

APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

Notice to Seller: Under Oklahoma law (specifically the "Residential Property Condition Disclosure Act," Title 60, O.S., §831 et seq., effective July 1, 1995), sellers of one or two residential units are required to fill out this form. The seller must complete, sign, and date the disclosure form, then provide it to the buyer as soon as possible, but no later than before accepting an offer. If a defect is discovered by the seller after the form has been delivered but before an offer is accepted, the seller must provide an updated disclosure form outlining the new defect to the buyer. If the disclosure or an amendment is given to the buyer after they've made an offer, the seller may only accept the offer after the buyer has acknowledged receipt of the form and reconfirmed their offer in writing.

Notice to Purchaser: The statements and information provided in this disclosure are not warranties, either express or implied, of any nature, and do not replace any inspections or warranties the buyer may choose to obtain. The details in this disclosure are not intended to be incorporated into any agreement between the buyer and seller. The information and declarations in this disclosure are solely the seller's representations and are not the representations of the real estate licensee.

"Defect" Refers to a condition, defect, or issue that could significantly reduce the property's value or negatively impact the health or safety of future residents. (59 O.S. Section 832(9)).

LOCATION OF SUBJECT PROPERTY _____

SELLER IS ___ IS NOT ___ OCCUPYING THE SUBJECT PROPERTY.

Instructions to the Seller: form personally. (4) If an item is not present on the property or is not part of the sale, indicate "None/Not Included." If you're unsure about the facts, mark "Do Not Know if Working." (5) The date you complete this form must not be more than 180 days before the date the buyer receives it.

ARE THE ITEMS LISTED BELOW IN NORMAL WORKING ORDER?

Appliances/Systems/Services (Continued on Page 2)	Working	Not Working	Do Not Know if Working	None/Not Included
Sprinkler System				
Swimming Pool				
Hot Tub/Spa				
Water Heater <input type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Solar				
Water Purifier				
Water Softener <input type="checkbox"/> Leased <input type="checkbox"/> Owned				
Sump Pump				
Plumbing				
Whirlpool Tub				
Sewer System <input type="checkbox"/> Public <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon				
Air Conditioning System <input type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Heat Pump				
Window Air Conditioner(s)				
Attic Fan				
Fireplaces				
Heating System <input type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Heat Pump				
Humidifier				
Ceiling Fans				
Gas Supply <input type="checkbox"/> Public <input type="checkbox"/> Propane <input type="checkbox"/> Butane				
Propane Tank <input type="checkbox"/> Leased <input type="checkbox"/> Owned				
Electric Air Purifier				
Garage Door Opener				
Intercom				
Central Vacuum				
Security System <input type="checkbox"/> Leased <input type="checkbox"/> Owned <input type="checkbox"/> Monitored <input type="checkbox"/> Financed				

LOCATION OF SUBJECT PROPERTY _____

Appliances/Systems/Services (Continued from Page 1)	Working	Not Working	Do Not Know if Working	None/ Not Included
Smoke Detectors				
Dishwasher				
Electrical Wiring				
Garbage Disposal				
Gas Grill				
Vent Hood				
Microwave Oven				
Built-in Oven/Range				
Kitchen Stove				
Trash Compactor				
Solar Panels & Generators ■ Leased ■ Owned ■ Financed				
Source of Household Water ■ Public ■ Well ■ Private/Rural District				

IF YOU ANSWERED Not Working to any items on pages 1 and 2, please explain. Attach additional pages with your signature.

Zoning and Historical			
1. Property is zoned: (Check One) ■ residential ■ commercial ■ historical ■ office ■ agricultural ■ industrial ■ urban conservation ■ other ■ unknown ■ no zoning classification			
2. Is the property designated as historical or located in a registered historical district or historic preservation overlay district? ■ Yes ■ No ■ Unknown			
Flood and Water		Yes	No
3. What is the flood zone status of the property? _____			
4. Do you know if the property is situated within a floodway as defined by the Oklahoma Floodplain Management Act?			
5. Are you aware of any flood insurance requirements that apply to the property?			
6. Are you aware of any flood insurance on the property?			
7. Do you know if the property has been damaged or affected by flooding, storm runoff, sewer backup, or issues with drainage or grading?			
8. Are you aware of any surface or groundwater drainage systems, such as "French Drains," that help manage the drainage of the property?"			
9. Do you know if there has ever been any water presence in the heating and air conditioning duct system?			
10. Are you aware of any water seepage, leakage, or other drainage issues in any of the structures on the property?			
Additions/Alterations/Repairs (Continued on Page 3)		Yes	No
11. Are you aware of any additions being made without required permits?			
12. Are you aware of any previous foundation repairs?			
13. Are you aware of any alterations or repairs having been made to correct defects?			
14. Do you know of any defects or issues affecting the interior or exterior walls, ceilings, roof structure, slab/foundation, basement/storm cellar, floors, windows, doors, fences, or garage?			
15. Do you know if the roof covering has ever been repaired or replaced during your ownership of the property?			

LOCATION OF SUBJECT PROPERTY _____

Additions/Alterations/Repairs (Continued from Page 2)	Yes	No
16. Approximate age of roof covering, if known _____ number of layers, if known _____		
17. Do you know of any current defects with the roof covering?		
18. Are you aware of any treatment for termite or wood-destroying organism infestations on the property?		
19. Are you aware of a termite bait system installed on the property? If yes, annual cost \$ _____		
20. Are you aware of any damage caused by termites or wood-destroying organisms?		
21. Are you aware of major fire, tornado, hail, earthquake or wind damage?		
22. Have you ever received an insurance payout for damages to the residential property or any improvements that were not repaired?		
23. Are you aware of any defects related to the sewer, septic system, lateral lines, or aerobic system?		
Environmental	Yes	No
24. Are you aware of the presence of asbestos?		
25. Are you aware of the presence of radon gas?		
26. Have you tested for radon gas?		
27. Are you aware of the presence of lead-based paint?		
28. Have you tested for lead-based paint?		
29. Are you aware of any underground storage tanks on the property?		
30. Are you aware of the presence of a landfill on the property?		
31. Are you aware of the presence of hazardous or regulated materials, or any conditions that may have an environmental impact on the property?		
32. Are you aware of any previous manufacturing of methamphetamine on the property?		
33. Have you had the property inspected for mold?		
34. Are you aware of any remedial treatment for mold on the property?		
35. Are you aware of any condition on the property that could risk the health or safety of occupants?		
36. Are you aware of any wells located on the property?		
37. Are you aware of any dams located on the property? If yes, are you responsible for the maintenance of that dam? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Property Shared in Common, Easements, Homeowner's Associations and Legal (Continued on Page 4)	Yes	No
38. Are you aware of any features of the property shared with neighboring landowners, such as fences, driveways, or roads, whose use or responsibility affects the property?		
39. Aside from utility easements serving the property, are you aware of any other easements or right-of-ways affecting the property?		
40. Are you aware of encroachments affecting the property?		
41. Are you aware of a mandatory homeowner's association? Amount of dues \$ _____ Special Assessment \$ _____ Payable: (check one) <input type="checkbox"/> monthly <input type="checkbox"/> quarterly <input type="checkbox"/> annually Are there unpaid dues or assessments for the property? <input type="checkbox"/> YES <input type="checkbox"/> NO If yes, what is the amount? \$ _____ Manager's Name _____ Phone Number _____		
42. Are you aware of any zoning, building code or setback requirement violations?		
43. Are you aware of any notices from government or government-sponsored agencies, or any other entities, affecting the property?		
44. Are you aware of any surface leases on the property, including but not limited to agricultural, commercial, or oil and gas leases?		

LOCATION OF SUBJECT PROPERTY _____

Property Shared in Common, Easements, Homeowner's Associations and Legal (Continued from Page 3)	Yes	No
45. Are you aware of any ongoing or filed litigation or lawsuits, including foreclosures, that directly or indirectly affect the property?		
46. Is the property located in a fire district which requires payment? If yes, amount of fee \$_____ Paid to Whom_____ Payable: (check one) <input type="checkbox"/> monthly <input type="checkbox"/> quarterly <input type="checkbox"/> annually		
47. Is the property located in a private utility district? Check applicable <input type="checkbox"/> Water <input type="checkbox"/> Garbage <input type="checkbox"/> Sewer <input type="checkbox"/> Other If other, explain _____ Initial membership fee \$_____ Annual membership fee \$_____ (if more than one utility attach additional pages)		
Miscellaneous	Yes	No
48. Are you aware of other defect(s) affecting the property not disclosed above?		
49. Are you aware of any other fees, leases, liens, dues, or financed fixtures or improvements on the property that you have not disclosed?		

If you answered YES to any of the questions on pages 2-4, please list the item number(s) and provide an explanation. If necessary, attach additional pages with your signature(s), date(s), and the location of the property.

By signing this form, the seller affirms that, to the best of their **CURRENT ACTUAL KNOWLEDGE** of the property, the information provided above is true and accurate as of the date of signing.

Are there any additional pages attached to this disclosure? YES NO If yes, how many? _____

Seller's Signature

Date

Seller's Signature

Date

A real estate licensee is not required to conduct an independent inspection of the property nor to independently verify the accuracy or completeness of any statements made by the seller in the disclosure statement.

The Purchaser understands that the disclosures given by the Seller on this statement are not a warranty of condition. The purchaser is encouraged to thoroughly inspect the property and, if desired, have it inspected by a licensed professional. For information regarding specific uses, restrictions, and flood zone status, the purchaser should contact the local planning, zoning, and/or engineering department. The purchaser acknowledges that they have read and received a signed copy of this statement. This completed acknowledgment should be submitted with an offer to purchase the property in question. Please note that this disclosure statement is no longer valid 180 days after the date it was completed by the seller.

Purchaser's Signature

Date

Purchaser's Signature

Date

The disclosure and disclaimer statement forms, along with the Oklahoma Residential Property Condition Disclosure Act information pamphlet, are available on the Oklahoma Real Estate Commission website at www.orec.ok.gov.