



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



DATE _____ PROPERTY ADDRESS _____

Seller _____ Current Address _____

SELLER

"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.

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. **Seller Occupancy** Seller has occupied property? Yes _____ No _____ If yes, number of years: _____

2. **Year Built** _____ Additions: _____ Year: _____

3. **Roof (Shingles)** Age: _____ # of Layers: _____

4. **Fireplaces** # _____ #Working: _____ Maintenance History: _____

5. **Wood Burning Stove** Yes _____ No _____ If yes, when installed? _____ Permit received? Yes (attach copy) _____ No _____

6. **Insulation** Wall/type: _____ Ceiling/Type: _____ Floor/Type: _____ Unknown _____

7. **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 _____ Was any action taken? _____

8. **Electrical Service** Fuses _____ Circuit Breakers _____ Amps _____ Unknown _____

9. **Heating System** Type: _____ Age: _____ If oil fuel, size of tank: _____ Underground tanks on property? Yes _____ (Size?) _____ No _____
Number of zones of heat: _____ Any supplemental heating? _____ If yes, what kind? _____

10. **Domestic Hot Water** Heating Source: _____ If a separate tank, capacity: _____ gal. Age _____ Rented Hot Water Heater? Yes _____ No _____

UTILITIES

11. **Sewage System** Type (private, public or both): _____ If public system available, is it connected? Yes _____ No _____
If public, Assessment (If any): _____ Minimum Annual Fee: \$ _____
If private, Cesspool _____ Septic _____ Leach field _____ Galleys _____ #Bedrooms/per ISDS Design: _____
Other Connections (Drywell, etc.): _____ Location: _____
Date installed: _____ Maintenance History (Any Failure): _____
Sanitation Company used: _____ Last pumped: _____

12. **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: _____ Filtration System? Yes _____ No _____
Is well water inspection certificate available? Yes _____ No _____ If yes, attach copy _____

MUNICIPAL INFORMATION

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

14. **Deed** Type of deed to be conveyed: _____ #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 _____ 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.

MISCELLANEOUS

- 22. Condo/Assoc. Fees Monthly Condo/Association Fee: \$ _____ Outstanding Assessments: \$ _____
23. Multi-family or Other Rental Property Are income and expense figures available? Yes _____ No _____ If yes, attach copies _____
24. Pools & Equipment Age of pool: _____ Maintenance history: _____
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..."
26. Smoke/Carbon Monoxide Detectors Installed and functioning? Yes _____ No _____ Seller 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.

STRUCTURE

- Do any defects/malfunctions exist in any of the following? Mark Yes (Y), No (N), Unknown (UK) or Not Applicable (NA).
27. Basement 28. Bulkhead/Hatchway 29. Ceilings 30. Chimney(s) 31. Doors 32. Driveway(s) 33. Other Structural Components (Describe) _____
34. Electrical System(s) 35. Exterior Walls 36. Floors 37. Foundation/Slab(s) 38. Interior Walls 39. Plumbing
40. Roof 41. Sewer/Septic System 42. Sidewalks 43. Walls/Fences 44. Water System/Well Equip. 45. Windows
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).
46. Alarm/Security System 47. Ceiling/Whole House Fan 48. Central Air Conditioning 49. Central Heat System 50. Central Vac/Equipment 51. Dishwasher 52. Dryer 53. Freezer 54. Garage Door Opener(s) 55. Garbage Disposal 56. Gas-Fired Fireplace
57. Generator 58. Hot Tub/Sauna 59. Hot Water Tank/Storage 60. Intercom System 61. Jacuzzi/Whirlpool 62. Kitchen Stove/Oven 63. Lawn Sprinkler System 64. Lighting Fixtures 65. Pool 66. Pool Equipment 67. Refrigerator
68. Satellite Dish 69. Sump Pump 70. Trash Compactor 71. Washer 72. Water Treatment System 73. Wood/Coal Stove 74. _____ 75. _____ 76. _____ 77. _____ 78. _____
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

- 79 Aluminum Wiring
- 80 Asbestos
- 81 Cemetery or Burial Ground on Property
- 82 Diseased Tree(s) within 100' of Dwelling/Outbuilding
- 83 Easement(s) or Right(s) of Way on Property
- 84 Endangered Species/Habitat on Property
- 85 Hazardous or Toxic Waste
- 86 Hazardous or Toxic Waste Site Within 1 Mile
- 87 Improper Drainage
- 88 Landfill
- 89 Located in 100 Year Floodplain
- 90 Mold
- 91 Present Flood Insurance Coverage
- 92 Previous Fire/Smoke Damage
Previous Flooding:
- 93 Into the Improvements
- 94 Onto the Property
- 95 Septic System Problems

Y N UK NA

- 96 Settling
- 97 Soil Movement
- Structural Repairs:
- 98 Previous Foundation Repairs
- 99 Previous Roof Repairs
- 100 Other Structural Repairs
- 101 Subsurface Structure(s) or Pit(s)
- 102 Synthetic Stucco / EIFS
- Termites or Other Wood-Destroying Insects:
- 103 Active Infestation
- 104 Previous Treatment
- 105 Previous Damage Repaired
- 106 Damage Needing Repair
- 107 Current Service Contract
- 108 Ureaformaldehyde Insulation
- 109 Water Penetration
- 110 Water Quality Problems
- 111 Wood Rot

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 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.**

Seller Signature _____ Date _____ Seller Signature _____ Date _____

Buyer Receipt _____ Date _____ Buyer Receipt _____ Date _____