

# APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

Oklahoma Law (the "Residential Property Condition Disclosure Act," 60 O.S. §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 you become aware of a defect after delivery of this statement, but before you accept an offer to purchase, you 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 you only after a purchaser has acknowledged receipt of this statement and confirmed the offer to purchase in writing.

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: HC 68 Box 730 Checotah, OK, 74426

SELLER IS  IS NOT  OCCUPYING THE SUBJECT PROPERTY.

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

Circle below					Circle below				
Sprinkler System	<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Humidifier	<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Swimming Pool	<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Gas Supply	<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Hot Tub/Spa	<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	___ Public ___ Propane				
Water Heater	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	___ Butane				
<input checked="" type="checkbox"/> Electric ___ Gas					Propane Tank	<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
___ Solar					___ Leased ___ Owned				
Water Purifier	<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Ceiling Fans	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Water Softener	<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Electric Air Purifier	<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
___ Leased ___ Owned					Garage Door Opener/ Control	<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Sump Pump	<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Intercom	<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Plumbing	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Central Vacuum	<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Whirlpool Tub	<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Security System	<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Sewer System	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	___ Rent ___ Own				
___ Public <input checked="" type="checkbox"/> Septic					___ Monitored				
<input checked="" type="checkbox"/> Lagoon					Smoke Detectors	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Air Conditioning System	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Dishwasher	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
<input checked="" type="checkbox"/> Electric ___ Gas					Electrical Wiring	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
___ Heat Pump					Garbage Disposal	<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Window Air Conditioner(s)	<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Gas Grill	<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Attic Fan	<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Vent Hood	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Fireplaces	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Microwave Oven	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
Heating System	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk	Built-in Oven/Range	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
<input checked="" type="checkbox"/> Electric ___ Gas					Kitchen Stove	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk
___ Heat Pump					Trash Compactor	<input type="radio"/> N/A	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unk

Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_  
(OREC-11/03)

Seller's Initials SM Seller's Initials LL

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

Source of Household Water	Other Items _____	Yes	No	Unk
____Public ____Private ____Well: Yes No Unk	Other _____	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. Are you aware of any flood insurance requirements concerning the property? Yes No Unk

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

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

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

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

7. 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**

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

9. Are you aware of previous foundation repairs? Yes No Unk

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

11. 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

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

13. Approximate age of roof, if known \_\_\_\_\_ Number of layers, if known \_\_\_\_\_ Unk

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

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

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

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

**(Check one)** \_\_\_\_ yes \_\_\_\_ no Annual cost \$ \_\_\_\_\_

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

19. Are you aware of major fire, tornado, or wind damage? Yes No Unk

**Environmental**

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

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

22. Have you tested for radon gas? Yes No Unk

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

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

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

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

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

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

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

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

31. 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**

32. 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

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

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

LOCATION OF SUBJECT PROPERTY HC 68 Box 730 Checotah, OK

- 7/19/26
34. Are you aware of encroachments affecting the property? Yes  No  Unk
35. 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. \_\_\_\_\_
36. Are you aware of any zoning, building code or setback requirement violations? Yes  No  Unk
37. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property? Yes  No  Unk
38. Are you aware of any threatened or existing litigation or lawsuit(s), directly or indirectly, affecting the property? Yes  No  Unk
39. Is the property located in a fire district which requires payment?  Yes  No  Unk
- Amount of fees \$ 35<sup>00</sup> yearly To Whom Paid Owner?  
 Payable (Check one) \_\_\_ monthly \_\_\_ quarterly \_\_\_ annually
40. 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**

41. Are you aware of other defect(s), affecting the property, not disclosed above? Yes  No  Unk
42. 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- 42 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? \_\_\_\_\_

[Signature] 7-21-08  
Seller's Signature Date

[Signature] 7/21/08  
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 is urged to carefully inspect the property and, if desired, to have the property inspected by a licensed expert. For specific uses and restrictions for this property, contact the City Planning 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.

\_\_\_\_\_  
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), Shepherd Mall, 2401 NW 23 St Suite 18, Oklahoma City, Oklahoma 73107-2431, or visit OREC's Web site [www.orec.state.ok.us/](http://www.orec.state.ok.us/).