

## APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

**Notice to Seller:** Oklahoma Law (the "Residential Property Condition Disclosure Act," Title 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 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.

"Defect" means a condition, malfunction, or problem that would have a materially adverse effect on the monetary value of the property, or that would impair the health or safety of future occupants of the property. 59 O.S. Section 832(9).

LOCATION OF SUBJECT PROPERTY 601 South 6th  
Clinton OK 73601

SELLER IS  IS NOT  OCCUPYING THE SUBJECT PROPERTY.

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Complete this form yourself. (4) If an item is not on the property, or will not be included in the sale, mark "None/Not Included." If you do not know the facts, mark "Do Not Know if Working." (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.

### ARE THE ITEMS LISTED BELOW IN NORMAL WORKING ORDER?

Appliances/Systems/ Services	Working	Not Working	Do Not Know if Working	None/ Not Included
Sprinkler System	<input checked="" type="checkbox"/>			
Swimming Pool				<input checked="" type="checkbox"/>
Hot Tub/Spa				<input checked="" type="checkbox"/>
Water Heater <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Solar	<input checked="" type="checkbox"/>			
Water Purifier				<input checked="" type="checkbox"/>
Water Softener <input type="checkbox"/> Leased <input type="checkbox"/> Owned				<input checked="" type="checkbox"/>
Sump Pump	<input checked="" type="checkbox"/>			
Plumbing	<input checked="" type="checkbox"/>			
Whirlpool Tub				<input checked="" type="checkbox"/>
Sewer System <input checked="" type="checkbox"/> Public <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon	<input checked="" type="checkbox"/>			
Air Conditioning System <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Heat Pump	<input checked="" type="checkbox"/>			
Window Air Conditioner(s)				<input checked="" type="checkbox"/>
Attic Fan				
Fireplaces	<input checked="" type="checkbox"/>			
Heating System <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Heat Pump	<input checked="" type="checkbox"/>			
Humidifier				<input checked="" type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>			

Appliances/Systems/ Services	Working	Not Working	Do Not Know if Working	None/ Not Included
Gas Supply <input checked="" type="checkbox"/> Public <input type="checkbox"/> Propane <input type="checkbox"/> Butane	<input checked="" type="checkbox"/>			
Propane Tank <input type="checkbox"/> Leased <input type="checkbox"/> Owned				<input checked="" type="checkbox"/>
Electric Air Purifier				<input checked="" type="checkbox"/>
Garage Door Opener	<input checked="" type="checkbox"/>			
Intercom				<input checked="" type="checkbox"/>
Central Vacuum				<input checked="" type="checkbox"/>
Security System <input type="checkbox"/> Rent <input type="checkbox"/> Own <input checked="" type="checkbox"/> Monitored	<input checked="" type="checkbox"/>			
Smoke Detectors	<input checked="" type="checkbox"/>			
Dishwasher	<input checked="" type="checkbox"/>			
Electrical Wiring	<input checked="" type="checkbox"/>			
Garbage Disposal	<input checked="" type="checkbox"/>			
Gas Grill				<input checked="" type="checkbox"/>
Vent Hood	<input checked="" type="checkbox"/>			
Microwave Oven	<input checked="" type="checkbox"/>			
Built-in Oven/Range				
Kitchen Stove	<input checked="" type="checkbox"/>			
Trash Compactor				<input checked="" type="checkbox"/>
Source of Household Water <input checked="" type="checkbox"/> Public <input type="checkbox"/> Well <input type="checkbox"/> Private/Rural District	<input checked="" type="checkbox"/>			

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

Seller's Initials LM Seller's Initials BM

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IF YOU ANSWERED Not Working to any items on page one, please explain. Attach additional pages with your signature.

Zoning and Historical		Yes	No
1. Property is zoned: (Check One) <input checked="" type="checkbox"/> residential <input type="checkbox"/> commercial <input type="checkbox"/> historical <input type="checkbox"/> office <input type="checkbox"/> agricultural <input type="checkbox"/> industrial <input type="checkbox"/> urban conservation <input type="checkbox"/> other <input type="checkbox"/> unknown			
2. Is the property designated as historical or located in a registered historical district? Yes <input type="checkbox"/> No <input type="checkbox"/>			
Flood and Water		Yes	No
3. What is the flood zone status of the property? _____			
4. Are you aware if the property is located in a floodway as defined in the Oklahoma Floodplain Management Act?			
5. Are you aware of any flood insurance requirements concerning the property?			
6. Are you aware of any flood insurance on the property?			
7. Are you aware of the property being damaged or affected by flood, storm run-off, sewer backup, draining or grading defects?			
8. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. "French Drains"?			
9. Are you aware of any occurrence of water in the heating and air conditioning duct system?			
10. Are you aware of water seepage, leakage or other draining defects in any of the improvements on the property?			
Additions/Alterations/Repairs		Yes	No
11. Are you aware of any additions being made without required permits?			
12. Are you aware of any previous foundation repairs?			
13. Are you aware of any alterations or repairs having been made to correct defects?			
14. Are you aware of any defect or condition affecting the interior or exterior walls, ceilings, roof structure, slab/foundation, basement/storm cellar, floors, windows, doors, fences or garage?			
15. Are you aware of the roof covering ever being repaired or replaced during your ownership of the property?			
16. Approximate age of roof covering, if known <u>5 yrs</u> number of layers, if known <u>1</u>			
17. Do you know of any current defects with the roof covering?			
18. Are you aware of treatment for termite or wood-destroying organism infestation?			
19. Are you aware of a termite bait system installed on the property?			
20. If yes, is it being monitored by a licensed exterminating company? If yes, annual cost \$ _____			
21. Are you aware of any damage caused by termites or wood-destroying organisms?			
22. Are you aware of major fire, tornado, hail, earthquake or wind damage?			
23. Have you ever received payment on an insurance claim for damages to residential property and/or any improvements which were not repaired?			
24. Are you aware of defects pertaining to sewer, septic, lateral lines or aerobic system?			
Environmental (Continued on Page 3)		Yes	No
25. Are you aware of the presence of asbestos?			
26. Are you aware of the presence of radon gas?			
27. Have you tested for radon gas?			
28. Are you aware of the presence of lead-based paint?			
29. Have you tested for lead-based paint?			
30. Are you aware of any underground storage tanks on the property?			
31. Are you aware of the presence of a landfill on the property?			
32. Are you aware of the existence of hazardous or regulated materials and other conditions having an environmental impact?			
33. Are you aware of the existence of prior manufacturing of methamphetamine?			
34. Have you had the property inspected for mold?			
35. Are you aware of any remedial treatment for mold on the property?			
36. Are you aware of any condition on the property that would impair the health or safety of the occupants?			

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

Seller's Initials Z Seller's Initials BM

