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

SELLER

DATE 05-12-08 PROPERTY ADDRESS 145 Harrison Ave
Newport RI 02840

Seller Gregory Wilson Current Address

Seller has occupied **subject** property? Yes ✓ No ____ If yes, number of years and when: 4

"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** 1881 Addition(s): ____ Year(s): ____
2. **Roof (Shingles)** Age: UK # of Layers: ____ Previous Repairs: ____ Known Defects: ____
3. **Fireplaces** # 2 # Working: 2 Maintenance History: Annual
4. **Wood/Coal/Gas Stove(s)** Yes ✓ No ____ If yes, Type La Cornue 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 ____ Unknown ____
   Type: Aluminum Wiring ____ Knob & Tube ____ BX Cable ____ Romex ____ Other ____ Unknown ____
7. **Heating System** Type: ____ Age: ____ If oil fuel, size of tank: ____ Number of zones: ____
   Underground tanks on property? Yes ____ (Size?) ____ No ✓ Unknown ____
   Supplemental heating? Yes ____ No ____ If yes, type? ____
8. **Domestic Hot Water** Heating Source: ____ If a separate tank, capacity: ____ gal. Age ____
   Rented? Yes ____ No ____ If yes, Company rented from ____
9. **Air Conditioning** Central Air ✓ Number of zones ____ Window Units ____ Number of units ____ Age ____
   Location ____ Maintenance History Annual

Additional Structural Information (Attach additional sheets if necessary.) ____

UTILITIES

10. **Sewage System** Type (private, public or both): ____ 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: ____
    Last pumped: ____ 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.) ____

SELLER'S INITIALS X ____ BUYER'S INITIALS ____

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MUNICIPAL INFORMATION

12. Property Tax $ _____ for fiscal/calendar year ending _____ 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:_____ 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:_____
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: 1 Maintenance history: Annual

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).

	Y	N	UK	NA			Y	N	UK	NA			Y	N	UK	NA	
28	☐	☒	☐	☐	Basement	34	☐	☒	☐	☐	Driveway(s)	39	☐	☒	☐	☐	Plumbing
29	☐	☒	☐	☐	Bulkhead/Hatchway	35	☐	☒	☐	☐	Exterior Walls	40	☐	☒	☐	☐	Sidewalks
30	☐	☒	☐	☐	Ceilings	36	☐	☒	☐	☐	Floors	41	☐	☒	☐	☐	Walls/Fences
31	☐	☒	☐	☐	Chimney(s)	37	☐	☒	☐	☐	Foundation/Slab(s)	42	☐	☒	☐	☐	Windows
32	☐	☒	☐	☐	Doors	38	☐	☒	☐	☐	Interior Walls						

33 ☐ ☒ ☐ ☐ 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	
43	☐	☒	☐	☐	Alarm/Security System	51	☐	☒	☐	☐	Generator	59	☐	☐	☐	☒	Satellite Dish
44	☐	☒	☐	☐	Ceiling/Whole House Fan	52	☐	☐	☐	☒	Hot Tub/Sauna	60	☐	☒	☐	☐	Sump Pump
45	☐	☒	☐	☒	Central Vac/Equipment	53	☐	☒	☐	☐	Intercom System	61	☐	☐	☐	☒	Trash Compactor
46	☐	☒	☐	☐	Dishwasher	54	☐	☐	☐	☒	Jacuzzi/Whirlpool	62	☐	☒	☐	☐	Washer
47	☐	☒	☐	☐	Dryer	55	☐	☒	☐	☐	Kitchen Stove/Oven	63	☐	☐	☐	☐	_____
48	☐	☒	☐	☐	Freezer	56	☐	☒	☐	☐	Lawn Sprinkler System	64	☐	☐	☐	☐	_____
49	☐	☒	☐	☐	Garage Door Opener(s)	57	☐	☒	☐	☐	Lighting Fixtures	65	☐	☐	☐	☐	_____
50	☐	☒	☐	☒	Garbage Disposal	58	☐	☒	☐	☐	Refrigerator	66	☐	☐	☐	☐	_____

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

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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
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.) 91 - have SH monthly pest service

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 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 05.12.04 Seller X _____ Date _____ Seller X _____

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 _____

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