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# RHODE ISLAND SINGLE FAMILY OR CONDOMINIUM OR LAND REAL ESTATE SALES DISCLOSURE FORM

Rhode Island Association of REALTORS®

## SELLER

DATE 09/06/2023 PROPERTY ADDRESS 306 Spring Green Road, Warwick, RI 02888

Seller: Samantha H Lipkin and Michael Aiello Current Address: 306 Spring Green Road, Warwick, RI 02888

Seller has occupied subject property? ☑ Yes ☐ No If yes, number of years and when: September 2020

Pursuant to R.I.G.L. Section 5-20.8-2 "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. "Some types of transactions, included, but not limited to, the transfer of commercial real estate or transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust are exempt from this requirement. See R.I.G.L. 5-20.8 for a list of exemptions from this requirement." **It is recommended that, if selling a multi-unit property, Seller use the multi-unit sales disclosure and accompanying multi-unit addenda.**

## 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 following property information is accurate, true and complete to the best of his/her 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 related transactions 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.**

## GENERAL DISCLAIMER

Neither the Seller nor listing licensee has a legal duty to disclose issues of psychological impact, including, but not limited to homicides, felonies, and suicides on or near the property. See R.I.G.L. § 5-20.8-6. If these and other topics, including information about schools, crime, and the presence of convicted felons in the neighborhood are relevant to Buyer's decision to purchase this property, Buyer may wish to investigate further.

## 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**

1957 Addition(s): _____ Year(s): _____

**2. Roof (Shingles)**

Age: 7 # of Layers: 1 Previous Repairs: _____

Known Defects: _____

**3. Fireplaces**

# 1 # Working: yes Maintenance History: _____

**4. Wood/Coal/Gas/Pellet Stove(s)**

☐ Yes ☐ No If yes, Type _____ When installed? _____

Permit received? ☐ Yes ☐ No Copy attached? ☐ Yes ☐ No

**5. Heating System**

System Type: Forced Hot water Age: 17 Fuel Type: Oil Number of zones: 3

Size of onsite storage tank: _____ Owned by: ☐ Fuel Provider ☑ Seller

Supplemental heating? ☑ Yes ☐ No ☐ Unknown If yes, type? Mini splits Do any defects/malfunctions exist? ☐ Yes (Explain) _____ ☐ No ☐ Unknown

Modifications? ☐ Yes (Explain) _____ ☐ No ☐ Unknown

**6. Underground Storage Tank(s) [Oil/Propane/Other]**

Underground tank on property? ☐ Yes ☐ No ☑ Unknown

a. Tank in use? ☐ Yes ☐ No ☐ Unknown Tested? ☐ Yes ☐ No ☐ Unknown Size of tank: _____ Fuel type: _____
Owned _____ Leased _____ Terms of Lease ($ per month or year) _____ Duration of Lease _____
Copy of lease available? ☐ Yes ☐ No Copy attached? ☐ Yes ☐ No

b. Tank closed? ☐ Yes ☐ No ☐ Unknown Size of tank: _____ type: _____
Tank filled? ☐ Yes ☐ No ☐ Unknown If yes, documentation available.
Tank removed? ☐ Yes ☐ No ☐ Unknown If yes, documentation available.

**7. Domestic Hot Water**

Heating Source: Tankless If a separate tank, capacity: _____ gal. Age _____

Tank rented? ☐ Yes ☑ No If yes, Company rented from _____

Known Defects: _____



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## 8. Plumbing

Type: Copper ☐ Galvanized ☐ PVC ☐ Mixed ☑ None ☐ Other ☐ Unknown ☐
Do any defects/malfunctions exist? ☐ Yes (Explain) ☐ No ☐ Unknown
Modifications? ☐ Yes (Explain) ☐ No ☐ Unknown

## 9. Electrical Service

Fuses ____ Circuit Breakers ____ Amps 200 amps Unknown ____
Type: Aluminum Wiring ☐ Knob & Tube ☐ BX Cable ☑ Romex ☐ Other ☐ Unknown ☐
Do any defects/malfunctions exist? ☐ Yes (Explain) NA ☐ No ☐ Unknown
Modifications? ☐ Yes (Explain) ☐ No ☐ Unknown

## 10. Solar Equipment/System

☐ Yes ☑ No ☐ Unknown Age: of System: ☐ Space Heating ☐ Electrical ☐ Water Heating ☐ Unknown
☐ Other (please specify) ____
Owned ____ Leased ____ Terms of lease ($ per month or year) ____ Duration of Lease ____
Copy of lease available? ☐ Yes ☐ No Copy attached? ☐ Yes ☐ No Operational? ☐ Yes ☐ No ☐ Unknown

## 11. Air Conditioning

☑ Yes ☐ No ☐ Unknown Age: 1 year old
Type of System: ☐ Central Air: Number of Zones ____ ☑ Ductless ☐ Window Units: Number of Units ____ Age ____
☐ Built in Wall Units: Number of Units ____ Age ____
Location ____ Maintenance History ____
Do any defects/malfunctions exist? ☐ Yes (Explain) ____ ☐ No ☐ Unknown
Modifications? ☐ Yes (Explain) ____ ☐ No ☐ Unknown

## 12. Insulation

Wall: ☐ Yes ☐ No ☐ Unknown Type ____; Ceiling: ☐ Yes ☐ No ☐ Unknown Type ____;
Floor: ☐ Yes ☐ No ☐ Unknown Type ____ Ureaformaldehyde Insulation: ☐ Yes ☐ No ☐ Unknown

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

# UTILITIES

## 13. Sewer, Septic and Other Wastewater Disposal Systems

**Type in Use:** ☐ Private ☑ Public ☐ Both
**Public System:** Is it connected? ☑ Yes ☐ No If not, is sewer available? ☐ Yes ☐ No ☐ Unknown
Outstanding Assessment? ☐ Yes ☐ No Minimum Annual Fee: $ NA Outstanding Balance $ NA
Is Seller aware of any sewer backup or failure? ☐ Yes ☑ No ☐ Unknown If yes, please explain.
Sewer line maintenance and repair history (i.e. snaking, scoping):

**Private System:** (check all that apply) ☐ Cesspool ☐ Septic: ☐ Leach field ☐ Galleys ☐ Denitrification System ☐ Unknown
☐ Other ____
OWTS Design (DEM approved # of Bedrooms): ____ Copy Available? ☐ Yes ☐ No Copy attached? ☐ Yes ☐ No
Location: ____ Date installed: ____
Maintenance Requirements (State/Local): ____
Sanitation Company used: ____
Last pumped: ____ Other Connections (Drywell, etc.): ____
Is Seller aware of any backup or failure? ☐ Yes ☐ No ☐ Unknown If yes, please explain.
OWTS maintenance and repair history:
Is the System shared? ☐ Yes ☐ No ☐ Unknown If yes, please explain. ____

**Sewage Pumps?** ☐ Yes ☐ No ☐ Unknown If yes, Type: ☐ Macerator/Grinder Pump ☐ Ejector Pump ☐ Both ☐ Unknown
Location: ____
Maintenance History (Any Failure): ____

"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."


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## 14. 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." "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)."

"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."

☐ Dug Well or ☐ Drilled Well? Depth:_____ Location:_____

Well water inspection certificate available? ☐ Yes ☐ No Copy attached? ☐ Yes ☐ No

Water Quality Problems? ☐ Yes ☐ No If yes, explain _____

Whole House Filtration System? ☐ Yes ☐ No Rented? ☐ Yes ☐ No Terms of lease ($ per month or year) _____

Duration of Lease _____

Treatment System? ☐ Yes ☐ No Rented? ☐ Yes ☐ No Terms of lease ($ per month or year) _____

Duration of Lease _____

**Additional Utilities Information (Attach additional sheets if necessary.)**

## MUNICIPAL INFORMATION

## 15. Real Estate Property Tax

$ 7,022 for fiscal/calendar year ending 2023 Tax Rate:_____ Current Exemptions:_____

## 16. Municipal Fire District Tax

Name of Fire District _____

$ _____ for fiscal/calendar year ending _____ Tax Rate:_____ Current Exemptions:_____

## 17. 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 ☐ Unknown Copy attached? ☐ Yes ☐ No

Does Seller have any knowledge of easement(s), preservation restrictions or right(s) of way on property? ☐ Yes ☑ No ☐ Unknown

If yes, describe_____

Does Seller have a copy of documentation of conservation and/or preservation easements or restrictions in his/her possession?

☐ Yes ☑ No ☐ Unknown Copy attached? ☐ Yes ☐ No

Does Seller have any knowledge of Encroachments? ☐ Yes ☑ No ☐ Unknown If yes, describe _____

## 18. Deed

Type of deed to be conveyed: ☑ Warranty ☐ Quitclaim ☐ Trustee's ☐ Foreclosure ☐ Collector's ☐ Executor's

☐ Other _____ Number of parcels conveying:_____

## 19. 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:_____

Have you applied for or been granted a special use permit for this property? ☐ Yes ☑ No

If yes, explain:_____

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? ☐ Yes ☑ No ☐ Unknown Historic restrictions? ☐ Yes ☐ No ☐ Unknown

## 20. Property Restrictions

Are there any recorded Property restrictions? ☐ Yes (Explain) _____

_____ ☑ No ☐ Unknown

Type of Restriction: ☐ Deed ☐ Subdivision Copy attached? ☐ Yes ☐ No

## 21. Building Permits

Have building permits been obtained for all required construction and/or renovation while you have owned the property? ☐ Yes ☑ No

If no, explain:_____

If yes, has final approval been obtained? ☐ Yes ☐ No



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**22. Building Code/or Minimum Housing**

Outstanding Violations for which you have been cited while you have owned this property (attach copy): NA

**23. Flood Plain**

Is the property located in a flood plain? ☐ Yes ☑ No ☐ Unknown Is there flood insurance on the property? ☐ Yes ☐ No

Is there an Elevation Certificate? ☐ Yes ☑ No Copy attached? ☐ Yes ☐ No

Is there a Letter of Map Amendment (LOMA)? ☐ Yes ☐ No Copy attached? ☐ Yes ☐ No

Flood maps and flood insurance rates are subject to change. For more information, contact the Federal Emergency Management Agency (FEMA) Map Service Center, the National Flood Insurance Program (NFIP) coordinator in the municipality, or an insurance agent for more information.

**24. 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 Copy attached? ☐ Yes ☐ No

**25. 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.)**

NA

## NOTICES/DISCLOSURES

**26. Condo/Association Fees**

Monthly Condo/Association Fee: $ NA Included in Condo Fee? (check all that apply) ☐ Heat ☐ Electric ☐ Water ☐ Sewer ☐ Other _____

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

Approved Future Assessments: ☐ Yes If yes, describe _____ ☐ No ☐ Unknown

**27. Rental Property**

Are income and expense figures available? ☐ Yes ☐ No Copy attached? ☐ Yes ☐ No

Lease(s) period: NA Copies available? ☐ Yes ☐ No Copy attached? ☐ Yes ☐ No

Seller shall provide a copy of Confirmation of Rental Terms. Copy attached? ☐ Yes ☐ No

Security Deposits _____ Rental Income _____

**28. Pools & Equipment**

Age of pool:_____ Maintenance History (Any Defects):

Was a permit obtained for the pool? ☐ Yes ☐ No ☐ Unknown

**29. Lead Contamination**

"Every Buyer of residential real estate built prior to 1978 is hereby notified that those properties may have lead exposures 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 IQ behavioral problems, and impaired memory. The Seller of that property is required to provide the Buyer with a copy of any lead inspection report in the Seller's possession and notify the Buyer of any known lead poisoning problem. Environmental lead inspection is recommended prior to purchase."

Have you ever had a lead paint inspection conducted? ☐ Yes ☑ No Copy attached? ☐ Yes ☐ No

Lead compliance certificate(s) available? ☐ Yes ☐ No Copy attached? ☐ Yes ☐ No

**30. 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. **Contact the local Fire Marshal to determine the requirements for this Property**.

**31. 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 property been tested for radon? ☐ Yes ☐ No If yes, # of Pico curies/liter: _____

Copy of test available? ☐ Yes ☐ No Copy attached? ☐ Yes ☐ No Any action taken? _____

Is a Radon Mitigation System in use? ☐ Yes ☐ No



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## 32. Mold

According to the RI Department of Health, "Exposure to a large number of mold spores may cause allergic symptoms such as watery eyes, runny nose, sneezing, itching, coughing, wheezing, difficulty breathing, headache, and fatigue. Repeated exposure to mold can increase a person's sensitivity, causing more severe allergic reactions. Testing for molds is very difficult and expensive and cannot determine whether health effects will occur. If you can see or smell mold it needs to be cleaned up. Sources of moisture may include: flooding, damp basement or crawl space, leaky roof, leaky plumbing, humidifiers, poorly ventilated areas, and/or clothes dryer vented indoors."

Is Seller aware of the presence of any mold conditions, including moisture penetration and/or damage? ☐ Yes ☑ No ☐ Unknown

If yes, please describe:

Has the property previously been tested for mold? ☐ Yes ☑ No ☐ Unknown Copy attached? ☐ Yes ☐ No

Any previous mold mitigation action taken, including modifications to any ventilation system? ☐ Yes ☑ No ☐ Unknown If yes, please describe:

## 33. Homeowners Insurance Claims History

Are you aware of any homeowners insurance claims pertaining to this property that have been filed while you have owned it?

☐ Yes ☑ No If yes, please list all claims

**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 | |
|---|---|---|---|---|---|
| 34. | ☑ | ☐ | ☐ | ☐ | Basement |
| 35. | ☐ | ☑ | ☐ | ☐ | Bulkhead/Hatchway |
| 36. | ☐ | ☑ | ☐ | ☐ | Ceilings |
| 37. | ☐ | ☑ | ☐ | ☐ | Chimney(s) |
| 38. | ☑ | ☐ | ☐ | ☐ | Doors |
| 39. | ☐ | ☑ | ☐ | ☐ | Other Structural Components (Describe) |
| 40. | ☐ | ☑ | ☐ | ☐ | Driveway(s) |
| 41. | ☐ | ☐ | ☐ | ☐ | Exterior Walls |
| 42. | ☐ | ☑ | ☐ | ☐ | Floors |
| 43. | ☐ | ☑ | ☐ | ☐ | Foundation/Slab(s) |
| 44. | ☐ | ☑ | ☐ | ☐ | Interior Walls |
| 45. | ☐ | ☑ | ☐ | ☐ | Sidewalks |
| 46. | ☐ | ☑ | ☐ | ☐ | Walls/Fences |
| 47. | ☑ | ☐ | ☐ | ☐ | Windows |

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

Some doors stick in the summer heat, couple windows have small cracks (1 in living room, 1 in upstairs guest bedroom), section of basement gets a little wet in very heavy rains, small section of baseboard cover missing in one bedroom

## EQUIPMENT/SYSTEMS/APPLIANCES

**Check the equipment/systems/appliances that are conveying with the sale, as well as applicable age and condition. If unknown, check UK. If not applicable, check NA.**

| | Included in Sale | Age | Condition |
|---|---|---|---|
| 48. Alarm/Security System | ☑ Yes ☐ No ☐ NA ☐ Negotiable | ☐ <1yr ☑ 1-5yrs ☐ 6-10 yrs ☐ 10+ ☐ UK | ☑ Working ☐ Needs Repair ☐ UK |
| 49. Ceiling/Whole House Fan | ☑ Yes ☐ No ☐ NA ☐ Negotiable | ☐ <1yr ☑ 1-5yrs ☐ 6-10 yrs ☐ 10+ ☐ UK | ☑ Working ☐ Needs Repair ☐ UK |
| 50. Central Vac/Equipment | ☐ Yes ☐ No ☑ NA ☐ Negotiable | ☐ <1yr ☐ 1-5yrs ☐ 6-10 yrs ☐ 10+ ☐ UK | ☐ Working ☐ Needs Repair ☐ UK |
| 51. Dehumidifier | ☐ Yes ☐ No ☑ NA ☐ Negotiable | ☐ <1yr ☐ 1-5yrs ☐ 6-10 yrs ☐ 10+ ☐ UK | ☐ Working ☐ Needs Repair ☐ UK |
| 52. Dishwasher | ☑ Yes ☐ No ☐ NA ☐ Negotiable | ☐ <1yr ☑ 1-5yrs ☐ 6-10 yrs ☐ 10+ ☐ UK | ☑ Working ☐ Needs Repair ☐ UK |
| 53. Dryer | ☑ Yes ☐ No ☐ NA ☐ Negotiable | ☐ <1yr ☑ 1-5yrs ☐ 6-10 yrs ☐ 10+ ☐ UK | ☑ Working ☐ Needs Repair ☐ UK |
| 54. Garage Door Opener(s) | ☑ Yes ☐ No ☐ NA ☐ Negotiable | ☐ <1yr ☑ 1-5yrs ☐ 6-10 yrs ☐ 10+ ☐ UK | ☑ Working ☐ Needs Repair ☐ UK |
| 55. Garbage Disposal | ☑ Yes ☐ No ☐ NA ☐ Negotiable | ☐ <1yr ☐ 1-5yrs ☐ 6-10 yrs ☐ 10+ ☑ UK | ☑ Working ☐ Needs Repair ☐ UK |
| 56. Generator | ☐ Yes ☐ No ☑ NA ☐ Negotiable | ☐ <1yr ☐ 1-5yrs ☐ 6-10 yrs ☐ 10+ ☐ UK | ☐ Working ☐ Needs Repair ☐ UK |
| 57. Hot Tub/Sauna | ☐ Yes ☐ No ☑ NA ☐ Negotiable | ☐ <1yr ☐ 1-5yrs ☐ 6-10 yrs ☐ 10+ ☐ UK | ☐ Working ☐ Needs Repair ☐ UK |
| 58. Intercom System | ☐ Yes ☐ No ☑ NA ☐ Negotiable | ☐ <1yr ☐ 1-5yrs ☐ 6-10 yrs ☐ 10+ ☐ UK | ☐ Working ☐ Needs Repair ☐ UK |
| 59. Jacuzzi/Whirlpool | ☐ Yes ☐ No ☑ NA ☐ Negotiable | ☐ <1yr ☐ 1-5yrs ☐ 6-10 yrs ☐ 10+ ☐ UK | ☐ Working ☐ Needs Repair ☐ UK |
| 60. Kitchen Stove/Oven | ☑ Yes ☐ No ☐ NA ☐ Negotiable | ☐ <1yr ☐ 1-5yrs ☐ 6-10 yrs ☐ 10+ ☑ UK | ☑ Working ☐ Needs Repair ☐ UK |
| 61. Lawn Sprinkler System | ☑ Yes ☐ No ☐ NA ☐ Negotiable | ☐ <1yr ☐ 1-5yrs ☐ 6-10 yrs ☐ 10+ ☑ UK | ☑ Working ☐ Needs Repair ☐ UK |
| 62. Microwave | ☑ Yes ☐ No ☐ NA ☐ Negotiable | ☐ <1yr ☑ 1-5yrs ☐ 6-10 yrs ☐ 10+ ☐ UK | ☑ Working ☐ Needs Repair ☐ UK |
| 63. Refrigerator | ☑ Yes ☐ No ☐ NA ☐ Negotiable | ☐ <1yr ☑ 1-5yrs ☐ 6-10 yrs ☐ 10+ ☐ UK | ☑ Working ☐ Needs Repair ☐ UK |
| 64. Satellite Dish | ☐ Yes ☐ No ☑ NA ☐ Negotiable | ☐ <1yr ☐ 1-5yrs ☐ 6-10 yrs ☐ 10+ ☐ UK | ☐ Working ☐ Needs Repair ☐ UK |
| 65. Stand-Alone Freezer | ☐ Yes ☑ No ☐ NA ☐ Negotiable | ☐ <1yr ☐ 1-5yrs ☐ 6-10 yrs ☐ 10+ ☐ UK | ☐ Working ☐ Needs Repair ☐ UK |
| 66. Sump Pump | ☑ Yes ☐ No ☐ NA ☐ Negotiable | ☐ <1yr ☐ 1-5yrs ☐ 6-10 yrs ☐ 10+ ☑ UK | ☑ Working ☐ Needs Repair ☐ UK |



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|---|---|---|---|---|---|
| 67. Trash Compactor | ☐Yes ☑No ☐NA ☐Negotiable | ☐<1yr ☐1-5yrs ☐6-10 yrs ☐10+ ☐UK | ☐Working ☐Needs Repair ☐UK |
| 68. Washer | ☑Yes ☐No ☐NA ☐Negotiable | ☐<1yr ☑1-5yrs ☐6-10 yrs ☐10+ ☐UK | ☑Working ☐Needs Repair ☐UK |
| 69. _____ | ☐Yes ☐No ☐NA ☐Negotiable | ☐<1yr ☐1-5yrs ☐6-10 yrs ☐10+ ☐UK | ☐Working ☐Needs Repair ☐UK |
| 70. _____ | ☐Yes ☐No ☐NA ☐Negotiable | ☐<1yr ☐1-5yrs ☐6-10 yrs ☐10+ ☐UK | ☐Working ☐Needs Repair ☐UK |
| 71. _____ | ☐Yes ☐No ☐NA ☐Negotiable | ☐<1yr ☐1-5yrs ☐6-10 yrs ☐10+ ☐UK | ☐Working ☐Needs Repair ☐UK |

**If the answer to any of the items is Needs Repair, 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 | |
|---|---|---|---|---|---|
| 72. | ☐ | ☑ | ☐ | ☐ | Asbestos |
| 73. | ☐ | ☑ | ☐ | ☐ | Cemetery or Burial Ground on Property |
| 74. | ☐ | ☑ | ☐ | ☐ | Diseased Tree(s) within 100' of Dwelling/Outbuilding |
| 75. | ☐ | ☑ | ☐ | ☐ | Endangered Species/Habitat on Property |
| 76. | ☐ | ☑ | ☐ | ☐ | Hazardous or Toxic Waste |
| 77. | ☐ | ☑ | ☐ | ☐ | Hazardous or Toxic Waste Site Within 1 Mile |
| 78. | ☐ | ☑ | ☐ | ☐ | Improper Drainage |
| 79. | ☐ | ☑ | ☐ | ☐ | Landfill |
| 80. | ☐ | ☑ | ☐ | ☐ | Previous Fire/Smoke Damage |
| 81. | ☐ | ☑ | ☐ | ☐ | Settling |
| 82. | ☐ | ☑ | ☐ | ☐ | Soil Movement |
| 83. | ☐ | ☑ | ☐ | ☐ | Subsurface Structure(s) or Pit(s) |
| 84. | ☐ | ☑ | ☐ | ☐ | Synthetic Stucco / EIFS |
| 85. | ☑ | ☐ | ☐ | ☐ | Water Penetration |
| 86. | ☐ | ☑ | ☐ | ☐ | Wood Rot |
| | | | | | **Previous Flooding:** |
| 87. | ☐ | ☑ | ☐ | ☐ | Into the Improvements |
| 88. | ☐ | ☑ | ☐ | ☐ | Onto the Property |
| | | | | | **Structural Repairs:** |
| 89. | ☐ | ☐ | ☑ | ☐ | Previous Foundation Repairs |
| 90. | ☐ | ☐ | ☑ | ☐ | Other Structural Repairs |
| | | | | | **Termites or Other Wood-Destroying Insects:** |
| 91. | ☐ | ☑ | ☐ | ☐ | Active Infestation |
| 92. | ☐ | ☑ | ☐ | ☐ | Previous Treatment |
| 93. | ☐ | ☑ | ☐ | ☐ | Previous Damage Repaired |
| 94. | ☐ | ☑ | ☐ | ☐ | Damage Needing Repair |
| 95. | ☐ | ☑ | ☐ | ☐ | Current Service Contract |

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

small amounts in section of basement when there are heavy rains

## COMMENTS

**Additional Comments:**

## ACKNOWLEDGMENT

Seller 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 _____ Seller Michael Riello dotloop verified 09/06/23 12:54 PM EDT LSNU-TYIT-WAFJ-9WOS Seller Samantha H Lipkin dotloop verified 09/06/23 12:45 PM EDT EQNO-T3VE-YCQU-KVOO

Date _____ Seller _____ 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 _____

Date _____ Buyer _____ Date _____ Buyer _____

## CHANGES

**Changes since property was first listed [*If changes were made, initial below*]:**

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

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