

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: 6616 Avondale Dr., Nichols Hills, OK

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

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

Seller's Initials _____ Seller's Initials _____

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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

1. Property is zoned: (Check one) ☒ residential ☐ commercial
☐ historical ☐ agricultural ☐ industrial ☐ office
☐ urban Conservation ☐ other ☐ unknown

Circle below

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 2 yrs 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?

Yes ☒ No ☐ Unk

(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 6616 Avondale, Nichols Hills

34. Are you aware of encroachments affecting the property?

Yes ☒ No ☐ Unk ☐

35. Are you aware of a mandatory homeowner's association?

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.)

~~14 - Roy Leaking~~ 14 - Roy Leaking

34. - wooden fence is approx. 25ft., and three trees on 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? _____

[Signature] 9-30-14 [Signature] 9-30-14
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/.