

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: 8521 N Georgia Ave
Oklahoma City OK 73114-1216

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	<input type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Humidifier	<input type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Swimming Pool	<input type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Gas Supply	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/>	<input type="radio"/>
Hot Tub/Spa	<input type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Propane				
Water Heater	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/>	<input type="radio"/>	<input type="checkbox"/> Butane				
<input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas					Propane Tank	<input type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input type="checkbox"/> Solar					<input type="checkbox"/> Leased <input type="checkbox"/> Owned				
Water Purifier	<input type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Ceiling Fans	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/>	<input type="radio"/>
Water Softener	<input type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Electric Air Purifier	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/>	<input type="radio"/>
<input type="checkbox"/> Leased <input type="checkbox"/> Owned					Garage Door Opener/ Control	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/>	<input type="radio"/>
Sump Pump	<input type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Intercom	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/>	<input type="radio"/>
Plumbing	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/>	<input type="radio"/>	Central Vacuum	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/>	<input type="radio"/>
Whirlpool Tub	<input type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Security System	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/>	<input type="radio"/>
Sewer System	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/>	<input type="radio"/>	<input type="checkbox"/> Rent <input type="checkbox"/> Own				
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Septic					<input type="checkbox"/> Monitored				
<input type="checkbox"/> Lagoon					Smoke Detectors	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/>	<input type="radio"/>
Air Conditioning					Dishwasher	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/>	<input type="radio"/>
System	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/>	<input type="radio"/>	Electrical Wiring	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/>	<input type="radio"/>
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas					Garbage Disposal	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/>	<input type="radio"/>
<input type="checkbox"/> Heat Pump					Gas Grill	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/>	<input type="radio"/>
Window Air	<input type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Vent Hood	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/>	<input type="radio"/>
Conditioner(s)	<input type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Microwave Oven	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/>	<input type="radio"/>
Attic Fan	<input type="radio"/> N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Built-in Oven/Range	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/>	<input type="radio"/>
Fireplaces	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/>	<input type="radio"/>	Kitchen Stove	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/>	<input type="radio"/>
Heating System	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/>	<input type="radio"/>	Trash Compactor	<input type="radio"/> N/A	<input checked="" type="radio"/> Yes	<input type="radio"/>	<input type="radio"/>
<input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas									
<input type="checkbox"/> Heat Pump									

Seller's Initials _____ Seller's Initials _____
 (OREC-7/08)

Buyer's Initials _____ Buyer's Initials _____

LOCATION OF SUBJECT PROPERTY 8521 N Georgia Ave

Oklahoma City OK 73114-1216
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

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? _____
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 ONE
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, or wind damage? Yes No Unk

Environmental

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

33. 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
34. 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 _____

Oklahoma City	OK	73114-1216
35. Are you aware of encroachments affecting the property?	Yes	<input checked="" type="radio"/> No Unk
36. Are you aware of a mandatory homeowner's association? 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. _____	Yes	<input checked="" type="radio"/> No Unk
37. Are you aware of any zoning, building code or setback requirement violations?	Yes	<input checked="" type="radio"/> No Unk
38. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property?	Yes	<input checked="" type="radio"/> No Unk
39. Are you aware of any threatened or existing litigation or lawsuit(s), directly or indirectly, affecting the property?	Yes	<input checked="" type="radio"/> No Unk
40. Is the property located in a fire district which requires payment? Amount of fees \$ _____ To Whom Paid _____ Payable (Check one) ___monthly ___quarterly ___annually	Yes	<input checked="" type="radio"/> No Unk
41. Is the property located in a private utility district? (Check applicable) water___ garbage___ sewer___ other___ If other, explain: _____ Initial membership fee \$ _____ annual membership fee \$ _____ (If more than one (1) utility, attach additional pages.)	Yes	<input checked="" type="radio"/> No Unk
Miscellaneous		
42. Are you aware of other defect(s), affecting the property, not disclosed above?	Yes	<input checked="" type="radio"/> No Unk
43. Are you aware of any other fees or dues required on the property that you have not disclosed?	Yes	<input checked="" type="radio"/> No Unk

If you answered "YES" to any of the items 1- 43 above, list the item number(s) and explain. (If needed, attach additional pages, with your signature(s), date(s) and location of subject property.

10) PIERED SE CORNER OF RESIDENCE 30 YEARS AGO
16) TREATED FOR TERMITES SEVERAL YEARS AGO; ANNUAL TERMITE
INSPECTION CONTRACT (33) FENCES

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 Betty F Chalmers 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 signed 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), Shepherd Mall, 2401 NW 23 St, Suite 18, Oklahoma City, Oklahoma 73107-2431, or visit OREC's Web site www.orec.ok.gov.