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RHODE ISLAND MULTI-UNIT REAL ESTATE SALES DISCLOSURE FORM
Rhode Island Association of REALTORS®

SELLER

DATE 10/30/2026 PROPERTY ADDRESS 855 Jefferson Boulevard, Warwick, RI 02886

Seller: Edward Greene and Robert Dandrea Current Address: 855 Jefferson Blvd, Warwick, R.I. 02886

Seller has occupied subject property? ☑ Yes ☐ No If yes, number of years and when: 12

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 the Seller complete this Multi-Unit Disclosure for the common areas of the building and grounds along with a separate Multi-Unit Addendum for each unit to address any differences.**

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

1920 Addition(s): shed Year(s): 20

2. Roof (Shingles)

Age: 15 # of Layers: 1 Previous Repairs: unknown

Known Defects: 0

3. Fireplaces

0 # Working: 0 Maintenance History: none

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

☐ Yes ☑ No If yes, Type 0 When installed? 0

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

5. Heating System [See Multi-Unit Addendum]

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: _____ Fuel type: _____
Tank filled? ☐ Yes ☐ No ☐ Unknown If yes, documentation available.
Tank removed? ☐ Yes ☐ No ☐ Unknown If yes, documentation available.

7. Domestic Hot Water [See Multi-Unit Addendum]

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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 [See Multi-Unit Addendum]

10. Solar Equipment/System

☐ Yes ☑ No ☐ Unknown Age: Type 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 [See Multi-Unit Addendum]

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: $ 900 Outstanding Balance $ 500
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."

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."

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☐ 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
$ 4788 for fiscal/calendar year ending _____ Tax Rate:_____ Current Exemptions:_____

16. Municipal Fire District Tax
Name of Fire District _____
$ 0 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

22. Building Code/or Minimum Housing
Outstanding Violations for which you have been cited while you have owned this property (attach copy): _____

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

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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.)

NOTICES/DISCLOSURES

26. Rental Property

Are income and expense figures available? ☐ Yes ☑ No Copy attached? ☐ Yes ☐ No
Number of Legal Units: 2 **Seller shall provide a copy of Confirmation of Rental Terms. Copy attached? ☐ Yes ☐ No**

Additional Multi Unit Information (Attach additional sheets if necessary and/or a Multi-Unit Addendum for each unit.)

27. Pools & Equipment

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

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

28. 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

29. 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**.

30. 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

31. 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:

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32. 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		Y	N	UK	NA		Y	N	UK	NA
33. Basement	☐	☑	☐	☐	39. Driveway(s)	☐	☑	☐	☐	44. Sidewalks	☐	☑	☐	☐
34. Bulkhead/Hatchway	☐	☑	☐	☐	40. Exterior Walls	☐	☑	☐	☐	45. Walls/Fences	☐	☑	☐	☐
35. Ceilings	☐	☑	☐	☐	41. Floors	☐	☑	☐	☐	46. Windows	☐	☑	☐	☐
36. Chimney(s)	☐	☑	☐	☐	42. Foundation/Slab(s)	☐	☑	☐	☐					
37. Doors	☐	☑	☐	☐	43. Interior Walls	☐	☑	☐	☐					

38. ☐ ☑ ☐ ☐ Other Structural Components (Describe) _____

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

EQUIPMENT/SYSTEMS/APPLIANCES [See Multi-Unit Addendum]

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
47. Coin-Operated Washer	☐ Yes ☑ No ☐ NA	☐<1yr ☐1-5yrs ☐6-10 yrs ☐10+ ☐UK	☐Working ☐Needs Repair ☐UK
48. Coin-Operated Dryer	☐ Yes ☑ No ☐ NA	☐<1yr ☐1-5yrs ☐6-10 yrs ☐10+ ☐UK	☐Working ☐Needs Repair ☐UK

If the answer to either of the items is Needs Repair, please explain. (Attach additional sheets if necessary.)

[Refer to Multi-Unit Addendum for Numbers 49 to 71]

CONDITIONS

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

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

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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:

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 Robert Dandrea dotloop verified 10/30/26 10:47 AM EDT L3VG-VZW3-NQ9E-SZXU Date _____ Seller

Date _____ Seller 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

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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