



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



SELLER

DATE _____ PROPERTY ADDRESS 94 Ocean View Highway

Seller Robert L & Charlene Wright Watch Hill, RI
Current Address 41 High Ridge Drive
Pawcatuck, CT 06379

Seller has occupied subject property? Yes No _____ If yes, number of years and when: 8

"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 1986 Addition(s): _____ Year(s): _____
2. Roof (Shingles, Slate) Age: 20 yrs # of Layers: _____ Previous Repairs: _____ Known Defects: _____
3. Fireplaces # 2 # Working: 2 Maintenance History: propane
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: Fiberglass Ceiling/Type: fiberglass Floor/Type: _____ Unknown _____
Ureaformaldehyde Insulation: Yes _____ No Unknown _____
6. Electrical Service Fuses no Circuit Breakers yes Amps _____ Unknown _____
Type: Aluminum Wiring _____ Knob & Tube _____ BX Cable _____ Romex _____ Other _____ Unknown _____
7. Heating System Type: Hot Air Age: 20 If oil fuel, size of tank: 2/275 Number of zones: 5
Underground tanks on property? Yes _____ (Size?) _____ No Unknown _____
Supplemental heating? Yes _____ No If yes, type? _____
8. Domestic Hot Water Heating Source: oil If a separate tank, capacity: 50 gal. Age 7 yrs
Rented? Yes _____ No If yes, Company rented from _____
9. Air Conditioning Central Air no Number of zones _____ Window Units _____ Number of units _____ Age _____
Location unit for theater 6 yrs Maintenance History _____

Additional Structural Information (Attach additional sheets if necessary.)
1000 gal propane tank under ground

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: _____ Copy Available? Yes _____ No _____
Location: _____ Date installed: _____
Maintenance History (Any Failure): _____ Sanitation Company used: Shoreline
Last pumped: 2003 Other Connections (Drywell, etc.): _____
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.)

MUNICIPAL INFORMATION

- 12. Property Tax \$23,250.10 for fiscal/calendar year, ending 2007 Tax Rate: _____ 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: 1
- 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 ~~Yes~~ No
 If yes, explain: _____
 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: _____
- 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) _____
 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: \$ _____ 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 _____ 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

24. Pools & Equipment

Age of pool: 7 yrs Maintenance history: basic opening closing w/sterily pool
 Was a permit obtained for the pool? Yes No Unknown

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: _____
 Copy of test available? Yes No Any action taken? _____

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

STRUCTURE

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

<u>Y</u> <u>N</u> <u>UK</u> <u>NA</u>	<u>Y</u> <u>N</u> <u>UK</u> <u>NA</u>	<u>Y</u> <u>N</u> <u>UK</u> <u>NA</u>
28 <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Basement	34 <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Driveway(s)	39 <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Plumbing
29 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Bulkhead/Hatchway	35 <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Exterior Walls	40 <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Sidewalks
30 <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Ceilings	36 <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Floors	41 <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Walls/Fences
31 <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Chimney(s)	37 <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Foundation/Slab(s)	42 <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Windows
32 <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Doors	38 <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Interior Walls	
33 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 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).

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

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

CONDITIONS

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

Y N UK NA

- 67 Asbestos
- 68 Cemetery or Burial Ground on Property
- 69 Diseased Tree(s) within 100' of Dwelling/Outbuilding
- 70 Endangered Species/Habitat on Property
- 71 Hazardous or Toxic Waste
- 72 Hazardous or Toxic Waste Site Within 1 Mile
- 73 Improper Drainage
- 74 Landfill
- 75 Mold
- 76 Previous Fire/Smoke Damage
- 77 Settling
- 78 Soil Movement
- 79 Subsurface Structure(s) or Pit(s)
- 80 Synthetic Stucco / EIFS

Y N UK NA

- 81 Water Penetration
- 82 Wood Rot
- Previous Flooding:
 - 83 Into the Improvements
 - 84 Onto the Property
- Structural Repairs:
 - 85 Previous Foundation Repairs
 - 86 Other Structural Repairs
- Termites or Other Wood-Destroying Insects:
 - 87 Active Infestation
 - 88 Previous Treatment
 - 89 Previous Damage Repaired
 - 90 Damage Needing Repair
 - 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: Guest cottage roof replaced
Easement - State and Town are allowed to have
street runoff on corner of property
 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 5-20.8. 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 5/5/07 Seller [Signature] Date 5-5-07 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 _____