

APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT [NEW]

Notice to Seller: Oklahoma Law (the "Residential Property Condition Disclosure Act," Title 60, O.S., Sections 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 the Seller becomes aware of a defect after delivery of this statement, but before the Seller accepts an offer to purchase, the Seller 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 the Seller only after a Purchaser has acknowledged receipt of this statement and confirmed the offer to purchase in writing.

Notice to Purchaser: 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: 1121 Swan Rd, McAlester OK 74501

SELLER IS ☐ **IS NOT** ☒ **OCCUPYING THE SUBJECT PROPERTY.**

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

		Circle below					Circle below			
		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				
___ Solar	2014 70 gal				___ Leased ___ Owned					
Water Purifier	N/A				Ceiling Fans	N/A				
Water Softener	N/A				Electric Air Purifier	N/A				
___ Leased ___ Owned					Garage Door Opener/					
Sump Pump	in front				Control	N/A				
Plumbing					Intercom	N/A				
Whirlpool Tub					Central Vacuum	N/A				
Sewer System					Security System	N/A				
___ Public ___ Septic	2 location behind house				___ Rent ___ Own					
___ Lagoon					___ Monitored					
Air Conditioning					Smoke Detectors	N/A				
System					Dishwasher	N/A				
___ Electric ___ Gas					Electrical Wiring	N/A				
___ Heat Pump					Garbage Disposal	N/A				
Window Air					Gas Grill	N/A				
Conditioner(s)					Vent Hood	N/A				
Attic Fan	3 wood				Microwave Oven	2				
Fireplaces					Built-in Oven/Range					
Heating System					Kitchen Stove					
___ Electric ___ Gas					Trash Compactor	N/A				
___ Heat Pump										

Seller's Initials _____ Seller's Initials _____
(OREC-7/12)

Buyer's Initials _____ Buyer's Initials _____

1121 Swan Rd., McAlester, OK 74501

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

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

Drainage, Flood and Water

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

What is the flood zone status of the property? _____

Are you aware of any flood insurance requirements concerning the property? Yes No Unk

Do you have flood insurance on the property? Yes No Unk

Has the property been damaged or affected by flood, storm run-off, sewer backup, drainage or grading problems? Yes No Unk

Are you aware of any surface or ground water drainage systems which assist in draining property, e.g. french drains? Yes No Unk

Has there been any occurrence of water in the heating and air conditioning duct system? Yes No Unk

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

Have any additions or alterations been made without required permits? Yes No Unk

Are you aware of previous foundation repairs? Yes No Unk

Are you aware of any alterations or repairs having been made to correct defects or problems? Yes No Unk

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

Has the roof ever been repaired or replaced during your ownership of the property? Yes No Unk

Approximate age of roof covering, if known _____ number of layers, if known 2004 Unk

Do you know of any current problems with the roof? Yes No Unk

Are you aware of treatment for termite or wood-destroying organism infestation? Yes No Unk

Do you have a termite bait system installed on the property? Yes No Unk

If yes, is it monitored by a licensed exterminating company? Yes No Unk

(Check one) ☐ yes ☐ no Annual cost \$ _____

Are you aware of any damage caused by termites or wood-destroying organisms? Yes No Unk

Are you aware of major fire, tornado, hail, earthquake or wind damage? Yes No Unk

Are you aware of problems pertaining to sewer, septic, lateral lines or aerobic system? Yes No Unk

Environmental

Are you aware of the presence of asbestos? Yes No Unk

Are you aware of the presence of radon gas? Yes No Unk

Have you tested for radon gas? Yes No Unk

Are you aware of the presence of lead-based paint? Yes No Unk

Have you tested for lead-based paint? Yes No Unk

Are you aware of any underground storage tanks on the property? Yes No Unk

Are you aware of the presence of a landfill on the property? Yes No Unk

Are you aware of existence of hazardous or regulated materials and other conditions having an environmental impact? Yes No Unk

Are you aware of existence of prior manufacturing of methamphetamine? Yes No Unk

Have you had the property inspected for mold? Yes No Unk

Have you had any remedial treatment for mold on the property? Yes No Unk

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

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

Other than utility easements serving the property, are you aware of easements or right-of-ways affecting the property? Yes No Unk

Seller's Initials _____ Buyer's Initials _____

CATION OF SUBJECT PROPERTY

1121 Swan Rd., McAlester, Ok 74501

- Are you aware of encroachments affecting the property? Yes ☒ No Unk
 Are you aware of a mandatory homeowner's association? Yes ☒ No Unk
 Amount of dues \$ _____ Special Assessment \$ _____ annually
 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. _____
 Are you aware of any zoning, building code or setback requirement violations? Yes ☒ No Unk
 Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property? Yes ☒ No Unk
 Are you aware of any filed litigation or lawsuit(s), directly or indirectly, affecting the property, including a foreclosure? Yes ☒ No Unk
 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
 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

- Are you aware of other defect(s), affecting the property, not disclosed above? Yes ☒ No Unk
 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 1-44 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 understands that the disclosures given by the Seller on this statement is not a warranty of condition. The Purchaser is urged to carefully inspect the property and, if desired, to have the property inspected by a licensed expert. For specific uses, restrictions and flood zone status, contact the local planning, zoning and/or engineering 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. This is to advise that this disclosure statement is not valid after 180 days from the date completed by the Seller.

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), Denver N. Davison Building, 1915 N. Stiles, Suite 200, Oklahoma City, Oklahoma 73105, or visit OREC's Web site www.orec.ok.gov.