

# APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

**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:** \_\_\_\_\_

**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	Yes	No	Unk	Humidifier	N/A	Yes	No	Unk	
Swimming Pool	N/A	Yes	No	Unk	Gas Supply	N/A	Yes	No	Unk	
Hot Tub/Spa	N/A	Yes	No	Unk	__Public __Propane					
Water Heater	N/A	Yes	No	Unk	__Butane					
__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/ Control	N/A	Yes	No	Unk	
Sump Pump	N/A	Yes	No	Unk	Intercom	N/A	Yes	No	Unk	
Plumbing	N/A	Yes	No	Unk	Central Vacuum	N/A	Yes	No	Unk	
Whirlpool Tub	N/A	Yes	No	Unk	Security System	N/A	Yes	No	Unk	
Sewer System	N/A	Yes	No	Unk	__Rent __Own					
__Public __Septic					__Monitored					
__Lagoon					Smoke Detectors	N/A	Yes	No	Unk	
Air Conditioning					Dishwasher	N/A	Yes	No	Unk	
System	N/A	Yes	No	Unk	Electrical Wiring	N/A	Yes	No	Unk	
__Electric __Gas					Garbage Disposal	N/A	Yes	No	Unk	
__Heat Pump					Gas Grill	N/A	Yes	No	Unk	
Window Air					Vent Hood	N/A	Yes	No	Unk	
Conditioner(s)	N/A	Yes	No	Unk	Microwave Oven	N/A	Yes	No	Unk	
Attic Fan	N/A	Yes	No	Unk	Built-in Oven/Range	N/A	Yes	No	Unk	
Fireplaces	N/A	Yes	No	Unk	Kitchen Stove	N/A	Yes	No	Unk	
Heating System	N/A	Yes	No	Unk	Trash Compactor	N/A	Yes	No	Unk	
__Electric __Gas										
__Heat Pump										

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

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

**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

**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: <b>(Check one)</b> _____residential _____commercial _____historical _____agricultural _____industrial _____office _____urban conservation _____other _____ unknown			
2. What is the flood zone status of the property? _____			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 _____ number of layers, if known _____			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? <b>(Check one)</b> _____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 \_\_\_\_\_ Seller's Initials \_\_\_\_\_

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

**LOCATION OF SUBJECT PROPERTY** \_\_\_\_\_

- |   |     |    |     |
|---|-----|----|-----|
| 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: <b>(Check one)</b> ___monthly ___quarterly ___annually   |     |    |     |
| Are there unpaid dues or assessments for the Property? <b>(Check one)</b> ___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 <b>(Check one)</b> ___monthly ___quarterly ___annually  |     |    |     |
| 42. Is the property located in a private utility district?  | Yes | No | Unk |
| <b>(Check applicable)</b> 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).