

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: 204 Quail Creek Road, Seminole, OK 74868

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

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

	Circle below			
	N/A	Yes	No	Unk
Sprinkler System	N/A	Yes	No	Unk
Swimming Pool	N/A	Yes	No	Unk
Hot Tub/Spa	N/A	Yes	No	Unk
Water Heater	N/A	Yes	No	Unk
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas				
<input type="checkbox"/> Solar				
Water Purifier	N/A	Yes	<input checked="" type="checkbox"/> No	Unk
Water Softener	N/A	Yes	<input checked="" type="checkbox"/> No	Unk
<input type="checkbox"/> Leased <input type="checkbox"/> Owned				
Sump Pump	N/A	Yes	<input checked="" type="checkbox"/> No	Unk
Plumbing	N/A	Yes	No	Unk
Whirlpool Tub	N/A	Yes	No	Unk
Sewer System	N/A	Yes	No	Unk
<input type="checkbox"/> Public <input checked="" type="checkbox"/> Septic				
<input type="checkbox"/> Lagoon				
Air Conditioning System	N/A	Yes	No	Unk
<input type="checkbox"/> Electric <input type="checkbox"/> Gas				
<input checked="" type="checkbox"/> Heat Pump				
Window Air Conditioner(s)	N/A	Yes	No	Unk
Attic Fan	N/A	Yes	No	Unk
Fireplaces	N/A	Yes	No	Unk
Heating System	N/A	Yes	No	Unk
<input type="checkbox"/> Electric <input type="checkbox"/> Gas				
<input checked="" type="checkbox"/> Heat Pump				

	Circle below			
	N/A	Yes	No	Unk
Humidifier	N/A	Yes	No	Unk
Gas Supply	N/A	Yes	No	Unk
<input type="checkbox"/> Public <input type="checkbox"/> Propane				
<input type="checkbox"/> Butane				
Propane Tank	N/A	Yes	No	Unk
<input type="checkbox"/> Leased <input type="checkbox"/> Owned				
Ceiling Fans	N/A	Yes	No	Unk
Electric Air Purifier	N/A	Yes	No	Unk
Garage Door Opener/Control	N/A	Yes	No	Unk
Intercom	N/A	Yes	No	Unk
Central Vacuum	N/A	Yes	No	Unk
Security System	N/A	Yes	No	Unk
<input type="checkbox"/> Rent <input type="checkbox"/> Own				
<input type="checkbox"/> Monitored				
Smoke Detectors	N/A	Yes	No	Unk
Dishwasher	N/A	Yes	No	Unk
Electrical Wiring	N/A	Yes	No	Unk
Garbage Disposal	N/A	Yes	No	Unk
Gas Grill	N/A	Yes	No	Unk
Vent Hood	N/A	Yes	No	Unk
Microwave Oven	N/A	Yes	No	Unk
Built-in Oven/Range	N/A	Yes	No	Unk
Kitchen Stove	N/A	Yes	No	Unk
Trash Compactor	N/A	Yes	No	Unk

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

Buyer's Initials _____ Buyer's Initials _____

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Total Elec.

Source of Household Water

Other Items _____	Yes	No	Unk
Other _____	Yes	No	Unk
Other _____	Yes	No	Unk

☒ Public ☐ Private ☐ Well Yes No UnkIF 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? Not in a flood zone
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, if known 6 number of layers, if known 1
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? Yes ☒ No ☐ Unk ☐
- (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 JS
(OREC-7/12)

Seller's Initials _____

Buyer's Initials _____

Buyer's Initials _____

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 \$ 360/year 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.)

#5 Extraordinary rainfall caused water seepage in front bedroom upon installation found sandstone buried - removed and installed french drain

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? _____

Shrokeyalski
 Seller's Signature

7/31/12
 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.

IMPROVEMENTS
204 QUAIL CREEK RD.

YEAR	DESCRIPTION	SUPPLIER
2000	2 NEW GARAGE DOORS AND ONE OPENER (SO SIDE) NEW GUTTERS	OVERHEAD DOOR CO OKLA SIDING
2001	TILED FLOORS OF KITCHEN, HALL AND UTILITY ROOM	GOODNIGHT TILE
2002	NEW CARPET IN LIVING AND DINING ROOM AND BR HALL	LOWES
2004	NEW- LOW E- WINDOWS THROUGHOUT HOUSE 2 NEW STORM DOORS- REAR AND GARAGE NEW GARAGE PERSONNEL DOOR	LOWES M BOTSFORD
2006	COMPLETE REMODEL OF EAST (FRONT) BATHROOM TILE WALLS & FLOOR, VANITY, TOILET, TUB & WALLBOATD NEW ROOF HAIL DAMAGE	GOODNIGHT TILE LOWES & DALE'S PLG. STATE FARM
2007	REMODEL WEST BATHROOM (MASTER BR) -WALL AND FLOOR TILE TOILET & TUB WALL BORD AROUND TUB	SAME AS EAST BATHR.
2008	NEW CARPET 3 BEDROOMS	LOWES
2009	NEW WATER HEATER NEW OVEN STVETOP AND MICROWAVE & INSTALL INSTALLED FRENCH DRAIN ETC KITCHEN AND DINING ROOM REMODEL NEW AIR HANDLER AND ATTIC DUCTWORK	DALE'S PLUMBING METRO BUILDERS ADVANCE MAINT. ADVANCE MAINT. COMFORT EXPRESS
2012	INSULATE ATTIC	ADVANCE MAINT.