



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



DATE 4/23/08 PROPERTY ADDRESS 325 Ocean Avenue
 Seller David + Candace Reek Newport RI 02840
Tampa Fl. 33629 Current Address 1602 Celbreath Isles Dr

SELLER

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

"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.

- Year Built 1892 Addition(s): Complete Restoration 2003-2008 Year(s): _____
- Roof (Shingles) Age: 3 1/2 yrs. # of Layers: 1 Previous Repairs: _____ Known Defects: _____
- Fireplaces # 15 # Working: 15 Maintenance History: _____
- Wood/Coal/Gas Stove(s) Yes No If yes, Type _____ When installed? _____ Permit received? Yes No
- Insulation If yes, attach copy _____
- Electrical Service Wall/Type: Bruglar's Ceiling/Type: Like glass Floor/Type: gyprock Unknown _____
 Ureaformaldehyde insulation: Yes No Unknown _____
- Heating System Fuses Circuit Breakers Amps 400 Unknown _____
 Type: oil Aluminum Wiring _____ Knob & Tube _____ BX Cable _____ Romex _____ Other copper wiring Unknown _____
 Age: 2 yrs. If oil fuel, size of tank: 400 gal. Number of zones: 9 Unknown _____
 Underground tanks on property? Yes No (Size?) _____ No _____ Unknown _____
- Domestic Hot Water Supplemental heating? Yes No If yes, type? _____
- Air Conditioning Heating Source: oil-hydro gas If a separate tank, capacity: 160 gal. Age 2 yrs.
 Rented? Yes No If yes, Company rented from _____
 Central Air Number of zones 9 Window Units _____ Number of units _____ Age _____
 Location _____ Maintenance History _____

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

UTILITIES

- 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: 8 Copy Available? Yes No
 Location: West side of house Date installed: _____
 Maintenance History (Any Failure): _____ Sanitation Company used: Atlantis Solutions
 Last pumped: _____ Other Connections (Drywell, etc.): _____
- 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) low level of iron _____ No
 Filtration System? Yes No Treatment System? Yes No

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

12. Property Tax
13. Easements/
Encroachments

\$ 29,000 for fiscal/calendar year ending 1/07 Tax Rate: 8.04 Current Exemptions: _____
 Seller is legally required to provide the Buyer with a copy of any previous surveys of the property 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) or Right(s) of Way on property? Yes No If yes, describe _____

Does Seller have any knowledge of Encroachments? Yes No
 If yes, describe electric & water lines to carriage house Number of parcels conveying: 1
 Type of deed to be conveyed: warranty

14. Deed
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: R-160 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 (Explain) Historia District 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: Building

Have building permits been obtained for all required construction and/or renovation while you have owned the property? Yes No If no, explain: _____
 Violations: _____

18. Building Code/or
Minimum Housing
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) small brook to left of Pentance
 No Unknown _____
 If the Buyer is concerned about convicted felons in the neighborhood, he/she should contact the local police authority.

Additional Municipal Information (Attach additional sheets if necessary.)

22. 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 _____

23. 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.)

MUNICIPAL INFORMATION

CONDO / MULTI UNIT

NOTICES / DISCLOSURES

24. Pools & Equipment: Age of pool: _____ Maintenance history: _____
 Was a permit obtained for the pool? Yes _____ No _____ Unknown _____

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 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 _____
 Lead compliance certificate(s) available? Yes _____ No _____ *Total removal of all lead in house*

26. Smoke/Carbon Monoxide Detectors: Installed and functioning? Yes No _____ Seller of a 1 to 3 unit property 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.

27. 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 _____ Any action taken? _____

Additional Notices/Disclosures Information (Attach additional sheets if necessary.)

STRUCTURE

Do any defects/malfunxions 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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 28 | Basement | 34 | Driveway(s) | 39 | Plumbing | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 29 | Bulkhead/Hatchway | 35 | Exterior Walls | 40 | Sidewalks | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 30 | Ceilings | 36 | Floors | 41 | Walls/Fences | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 31 | Chimney(s) | 37 | Foundation/Slab(s) | 42 | Windows | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 32 | Doors | 38 | Interior Walls | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | | |

33. Other Structural Components (Describe) *all plumbing runs are new cast iron to avoid hearing flushing throughout the house*

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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 43 | Alarm/Security System | 51 | Generator | 59 | Satellite Dish | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| 44 | Ceiling/Whole House Fan | 52 | Hot Tub/Sauna | 60 | Sump Pump | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| 45 | Central Vac/Equipment | 53 | Intercom System | 61 | Trash Compactor | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 46 | Dishwasher | 54 | Jacuzzi/Whirlpool | 62 | Washer | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| 47 | Dryer | 55 | Kitchen Stove/Oven | 63 | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| 48 | Freezer | 56 | Lawn Sprinkler System | 64 | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| 49 | Garage Door Opener(s) | 57 | Lighting Fixtures | 65 | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| 50 | Garbage Disposal | 58 | Refrigerator | 66 | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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.)

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

Y N UK NA

- 67 Asbestos
- 68 Cemetery or Burial Ground on Property
- 69 Diseased Tree(s) within 100' of Dwelling/Outbuilding

Previous Flooding:

- 70 Endangered Species/Habitat on Property
- 71 Hazardous or Toxic Waste
- 72 Hazardous or Toxic Waste Site Within 1 Mile

Structural Repairs:

- 73 Improper Drainage
- 74 Landfill
- 75 Mold
- 76 Previous Fire/Smoke Damage
- 77 Settling
- 78 Soil Movement

Termites or Other Wood-Destroying Insects:

- 79 Subsurface Structure(s) or Pit(s) *Cisterns under ⁹⁰lawns*
- 80 Synthetic Stucco / EIFS
- 81 Water Penetration
- 82 Wood Rot
- 83 Into the Improvements
- 84 Onto the Property
- 85 Previous Foundation Repairs *all*
- 86 Other Structural Repairs *new*
- 87 Active Infestation
- 88 Previous Treatment
- 89 Previous Damage Repaired
- 90 Damage Needing Repair
- 91 Current Service Contract

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

CONDITIONS

Additional Comments:

COMMENTS

Changes since property was first listed:

Date _____ Seller's Initials _____

Date _____ Buyer's Initials _____

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.**

STATEMENT

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 Real Estate Broker and any subagents 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.

ACKNOWLEDGMENT

Date 4/25/08 Seller

Date 4/27/08 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

Property Address

325 Ocean Ave Newport RI 02840



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)

CK (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. _____

CK

(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)

- Purchaser has received copies of all information listed above.
- 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".
- 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.
- 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;
- 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)

(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

[Signature] Date 7/25/08
 Seller
[Signature] Date 7/25/08
 Seller

Agent Date