

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:

824 NW 143rd St, OKC

SELLER IS ☒ IS NOT ☐ OCCUPYING THE SUBJECT PROPERTY.

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

	Circle below					Circle below			
	N/A	Yes	No	Unk		N/A	Yes	No	Unk
Sprinkler System	N/A				Humidifier	N/A	Yes		
Swimming Pool	N/A				Gas Supply	N/A	Yes		
Hot Tub/Spa	N/A				<input checked="" type="checkbox"/> Public <input type="checkbox"/> Propane				
Water Heater	N/A	Yes			<input type="checkbox"/> Butane				
<input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas					Propane Tank	N/A	Yes		
<input type="checkbox"/> Solar					<input type="checkbox"/> Leased <input type="checkbox"/> Owned				
Water Purifier	N/A	Yes			Ceiling Fans	N/A	Yes		
Water Softener	N/A	Yes			Electric Air Purifier	N/A	Yes		
<input type="checkbox"/> Leased <input type="checkbox"/> Owned					Garage Door Opener/				
Sump Pump	N/A	Yes			Control	N/A	Yes		
Plumbing	N/A	Yes			Intercom	N/A	Yes		
Whirlpool Tub	N/A	Yes			Central Vacuum	N/A	Yes		
Sewer System	N/A	Yes			Security System	N/A	Yes		
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Septic					<input type="checkbox"/> Rent <input type="checkbox"/> Own				
<input type="checkbox"/> Lagoon					<input type="checkbox"/> Monitored				
Air Conditioning					Smoke Detectors	N/A	Yes		
System	N/A	Yes			Dishwasher	N/A	Yes		
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas					Electrical Wiring	N/A	Yes		
<input type="checkbox"/> Heat Pump					Garbage Disposal	N/A	Yes		
Window Air					Gas Grill	N/A	Yes		
Conditioner(s)	N/A	Yes			Vent Hood	N/A	Yes		
Attic Fan	N/A	Yes			Microwave Oven	N/A	Yes		
Fireplaces	N/A	Yes			Built-in Oven/Range	N/A	Yes		
Heating System	N/A	Yes			Kitchen Stove	N/A	Yes		
<input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas					Trash Compactor	N/A	Yes		
<input type="checkbox"/> Heat Pump									

Buyer's Initials JS Buyer's Initials _____

(OREC-11/03)

Seller's Initials JC Seller's Initials _____

LOCATION OF SUBJECT PROPERTY

824 NW 143rd St, Oedmond

Source of Household Water

☒ Public ☐ Private ☐ Well ☒ Yes ☐ No ☐ Unk

Other Items _____

Yes No Unk

Other _____

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 less than Number of layers, if known 1

☒ Yes ☐ No ☐ 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 jc Seller's Initials _____

LOCATION OF SUBJECT PROPERTY

884 NW 143rd St, Edmond

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 \$ 70- Special Assessment \$ _____

Payable: (Check one) ☒ monthly _____ quarterly _____ annually _____

Are there unpaid dues or assessments for the Property? (Check one) ☒ yes _____ no _____

If yes, amount \$ 320- 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.

After finding termites in Summer of 2013 Property was treated and all defects were corrected.

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/.