

**RHODE ISLAND SELLER'S DISCLOSURE OF PROPERTY CONDITION**  
**per Rhode Island General Law § 5-20.8-2**

For the property located at (address): \_\_\_\_\_

Seller name(s): \_\_\_\_\_  
(Hereinafter referred to as "Seller," whether one or more.)

**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 to four (4) dwelling units), the seller is providing the buyer with this written disclosure of all deficient conditions of which the seller has knowledge. This is not a warranty by the seller that no other defective conditions exist, which there may or may not be. The buyer should estimate the cost of repair or replacement of deficient conditions prior to submitting an offer on this real estate. The buyer is advised not to rely solely upon the representation of the seller made in this disclosure, but to conduct any inspections or investigations which the buyer deems to be necessary to protect his or her best interest.**

(i) Seller Occupancy — (Length of Occupancy)

How long has Seller occupied the property? \_\_\_\_\_

(ii) Year Built

When was the dwelling unit built? \_\_\_\_\_

Date of construction of any additions? (list separately if necessary)

\_\_\_\_\_

(iii) Basement — (Seepage, Leaks, Cracks, etc. Defects)

To your knowledge, does the basement have any defects? If yes, explain. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(iv) Sump Pump — (Operational, Location, and Defects)

Does the property contain a sump pump or like device? \_\_\_\_\_

If yes, identify operation, location, any defects, and service agent, if any:

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\_\_\_\_\_

\_\_\_\_\_

(v) Roof (Layers, Age and Defects)

Of what type, and how old, is the primary roofing material? \_\_\_\_\_  
If you have knowledge of more than one layer of roofing material (beneath the primary surface material), describe and give the age, if known:

\_\_\_\_\_

Do you have knowledge of any defects related to the roof, including but not limited to leaks? (yes / no) \_\_\_\_\_ If "yes," describe: \_\_\_\_\_

\_\_\_\_\_

(vi) Fireplaces — (Number, Working and Maintenance, Defects)

Identify each fireplace, whether it is in working order, date of last maintenance and by whom (if known), and any known defects:

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\_\_\_\_\_  
\_\_\_\_\_

(vii) Chimney — (Maintenance History, Defects)

Identify each chimney, date of last maintenance and by whom (if known), and any known defects:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(viii) Woodburning Stove — (Installation Date, Permit Received, Defects)

Identify each woodburning stove, date of installation, last maintenance and by whom (if known), any permits received, and any known defects:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(ix) Structural Conditions — (Defects)

Identify any known defects in the structural condition of the dwelling:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(x) Insulation — (Wall, Ceiling, Floor, UFFI)

If known, describe type and amount of insulation (if any) in walls, ceiling, and floor:

\_\_\_\_\_

Is any UFFI (urea formaldehyde foam insulation) present in the dwelling?  
Yes / No / Unknown

(Due to association with formaldehyde gas emission, UFFI use ceased in the early 1980s.)

(xi) Termites or other Pests — (Treatment Company)

Identify any known termite infestation areas or other pests:

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Identify treatment company last used: \_\_\_\_\_

(xii) Radon — (Test, Company)

**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.**

Is Seller aware of any Radon test conducted on the property? Yes / No

If yes, identify testing company if known: \_\_\_\_\_

Is Seller in possession of any report of a Radon test on the property? Yes / No

If yes, has a copy of said report is attached to this Disclosure? Yes / No

(xiii) Electrical Service — (Imp. & Repairs, Electrical Service, Amps, Defects)

Is Seller aware of any improvements and/or repairs made to the electrical system on the property? Yes / No

If yes, explain: \_\_\_\_\_

If known, what is the amperage level/amps available at the property? \_\_\_\_\_

What company provides the electrical service to the property? \_\_\_\_\_

Explain any known defects in the electrical system:

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(xiv) Heating System — (Type, Imp. & Repairs, Underground Tanks, Zones, Supplemental Heating, Defects)

Describe the dwelling's primary heating system:

Describe all known improvements and/or repairs to any heating system on the property:

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Identify heating service agent if any:

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Describe and locate all known underground tanks on the property:

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If known, identify all special zones associated with the property's heating systems:

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Describe all heating systems on the property other than the primary heating system noted above:

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Describe all known defects in all heating systems on the property:

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(xv) Air Conditioning — (Imp. & Repairs, Type, Defects)

Describe and identify type of all air conditioning systems on the property, and servicer:

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Describe all known improvements and/or repairs to all air conditioning systems on the property:

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Describe all known defects in all air conditioning systems on the property:

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(xvi) Plumbing — (Imp. & Repairs, Defects)

Describe all known improvements and/or repairs to plumbing on the property:

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Describe all known defects in plumbing on the property:

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(xvii) Sewage System — (Assessment, Annual Fees, Type, Cesspool/Septic Location, Last Pumped, Maintenance History, Defects)

**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 Rhode Island general law chapter 23-19.15 (The Rhode Island 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 Rhode Island general law 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 Rhode Island general law 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 Rhode Island general law §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 Rhode Island general law chapter 23-19.15.**

Regarding the property's sewage system, address the following:

Known Assessments:

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Annual Fees:

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Type of sewage system:

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Is there a Cesspool on the property ? Yes / No    If yes, give location:

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Is there a Septic Tank on the property? Yes / No    If yes, give location:

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When was the cesspool or septic tank last pumped, and by whom?

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Describe the maintenance history of the sewage system:

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Describe all known defects in the sewage system:

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(xviii) Water System — (Imp. & Repairs, Type, Defects) Private water supply (well).

Describe type of water system and all known improvements/repairs:

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Is there a private water supply (well) on the property? Yes / No

If yes, describe and locate:

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**The buyer understands that this property is, or will be served, by a private water supply (well) which may be susceptible to contamination 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 Rhode Island department of health pursuant to § 23-1-5.3. The seller of that property is required to provide the buyer with a copy of any previous 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 no private well, name the (public) water supplier for the property: \_\_\_\_\_

(xix) Domestic Hot Water — (Imp. & Repairs, Type, Defects, Capacity of Tank)

Regarding the hot water generation/supply for the property, describe:

Type, and capacity of tank:

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All known improvements/repairs:

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All known defects:

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(xx) Property Tax

Amount of most recent property tax assessment: \_\_\_\_\_

**Note: Property may be reassessed upon transfer or due to regular periodic or special reassessment. Amount of above-listed assessment should not be relied upon as definite indication of future assessments.**

(xxi) Easements and Encroachments — Seller is required to **provide the buyer with a copy of any previous surveys** of the real estate that are in the seller's possession and notify the buyer of any known easements, encroachments, covenants or restrictions of the seller's real estate. A buyer may wish to have a boundary or other survey independently performed at his or her own expense.

Identify all known easements, encroachments, covenants or restrictions associated with the property:

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(xxii) Deed — (Type, Number of Parcels)

Describe deed type and number of parcels:

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(xxiii) Zoning — (Permitted use, Classification)

**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 known, describe the property's zoning, including permitted use and classification:

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**Property located in a historic district may be subject to construction, expansion or renovation limitations. Contact the local building inspection official for details.**

Is the property located in a historic district? Yes / No / Unknown

(xxiv) Restrictions — (Plat or Other)

Are there any restrictions on the plat or otherwise associated with the property?

Yes / No / Unknown

If yes, describe: \_\_\_\_\_

(xxv) Building Permits

If known, describe any building permits required for or associated with the property:

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(xxvi) Minimum Housing — (Violations)

Have there been any known violations of minimum housing standards on the property?

Yes / No If yes, explain: \_\_\_\_\_

(xxvii) Flood Plain — (Flood Insurance)

Is the property located in a flood plain? Yes / No / Unknown

Does Seller maintain Flood Insurance on the property? Yes / No

To the best of Seller's knowledge, has the property ever flooded? Yes / No

If yes, explain: \_\_\_\_\_

(xxviii) Wetlands — The location of coastal wetlands, bay, fresh water wetlands, pond, marsh, river bank or swamp, as those terms are defined in chapter 1 of title 2 and the associated buffer areas may impact future property development. **The seller must disclose to the buyer any such determination (and attach any report in seller's possession) on all or part of the land made by the department of environmental management.**

Does Seller have knowledge of a wetlands determination made regarding the property?

Yes / No

If yes, is a written report attached? Yes / No

(xxix) Multi-family or other Rental Property — (Rental Income)

If the property provides rental income to Seller, list actual average monthly income for the past year months: \_\_\_\_\_

(xxx) Pools & Equipment — (Type, Defects)

Describe type of pool and associated equipment:

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Describe all associated defects:

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(xxxi) Lead Paint — (Inspection) 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.

(xxxii) Fire

Is Seller aware of any destructive fires having occurred on the property? Yes / No

If yes, explain: \_\_\_\_\_

(xxxiii) Hazardous Waste — (Asbestos and Other Contaminants)

Is Seller aware of any Asbestos, Mold, or other contaminants on the property? Yes / No

If yes, explain: \_\_\_\_\_

(xxxiv) Miscellaneous

Is Seller aware of any defects on the property not listed above? Yes / No

If yes, explain: \_\_\_\_\_

(xxxv) Farms – Any farm(s) that may be in the municipality are protected by the right to farm law.

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To our knowledge, the foregoing Disclosure is true and correct.

Signature of Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Seller: \_\_\_\_\_ Date: \_\_\_\_\_

**Acknowledgement of Buyer's Receipt**  
**(to be signed upon agreement for the purchase and sale of residential real estate)**

I/We, the Buyer, acknowledge that a completed real estate disclosure form has been provided to me/us by the Seller in accordance with the provisions of Rhode Island General Law § 5-20.8-2.

Signature of Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Buyer: \_\_\_\_\_ Date: \_\_\_\_\_