

# 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:** 3301 North Flamingo Avenue  
Bethany OK 73008

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

Seller's Initials [Signature] Seller's Initials [Signature] Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_

# 736328



LOCATION OF SUBJECT PROPERTY 3301 North Flamingo Avenue

Bethany

OK

73008

Source of Household Water	Other Items _____	Yes	No	Unk
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Well <input checked="" type="checkbox"/> No <input type="checkbox"/> 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).

OVEN CLOCK NOT WORKING

**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? _____			<input checked="" type="radio"/> Unk
3. Are you aware of any flood insurance requirements concerning the property?	Yes	<input type="radio"/> No	<input type="radio"/> Unk
4. Do you have flood insurance on the property?	Yes	<input type="radio"/> No	<input type="radio"/> Unk
5. Has the property been damaged or affected by flood, storm run-off, sewer backup, drainage or grading problems?	Yes	<input type="radio"/> No	<input type="radio"/> Unk
6. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. french drains?	Yes	<input type="radio"/> No	<input type="radio"/> Unk
7. Has there been any occurrence of water in the heating and air conditioning duct system?	Yes	<input type="radio"/> No	<input type="radio"/> Unk
8. Are you aware of water seepage, leakage or other drainage problems in any of the improvements on the property?	Yes	<input type="radio"/> No	<input type="radio"/> Unk

**Additions/Alterations/Repairs**

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

**Environmental**

22. Are you aware of the presence of asbestos?	Yes	<input type="radio"/> No	<input type="radio"/> Unk
23. Are you aware of the presence of radon gas?	Yes	<input type="radio"/> No	<input type="radio"/> Unk
24. Have you tested for radon gas?	Yes	<input type="radio"/> No	<input type="radio"/> Unk
25. Are you aware of the presence of lead-based paint?	Yes	<input type="radio"/> No	<input type="radio"/> Unk
26. Have you tested for lead-based paint?	Yes	<input type="radio"/> No	<input type="radio"/> Unk
27. Are you aware of any underground storage tanks on the property?	Yes	<input type="radio"/> No	<input type="radio"/> Unk
28. Are you aware of the presence of a landfill on the property?	Yes	<input type="radio"/> No	<input type="radio"/> Unk
29. Are you aware of existence of hazardous or regulated materials and other conditions having an environmental impact?	Yes	<input type="radio"/> No	<input type="radio"/> Unk
30. Are you aware of existence of prior manufacturing of methamphetamine?	Yes	<input type="radio"/> No	<input type="radio"/> Unk
31. Have you had the property inspected for mold?	Yes	<input type="radio"/> No	<input type="radio"/> Unk
32. Have you had any remedial treatment for mold on the property?	Yes	<input type="radio"/> No	<input type="radio"/> Unk
33. Are you aware of any condition on the property that would impair the health or safety of the occupants?	Yes	<input type="radio"/> No	<input type="radio"/> 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	<input type="radio"/> No	<input type="radio"/> Unk
35. Other than utility easements serving the property, are you aware of easements or right-of-ways affecting the property?	Yes	<input type="radio"/> No	<input type="radio"/> Unk

Seller's Initials [Signature] Seller's Initials [Signature] Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_

(OREC-7/12)

# 736 328

LOCATION OF SUBJECT PROPERTY 3301 North Flamingo Avenue

Bethany

OK

73008

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.

13. ROOF REPLACED 10/2013  
16. SMALL AREA IN SUN ROOM PRESSURIZED TREATED FOR TERMITES  
1

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? \_\_\_\_\_  
Ann Weeden Hughes 7/11/16 Connie Weeden 7/11/16  
 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.

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