



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



DATE 10/10/09 PROPERTY ADDRESS 70 Hargraves Drive
Portsmouth, RI 02871

Seller Barry R. McGoff Current Address 438 Purgatory Lane, Apt A
Middletown, RI 02842

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

"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.**

SELLER

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 1961 Addition(s): None Year(s): N/A
2. Roof (Shingles) Age: 2 yrs # of Layers: 2 Previous Repairs: ? Known Defects: None
3. Fireplaces # 2 # Working: Yes Maintenance History: Cleaned yearly
4. Wood/Coal/Gas Stove(s) Yes No If yes, Type WHD 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 1 Amps 100 Unknown _____
Type: Aluminum Wiring _____ Knob & Tube _____ BX Cable _____ Romex Other _____ Unknown _____
7. Heating System Type: GT Age: 3 yrs If oil fuel, size of tank: ? Number of zones: 3
Underground tanks on property? Yes _____ (Size?) No Unknown _____
Supplemental heating? Yes Fireplace No If yes, type? _____
8. Domestic Hot Water Heating Source: Oil If a separate tank, capacity: N/A gal. Age ?
Rented? Yes _____ No If yes, Company rented from _____
9. Air Conditioning Central Air Number of zones 3 Window Units _____ Number of units _____ Age _____
Location _____ Maintenance History _____

STRUCTURE

Additional Structural Information (Attach additional sheets if necessary.) Roof shingles may be on garage and entire front porch area - The remainder not sure

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: 5 Copy Available? Yes No
Location: Back Yd. Date installed: 199
Maintenance History (Any Failure): _____ Sanitation Company used: _____
Last pumped: 10/7/08 Other Connections (Drywell, etc.): no

UTILITIES

"Potential purchasers of real estate in the state of Rhode Island are hereby notified that many properties in the state are still serviced by cesspools as defined in R.I.G.L. Chapter 23-19.15 (The RI Cesspool Phase-Out Act of 2007). Cesspools are a substandard and inadequate means of sewage treatment and disposal, and cesspools often contribute to groundwater and surface water contamination. Requirements for abandonment and replacement of high-risk cesspools as established in R.I.G.L. Chapter 23-19.15 are primarily based upon a cesspool's non-treatment of wastewater and the inherent risks to public health and the environment due to a cesspool's distance from a tidal water area, or a public drinking water resource. Purchasers should consult R.I.G.L. Chapter 23-19.15 for specific cesspool abandonment or replacement requirements. An inspection of property served by an on-site sewage system by a qualified professional is recommended prior to purchase. Pursuant to R.I.G.L. Section 5-20.8-13, potential purchasers shall be permitted a ten (10) day period to conduct an inspection of a property's sewage system to determine if a cesspool exists, and if so, whether it will be subject to the phase-out requirements as established in R.I.G.L. Chapter 23-19.15."

UTILITIES

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? N/A 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.) _____

MUNICIPAL INFORMATION

12. Property Tax \$ _____ for fiscal/calendar year ending _____ Tax Rate: _____ Current Exemptions: VETERAN

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 N/A
 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: 1

15. Zoning/ Historical "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: R-20 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: N/A
 Is this property located in a historic district or subject to historic restrictions? Yes No Unknown

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: N/A
 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 N/A

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 R.I.G.L. 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) _____
 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.

22. Farms Any farm(s) that may be in the municipality are protected by R.I.G.L. 2-23, the "Right to Farm Law." If Buyer feels that this information is relevant to Buyer's decision to purchase this property, Buyer should investigate further.

Additional Municipal Information (Attach additional sheets if necessary.) _____

CONDO / MULTI UNIT

23. Condo/Assoc. Fees

BM

Monthly Condo/Association Fee: \$ _____ 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 _____

24. Multi-family or Other Rental Property

BM

Are income and expense figures available? Yes _____ 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.) _____

NOTICES / DISCLOSURES

25. Pools & Equipment

Age of pool: _____ Maintenance history: _____
Was a permit obtained for the pool? Yes _____ No _____ Unknown _____

26. 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 _____ *unk.*
If yes, copy of report available? Yes _____ No
Lead compliance certificate(s) available? Yes _____ No

27. Smoke/Carbon Monoxide Detectors

Installed and functioning? Yes No _____ R.I.G.L. 23-28.1 requires certain residential dwellings to be equipped with an approved smoke detector and carbon monoxide detector system. Three-unit dwellings must be equipped with interconnected smoke detectors effective July 1, 2008. Contact the local Fire Marshal to determine the requirements for this Property.

28. 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." *unk.*
Has building been tested for Radon? Yes _____ No _____ If yes, # of Pico curies/liter: _____
Copy of test available? Yes *NA* No Any action taken? _____
BM

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



Seller's Lead Disclosure

Rhode Island Association of REALTORS®



Housing Sales - Rhode Island State and Federal Lead Disclosure Regulations Disclosure of Information on Lead-Based Paint and Lead-Based Hazards

Lead Warning Statement

Federal Law for Lead Contamination: "Every Purchaser of any interest in residential real 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 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 Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

Rhode Island State Law for Lead Contamination: The Seller of ANY INTEREST in Residential property shall disclose to the Buyer any known information on lead-based paint or lead-based hazards in paint, interior dust, soil, or water, or potential lead-based paint or lead-based hazards and their location(s), or potential location(s). This includes any records or reports known and reasonably available to the Seller regarding such hazards or potential exposure to such hazards in the property. The Seller shall maintain copies of any environmental lead inspection report for as long as they own the property. The Buyer shall receive an EPA educational pamphlet containing the insert "What You Should Know About the R.I. Lead Law".

Seller's Disclosure (initial)

(a) Presence of lead in paint, interior dust, soil or water and/or lead-based hazards in paint, interior dust, soil, or water (check one below):

Known lead-based paint and/or lead-based hazards present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based hazards in the housing.

(b) Records and reports available to the seller (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing, including the most recent inspection report dated _____ (list additional documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.

Purchaser's Acknowledgment (initial)

____ (c) Purchaser has received copies of all information listed above.

____ (d) Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home" that includes the R.I. section "What You Should Know About the R.I. Lead Law".

____ (e) Purchaser has received a copy of "Requirements for New Owners of Rental Properties" or "Requirements for Property Owners Who Own Ten or More Residential Rental Units" regarding lead (Housing Resources Commission/R.I. Department of Health), whichever is applicable.

____ (f) Purchaser 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 hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based hazards.

Agent's Acknowledgment (initial)

RV (g) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d), Section 9.0 of the Rules and Regulations of the R.I. Department of Health and Lead Hazard Mitigation Standards, and 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.

Purchaser Date

B. McGuff 10/17/09

Seller Date

Purchaser Date

RV

Agent Date

Agent Date