



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



SELLER

DATE 9.23.14 PROPERTY ADDRESS 46 YORK DRIVE

Seller Peter V. Corio : Shirley Corio Current Address COVENTRY, RI 02816
SAME

Seller has occupied **subject** property? Yes ☒ No ☐ If yes, number of years and when: 17 years Oct 1997

"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 1965 Addition(s): NONE Year(s): _____
2. Roof (Shingles) Age: 10 YRS # of Layers: 1 Previous Repairs: NONE Known Defects: NONE
3. Fireplaces # 0 # Working: 0 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: _____ 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: GAS Age: 17 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: TANK If a separate tank, capacity: 40 gal. Age 3 MONTHS
Rented? Yes ☐ No ☒ If yes, Company rented from _____
9. Air Conditioning Central Air ☒ Number of zones 1 Window Units 0 Number of units _____ Age 10 YRS
Location BACK YARD Maintenance History NONE

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: _____ Copy Available? Yes ☐ No ☐
Location: BACK YARD Date installed: NOV 2004
Maintenance History (Any Failure): NONE Sanitation Company used: RI CESSPOOL
Last pumped: 2012 Other Connections (Drywell, etc.): _____
"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? ☐ 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 \$ 3850 ? for fiscal/calendar year ending 2013 Tax Rate: ? Current Exemptions: NONE

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: 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: 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: \$ _____ 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: unknown Maintenance history: liner replaced 2008
 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 _____
 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."
 Has building been tested for Radon? Yes ☒ No _____ If yes, # of Pico curies/liter: unknown
 Copy of test available? Yes _____ No ☒ Any action taken? no

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

29 ☐ ☒ ☐ ☐ Basement

35 ☐ ☒ ☐ ☐ Driveway(s)

40 ☐ ☒ ☐ ☐ Plumbing

30 ☐ ☐ ☒ ☐ Bulkhead/Hatchway

36 ☐ ☒ ☐ ☐ Exterior Walls

41 ☐ ☒ ☐ ☐ Sidewalks

31 ☐ ☒ ☐ ☐ Ceilings

37 ☐ ☒ ☐ ☐ Floors

42 ☐ ☒ ☐ ☐ Walls/Fences

32 ☐ ☒ ☐ ☐ Chimney(s)

38 ☐ ☒ ☐ ☐ Foundation/Slab(s)

43 ☐ ☒ ☐ ☐ Windows

33 ☐ ☒ ☐ ☐ Doors

39 ☐ ☒ ☐ ☐ Interior Walls

34 ☐ ☐ ☐ ☐ 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

44 ☐ ☐ ☐ ☒ Alarm/Security System

52 ☐ ☐ ☐ ☒ Generator

60 ☐ ☐ ☐ ☒ Satellite Dish

45 ☐ ☒ ☐ ☐ Ceiling/Whole House Fan

53 ☒ ☐ ☐ ☐ Hot Tub/Sauna

61 ☐ ☐ ☐ ☒ Sump Pump

46 ☐ ☐ ☒ ☐ Central Vac/Equipment

54 ☐ ☐ ☐ ☒ Intercom System

62 ☐ ☐ ☐ ☒ Trash Compactor

47 ☐ ☐ ☐ ☒ Dishwasher

55 ☐ ☐ ☐ ☒ Jacuzzi/Whirlpool

63 ☐ ☒ ☐ ☐ Washer

48 ☒ ☐ ☐ ☐ Dryer

56 ☐ ☒ ☐ ☐ Kitchen Stove/Oven

64 ☐ ☐ ☐ ☐ _____

49 ☐ ☒ ☐ ☐ Freezer

57 ☐ ☐ ☐ ☒ Lawn Sprinkler System

65 ☐ ☐ ☐ ☐ _____

50 ☐ ☐ ☐ ☒ Garage Door Opener(s)

58 ☐ ☒ ☐ ☐ Lighting Fixtures

66 ☐ ☐ ☐ ☐ _____

51 ☐ ☐ ☐ ☒ Garbage Disposal

59 ☐ ☒ ☐ ☐ Refrigerator

67 ☐ ☐ ☐ ☐ _____

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

48 - Dryer need belt, But works

53 - Hot tub needs motor (has dual)

CONDITIONS	Do any of the following conditions exist? Yes (Y), No (N), Unknown (UK) or Not Applicable (NA).																																																																																																																																																							
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	80 Subsurface Structure(s) or Pit(s)																																																																																																																																																				
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Structural Repairs:																																																																																																																																																								
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	87 Other Structural Repairs																																																																																																																																																				
Termites or Other Wood-Destroying Insects:																																																																																																																																																								
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If the answer to any of the conditions is Yes (Y), please explain. (Attach additional sheets if necessary.) _____ _____ _____ _____																																																																																																																																																								
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 <u>9/23/14</u> Seller <u>Pete V. Davis</u> Date <u>9/23/14</u> Seller <u>Shirley Davis</u> 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 _____																																																																																																																																																							

Property Address **46 YORK DRIVE, COVENTRY, RI 02816**



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)

PIC 50 (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.

PIC 50 (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)

9 (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

PIC 50

Seller Date 9/23/14

Seller Date 9-23-14

Agent Date 9/23/14