

APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

Oklahoma Law (the "Residential Property Condition Disclosure Act," 60 O.S. §831 et.seq., effective July 1, 1995) requires Sellers of 1 and/or 2 residential dwelling units to complete this form. A Seller must complete, sign and date this disclosure form and deliver it or cause it to be delivered to a purchaser as soon as practicable, but in any event no later than before an offer is accepted by the Seller. If you become aware of a defect after delivery of this statement, but before you accept an offer to purchase, you must deliver or cause to be delivered an amended disclosure statement disclosing the newly discovered defect to the purchaser. If the disclosure form or amendment is delivered to a purchaser after an offer to purchase has been made by the purchaser, the offer to purchase shall be accepted by you only after a purchaser has acknowledged receipt of this statement and confirmed the offer to purchase in writing.

The declarations and information contained in this disclosure statement are not warranties, express or implied of any kind, and are not a substitute for any inspections or warranties the purchaser may wish to obtain. The information contained in this disclosure statement is not intended to be a part of any contract between the purchaser and seller. The information and statements contained in this disclosure statement are declarations and representations of the seller and are not the representations of the real estate licensee.

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Complete this form yourself. (4) If some items do not apply to your property, circle N/A (not applicable). If you do not know the facts, circle Unk (unknown). (5) The date of completion by you may not be more than 180 days prior to the date this form is received by a purchaser.

LOCATION OF SUBJECT PROPERTY: _____

SELLER IS ___ IS NOT ___ OCCUPYING THE SUBJECT PROPERTY.

Appliances/Systems/Services: (The items below are in **NORMAL** working order)

		<u>Circle below</u>					<u>Circle below</u>			
		Yes	No	Unk		Yes	No	Unk		
Sprinkler System	N/A				Humidifier	N/A				
Swimming Pool	N/A				Gas Supply	N/A				
Hot Tub/Spa	N/A				___Public ___Propane					
Water Heater	N/A				___Butane					
___Electric ___Gas					Propane Tank	N/A	Yes	No	Unk	
___Solar					___Leased ___Owned					
Water Purifier	N/A				Ceiling Fans	N/A	Yes	No	Unk	
Water Softener	N/A				Electric Air Purifier	N/A	Yes	No	Unk	
___Leased ___Owned					Garage Door Opener/ Control	N/A	Yes	No	Unk	
Sump Pump	N/A				Intercom	N/A	Yes	No	Unk	
Plumbing	N/A				Central Vacuum	N/A	Yes	No	Unk	
Whirlpool Tub	N/A				Security System	N/A	Yes	No	Unk	
Sewer System	N/A				___Rent ___Own					
___Public ___Septic					___Monitored					
___Lagoon					Smoke Detectors	N/A	Yes	No	Unk	
Air Conditioning System	N/A				Dishwasher	N/A	Yes	No	Unk	
___Electric ___Gas					Electrical Wiring	N/A	Yes	No	Unk	
___Heat Pump					Garbage Disposal	N/A	Yes	No	Unk	
Window Air Conditioner(s)	N/A				Gas Grill	N/A	Yes	No	Unk	
Attic Fan	N/A				Vent Hood	N/A	Yes	No	Unk	
Fireplaces	N/A				Microwave Oven	N/A	Yes	No	Unk	
Heating System	N/A				Built-in Oven/Range	N/A	Yes	No	Unk	
___Electric ___Gas					Kitchen Stove	N/A	Yes	No	Unk	
___Heat Pump					Trash Compactor	N/A	Yes	No	Unk	

Buyer's Initials _____ Buyer's Initials _____
(OREC-11/03)

Seller's Initials _____ Seller's Initials _____

LOCATION OF SUBJECT PROPERTY _____

Source of Household Water	Other Items _____	Yes	No	Unk
_____Public _____Private _____Well	Other _____	Yes	No	Unk
Yes No Unk	Other _____	Yes	No	Unk

IF YOU HAVE ANSWERED NO to any of the above, please explain. Attach additional pages with your signature(s).

Zoning, Flood and Water

Circle below

- | | | | |
|---|-----|----|-----|
| 1. Property is zoned: (Check one) _____residential _____ commercial
_____historical _____ agricultural _____ industrial _____ office
_____urban Conservation _____ other _____ unknown | | | |
| 2. Are you aware of any flood insurance requirements concerning the property? | Yes | No | Unk |
| 3. Do you have flood insurance on the property? | Yes | No | Unk |
| 4. Has the property been damaged or affected by flood, storm run-off, sewer backup, drainage or grading problems? | Yes | No | Unk |
| 5. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. french drains? | Yes | No | Unk |
| 6. Has there been any occurrence of water in the heating and air conditioning duct system? | Yes | No | Unk |
| 7. Are you aware of water seepage, leakage or other drainage problems in any of the improvements on the property? | Yes | No | Unk |

Additions/Alterations/Repairs

- | | | | |
|--|-----|----|-----|
| 8. Have any additions or alterations been made without required permits? | Yes | No | Unk |
| 9. Are you aware of previous foundation repairs? | Yes | No | Unk |
| 10. Are you aware of any alterations or repairs having been made to correct defects or problems? | Yes | No | Unk |
| 11. Are you aware of any defect or condition affecting the interior or exterior walls, ceilings, slab/foundation, basement/storm cellar, floors, windows, doors, fences or garage? | Yes | No | Unk |
| 12. Has the roof ever been repaired or replaced during your ownership of the property? | Yes | No | Unk |
| 13. Approximate age of roof, if known _____ Number of layers, if known _____ | | | Unk |
| 14. Do you know of any current problems with the roof? | Yes | No | Unk |
| 15. Are you aware of treatment for termite or wood-destroying organism infestation? | Yes | No | Unk |
| 16. Do you have a termite bait system installed on the property? | Yes | No | Unk |
| 17. If yes, is it monitored by a licensed exterminating company?
(Check one) _____ yes _____ no Annual cost \$ _____ | | | |
| 18. Are you aware of any damage caused by termites or wood-destroying organisms? | Yes | No | Unk |
| 19. Are you aware of major fire, tornado, or wind damage? | Yes | No | Unk |

Environmental

- | | | | |
|---|-----|----|-----|
| 20. Are you aware of the presence of asbestos? | Yes | No | Unk |
| 21. Are you aware of the presence of radon gas? | Yes | No | Unk |
| 22. Have you tested for radon gas? | Yes | No | Unk |
| 23. Are you aware of the presence of lead-based paint? | Yes | No | Unk |
| 24. Have you tested for lead-based paint? | Yes | No | Unk |
| 25. Are you aware of any underground storage tanks on the property? | Yes | No | Unk |
| 26. Are you aware of the presence of a landfill on the property? | Yes | No | Unk |
| 27. Are you aware of existence of hazardous or regulated materials and other conditions having an environmental impact? | Yes | No | Unk |
| 28. Are you aware of existence of prior manufacturing of methamphetamine? | Yes | No | Unk |
| 29. Have you had the property inspected for mold? | Yes | No | Unk |
| 30. Have you had any remedial treatment for mold on the property? | Yes | No | Unk |
| 31. Are you aware of any condition on the property that would impair the health or safety of the occupants? | Yes | No | Unk |

Property Shared in Common, Easements, Homeowner's Association, Legal

- | | | | |
|---|-----|----|-----|
| 32. Are you aware of features of the property shared in common with adjoining landowners, such as fences, driveways, and roads whose use or responsibility has an affect on the property? | Yes | No | Unk |
| 33. Other than utility easements serving the property, are you aware of easements or right-of-ways affecting the property? | Yes | No | Unk |

Buyer's Initials _____ Buyer's Initials _____

Seller's Initials _____ Seller's Initials _____

LOCATION OF SUBJECT PROPERTY _____

34. Are you aware of encroachments affecting the property? Yes No Unk
35. Are you aware of a mandatory homeowner's association? Yes No Unk
 Amount of dues \$ _____ Special Assessment \$ _____
 Payable: **(Check one)** ___ monthly ___ quarterly ___ annually
 Are there unpaid dues or assessments for the Property? **(Check one)** ___ yes ___ no
 If yes, amount \$ _____ Manager's Name: _____
 Phone No. _____
36. Are you aware of any zoning, building code or setback requirement violations? Yes No Unk
37. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property? Yes No Unk
38. Are you aware of any threatened or existing litigation or lawsuit(s), directly or indirectly, affecting the property? Yes No Unk
39. Is the property located in a fire district which requires payment? Yes No Unk
 Amount of fees \$ _____ To Whom Paid _____
 Payable **(Check one)** ___ monthly ___ quarterly ___ annually
40. Is the property located in a private utility district? Yes No Unk
(Check applicable) water ___ garbage ___ sewer ___ other ___
 If other, explain: _____
 Initial membership fee \$ _____ annual membership fee \$ _____
 If more than one (1) utility, attach additional pages.

Miscellaneous

41. Are you aware of other defect(s), affecting the property, not disclosed above? Yes No Unk
42. Are you aware of any other fees or dues required on the property that you have not disclosed? Yes No Unk

If you answered "YES" to any of the items 1- 42 above, list the item number(s) and explain. (If needed, attach additional pages, with your signature(s), date(s) and location of subject property.

On the date this form is signed, the seller states that based on seller's **CURRENT ACTUAL KNOWLEDGE** of the property, the information contained above is true and accurate.

Are there any additional pages attached to this disclosure (circle one): Yes No. If yes, how many? _____

 Seller's Signature Date Seller's Signature Date

A real estate licensee has no duty to the Seller or the Purchaser to conduct an independent inspection of the property and has no duty to independently verify the accuracy or completeness of any statement made by the seller in this disclosure statement.

The Purchaser is urged to carefully inspect the property and, if desired, to have the property inspected by a licensed expert. For specific uses and restrictions for this property, contact the City Planning Department. The Purchaser acknowledges that the Purchaser has read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to purchase on the property identified.

 Purchaser's Signature Date Purchaser's Signature Date

The disclosure and disclaimer statement forms and the Oklahoma Residential Property Condition Disclosure Act information pamphlet are made available at the Oklahoma Real Estate Commission (OREC), Shepherd Mall, 2401 NW 23 St, Suite 18, Oklahoma City, Oklahoma 73107-2431, or visit OREC's Web site www.orec.state.ok.us/.