meet the Real Estate Disclosure requirements of Rhode Island General Law §20.8. Seller acknowledges that the above property information is accurate, true and complete to the best of his knowledge, and that no information concerning the property has been knowingly withheld. Seller further acknowledges that the legal and/or tax consequences of this real estate sale and all transactions related thereto may be best discussed with an attorney, accountant, or other appropriate party and that Seller has not relied on the Real Estate Broker or Agent for such advice. Seller is obligated to report to the Broker or Agent any known changes prior to sales agreement and prior to closing.

ACKNOWLEDGMENT

Seller hereby acknowledges that the information set forth above is true and accurate to the best of my (our) knowledge. Seller further agrees to defend and indemnify the Real Estate Broker and any subagents for disclosure of any of the information contained herein. Seller further acknowledges receipt of copy of Seller's R.I. Real Estate Sales Disclosure Form.

Date 12/18/06 Seller [Signature] 

Buyer/Prospective Buyer acknowledges receipt of Seller's R.I. Real Estate Sales Disclosure Form before purchase. Buyer acknowledges that Broker has not verified the information herein and Buyer has been advised to verify information independently.

Date _____ Buyer _____ Date _____ Buyer _____