

# 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:** 3309 E Simmons Road  
EDMOND

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

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

	<b>Circle below</b>					<b>Circle below</b>			
	N/A	Yes	No	Unk		N/A	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	Yes	No	Unk	___Butane				
<input checked="" type="checkbox"/> Electric ___ Gas					Propane Tank	N/A	Yes	No	Unk
___Solar					___Leased ___Owned				
Water Purifier	N/A	Yes	No	Unk	Ceiling Fans	N/A	Yes	No	Unk
Water Softener	N/A	Yes	No	Unk	Electric Air Purifier	N/A	Yes	No	Unk
___Leased ___Owned					Garage Door Opener/				
Sump Pump	N/A	Yes	No	Unk	Control	N/A	Yes	No	Unk
Plumbing	N/A	Yes	No	Unk	Intercom	N/A	Yes	No	Unk
Whirlpool Tub	N/A	Yes	No	Unk	Central Vacuum	N/A	Yes	No	Unk
Sewer System	N/A	Yes	No	Unk	Security System	N/A	Yes	No	Unk
___Public <input checked="" type="checkbox"/> Septic					<input checked="" type="checkbox"/> Rent ___Own				
___Lagoon					___Monitored				
Air Conditioning					Smoke Detectors	N/A	Yes	No	Unk
System	N/A	Yes	No	Unk	Dishwasher	N/A	Yes	No	Unk
<input checked="" type="checkbox"/> Electric ___ Gas					Electrical Wiring	N/A	Yes	No	Unk
___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
<input checked="" type="checkbox"/> Electric ___ Gas					Trash Compactor	N/A	Yes	No	Unk
___Heat Pump									

Seller's Initials JS Seller's Initials \_\_\_\_\_  
(OREC-7/12)

Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_



LOCATION OF SUBJECT PROPERTY

3309 E Simmons Road  
Edmond

Source of Household Water \_\_\_\_\_ Other Items \_\_\_\_\_ Yes No Unk  
 \_\_\_\_\_ Other \_\_\_\_\_ Yes No Unk  
 \_\_\_\_\_ Public \_\_\_\_\_ Private ☒ Well ☒ 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. What is the flood zone status of the property? \_\_\_\_\_ Yes ☒ No Unk  
 3. Are you aware of any flood insurance requirements concerning the property? Yes ☒ No Unk  
 4. Do you have flood insurance on the property? Yes ☒ No Unk  
 5. Has the property been damaged or affected by flood, storm run-off, sewer backup, drainage or grading problems? Yes ☒ No Unk  
 6. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. french drains? Yes ☒ No Unk  
 7. Has there been any occurrence of water in the heating and air conditioning duct system? Yes ☒ No Unk  
 8. 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**

9. Have any additions or alterations been made without required permits? Yes ☒ No Unk  
 10. Are you aware of previous foundation repairs? Yes ☒ No Unk  
 11. Are you aware of any alterations or repairs having been made to correct defects or problems? Yes ☒ No Unk  
 12. 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  
 13. Has the roof ever been repaired or replaced during your ownership of the property? Yes ☒ No Unk  
 14. Approximate age of roof covering, if known 2013 number of layers, if known 1 \_\_\_\_\_ Unk  
 15. Do you know of any current problems with the roof? Yes ☒ No Unk  
 16. Are you aware of treatment for termite or wood-destroying organism infestation? Yes ☒ No Unk  
 17. Do you have a termite bait system installed on the property? Yes ☒ No Unk  
 18. If yes, is it monitored by a licensed exterminating company? (Check one) \_\_\_\_\_ yes \_\_\_\_\_ no Annual cost \$ \_\_\_\_\_  
 19. Are you aware of any damage caused by termites or wood-destroying organisms? Yes ☒ No Unk  
 20. Are you aware of major fire, tornado, hail, earthquake or wind damage? Yes ☒ No Unk  
 21. Are you aware of problems pertaining to sewer, septic, lateral lines or aerobic system? Yes ☒ No Unk

**Environmental**

22. Are you aware of the presence of asbestos? Yes ☒ No Unk  
 23. Are you aware of the presence of radon gas? Yes ☒ No Unk  
 24. Have you tested for radon gas? Yes ☒ No Unk  
 25. Are you aware of the presence of lead-based paint? Yes ☒ No Unk  
 26. Have you tested for lead-based paint? Yes ☒ No Unk  
 27. Are you aware of any underground storage tanks on the property? Yes ☒ No Unk  
 28. Are you aware of the presence of a landfill on the property? Yes ☒ No Unk  
 29. Are you aware of existence of hazardous or regulated materials and other conditions having an environmental impact? Yes ☒ No Unk  
 30. Are you aware of existence of prior manufacturing of methamphetamine? Yes ☒ No Unk  
 31. Have you had the property inspected for mold? Yes ☒ No Unk  
 32. Have you had any remedial treatment for mold on the property? Yes ☒ No Unk  
 33. 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**

34. 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  
 35. 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 JH Seller's Initials \_\_\_\_\_

Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_



## LOCATION OF SUBJECT PROPERTY

3309 E Simmons Road  
EDMOND

36. Are you aware of encroachments affecting the property? Yes ☒ No Unk
37. 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. \_\_\_\_\_
38. Are you aware of any zoning, building code or setback requirement violations? Yes ☒ No Unk
39. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property? Yes ☒ No Unk
40. Are you aware of any filed litigation or lawsuit(s), directly or indirectly, affecting the property, including a foreclosure? Yes ☒ No Unk
41. 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
42. 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**

43. Are you aware of other defect(s), affecting the property, not disclosed above? Yes ☒ No Unk
44. 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](http://www.orec.ok.gov).

(OREC-7/12)

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## SELLER'S MOLD DISCLOSURE

FOR PROPERTY LOCATED AT: 3309 E Simmons Road  
SELLER is ☒ is not ☐ occupying the subject property.

Are you aware of the presence of mold in the property?

☒ no

☐ unknown

☐ yes; where (describe) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are you aware of treatment for mold infestation or repairs made for damage caused by mold in the property?

☒ no

☐ unknown

☐ yes; where (describe) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If you answered yes to either of the above questions, please give all additional information you have concerning the questions, if needed please attach additional pages, signed and dated. \*\*it is imperative that both questions be answered!

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



Seller's signature

11/12/13

Date

Seller signature

Date

JAMES J. HOOTEN

The Buyer is urged to carefully inspect the property and, if desired, to have the property inspected by an expert. The Buyer acknowledges that the Buyer has read and received a signed copy of this statement. (This disclosure should accompany any offer to purchase on the property identified above.)

Buyer's signature

Date

Buyer's signature

Date