



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



DATE 5.4.15 PROPERTY ADDRESS 56 Aborn Ave Cumberland 02864

Seller Tara Lucier Current Address 56 Aborn Ave

Seller has occupied subject property? Yes No If yes, number of years and when: 4-2011-present

"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

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): N/A Year(s): _____
2. Roof (Shingles) Age: unk # of Layers: 2 Previous Repairs: 2014 Known Defects: None
3. Fireplaces # 0 # Working: _____ Maintenance History: _____
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: blown-in 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: Gas base board Age: 29 If oil fuel, size of tank: _____ Number of zones: 3
Underground tanks on property? Yes _____ (Size?) _____ No Unknown _____
Supplemental heating? Yes _____ No If yes, type? _____
8. Domestic Hot Water Heating Source: Gas If a separate tank, capacity: 40 gal. Age 6
Rented? Yes _____ No If yes, Company rented from _____
9. Air Conditioning Central Air Number of zones 1 Window Units _____ Number of units _____ Age unk
Location Attic Maintenance History Cleaned 2014

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: 3 Copy Available? Yes _____ No
Location: Side backyard Date installed: 1986
Maintenance History (Any Failure): None Sanitation Company used: Coia
Last pumped: June 2014 Other Connections (Drywell, etc.): NO

"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."

SELLER'S INITIALS TL BUYER'S INITIALS _____

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? _____ 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 \$ 3670.49 for fiscal/calendar year ending 2015 Tax Rate: 17.08 Current Exemptions: NO

13. Easements/ Encroachments Seller is legally required to provide the Buyer with a copy of any previous surveys of the property and documentation of conservation and/or preservation easements and restrictions 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), preservation restrictions or right(s) of way on property? Yes No If yes, describe _____
 Does Seller have a copy of documentation of conservation and/or preservation easements or restrictions in his/her possession? Yes No If yes, attach copy
 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/ 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: RES 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: _____
 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: _____
 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 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 Monthly Condo/Association Fee: \$ 0 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 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: N/A 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 X If yes, copy of report available? Yes No Lead compliance certificate(s) available? Yes No

27. Smoke/Carbon Monoxide Detectors Installed and functioning? Yes X 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." Has building been tested for Radon? Yes X No If yes, # of Pico curies/liter: unk Copy of test available? Yes No X Any action taken? No. Below detectable level

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 | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Basement | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Driveway(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plumbing |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bulkhead/Hatchway | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior Walls- | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sidewalks |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceilings | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floors | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls/Fences |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Chimney(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Foundation/Slab(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Interior Walls | | | | | |
| <input type="checkbox"/> | <input checked="" 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.) 35-cracks in driveway 42-crack in retaining wall

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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Alarm/Security System | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Generator | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Satellite Dish |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Ceiling/Whole House Fan | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hot Tub/Sauna | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sump Pump |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Central Vac/Equipment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Intercom System | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Trash Compactor |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dishwasher | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Jacuzzi/Whirlpool | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dryer | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Kitchen Stove/Oven | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Freezer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Lawn Sprinkler System | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Garage Door Opener(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Lighting Fixtures | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Garbage Disposal | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Refrigerator | <input type="checkbox"/> | <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.) _____

SELLER'S INITIALS IL BUYER'S INITIALS _____

CONDITIONS

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

Y N UK NA

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

Y N UK NA

- 82 Water Penetration
- 83 Wood Rot
- Previous Flooding:
- 84 Into the Improvements
- 85 Onto the Property
- Structural Repairs:
- 86 Previous Foundation Repairs
- 87 Other Structural Repairs
- Termites or Other Wood-Destroying Insects:
- 88 Active Infestation
- 89 Previous Treatment
- 90 Previous Damage Repaired
- 91 Damage Needing Repair
- 92 Current Service Contract

If the answer to any of the conditions is Yes (Y), please explain. (Attach additional sheets if necessary.)
89/90 - Small Carpenter Ant infestation by kneewall near fireplace. Damage repaired and infestation treated. No current infestation.

COMMENTS

Additional Comments: _____

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 Listing Licensee(s) for such advice. **Seller is obligated to report to the Listing Licensee(s) 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 Listing Licensee(s) 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 5.4.15 Seller Tara Suarez Date _____ Seller _____
 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 _____

CHANGES

Changes since property was first listed: _____

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



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)

^{DS} (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).

^{DS} 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.

^{DS} **Agent's Acknowledgment (initial)**

(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

Purchaser Date

Agent Date

DocuSigned by:

5/4/2015
C7E...C8405...
Date

Seller Date

DocuSigned by:

5/4/2015
BED...E047A...
Date