

OKLAHOMA REAL ESTATE COMMISSION

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.*) 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 17413 E 626 Rd, Tahlequah, OK 74464

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="radio"/>
Swimming Pool				<input checked="" type="radio"/>
Hot Tub/Spa	<input checked="" type="radio"/>			
Water Heater <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Solar	<input checked="" type="radio"/>			
Water Purifier				<input checked="" type="radio"/>
Water Softener <input type="checkbox"/> Leased <input type="checkbox"/> Owned				<input checked="" type="radio"/>
Sump Pump				<input checked="" type="radio"/>
Plumbing	<input checked="" type="radio"/>			
Whirlpool Tub				<input checked="" type="radio"/>
Sewer System <input type="checkbox"/> Public <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon	<input checked="" type="radio"/>			
Air Conditioning System <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Heat Pump	<input checked="" type="radio"/>			
Window Air Conditioner(s)				<input checked="" type="radio"/>
Attic Fan				<input checked="" type="radio"/>
Fireplaces	<input checked="" type="radio"/>			
Heating System <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Heat Pump	<input checked="" type="radio"/>			
Humidifier				<input checked="" type="radio"/>
Ceiling Fans	<input checked="" type="radio"/>			
Gas Supply <input type="checkbox"/> Public <input checked="" type="checkbox"/> Propane <input type="checkbox"/> Butane	<input checked="" type="radio"/>			
Propane Tank <input type="checkbox"/> Leased <input checked="" type="checkbox"/> Owned	<input checked="" type="radio"/>			

Buyer's Initials _____ Seller's Initials TN Initials are for acknowledgment purposes only

Appliances/Systems/Services (Continued from page 1)	Working	Not Working	Do Not Know if Working	None/ Not Included
Electric Air Purifier				<input checked="" type="radio"/>
Garage Door Opener	<input checked="" type="radio"/>			
Intercom				<input checked="" type="radio"/>
Central Vacuum				<input checked="" type="radio"/>
Security System <input type="checkbox"/> Leased <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Monitored <input type="checkbox"/> Financed	<input checked="" type="radio"/>			
Smoke Detectors	<input checked="" type="radio"/>			
Fire Suppression System Date of Last Inspection _____				<input checked="" type="radio"/>
Dishwasher	<input checked="" type="radio"/>			
Electrical Wiring	<input checked="" type="radio"/>			
Garbage Disposal				<input checked="" type="radio"/>
Gas Grill				<input checked="" type="radio"/>
Vent Hood		<input checked="" type="radio"/>		
Microwave Oven	<input checked="" type="radio"/>			
Built-in Oven/Range	<input checked="" type="radio"/>			
Kitchen Stove	<input checked="" type="radio"/>			
Trash Compactor				<input checked="" type="radio"/>
Built-In Icemaker				<input checked="" type="radio"/>
Solar Panels & Generators <input type="checkbox"/> Leased <input type="checkbox"/> Owned <input type="checkbox"/> Financed				<input checked="" type="radio"/>
Source of Household Water <input type="checkbox"/> Public <input checked="" type="checkbox"/> Well <input type="checkbox"/> Private/Rural District	<input checked="" type="radio"/>			

IF YOU ANSWERED Not Working to any items on pages 1 and 2, please explain. Attach additional pages with your signature.
 vent hood works but is not vented to outside.

Zoning and Historical		
1. Property is zoned: (Check One) <input 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 <input checked="" type="radio"/> no zoning classification		
2. Is the property designated as historical or located in a registered historical district or historic preservation overlay district? <input type="checkbox"/> Yes <input checked="" type="radio"/> No <input type="checkbox"/> Unknown		

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?		<input checked="" type="radio"/>
5. Are you aware of any flood insurance requirements concerning the property?		<input checked="" type="radio"/>
6. Are you aware of any flood insurance on the property?		<input checked="" type="radio"/>
7. Are you aware of the property being damaged or affected by flood, storm run-off, sewer backup, draining or grading defects?		<input checked="" type="radio"/>
8. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. "French Drains?"		<input checked="" type="radio"/>
9. Are you aware of any occurrence of water in the heating and air conditioning duct system?		<input checked="" type="radio"/>
10. Are you aware of water seepage, leakage or other draining defects in any of the improvements on the property?		<input checked="" type="radio"/>

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Additions/Alterations/Repairs	Yes	No
11. Are you aware of any additions being made without required permits?		<input checked="" type="radio"/>
12. Are you aware of any previous foundation repairs?		<input checked="" type="radio"/>
13. Are you aware of any alterations or repairs having been made to correct defects?		<input checked="" type="radio"/>
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?		<input checked="" type="radio"/>
15. Are you aware of the roof covering ever being repaired or replaced during your ownership of the property?		<input checked="" type="radio"/>
16. Approximate age of roof covering, if known <u>5</u> number of layers, if known <u>1</u>		
17. Do you know of any current defects with the roof covering?		<input checked="" type="radio"/>
18. Are you aware of treatment for termite or wood-destroying organism infestation?		<input checked="" type="radio"/>
19. Are you aware of a termite bait system installed on the property? If yes, annual cost \$ _____		<input checked="" type="radio"/>
20. Are you aware of any damage caused by termites or wood-destroying organisms?		<input checked="" type="radio"/>
21. Are you aware of major fire, tornado, hail, earthquake or wind damage?		<input checked="" type="radio"/>
22. Have you ever received payment on an insurance claim for damages to residential property and/or any improvements which were not repaired?		<input checked="" type="radio"/>
23. Are you aware of defects pertaining to sewer, septic, lateral lines or aerobic system?		<input checked="" type="radio"/>

Environmental	Yes	No
24. Are you aware of the presence of asbestos?		<input checked="" type="radio"/>
25. Are you aware of the presence of radon gas?		<input checked="" type="radio"/>
26. Have you tested for radon gas?		<input checked="" type="radio"/>
27. Are you aware of the presence of lead-based paint?		<input checked="" type="radio"/>
28. Have you tested for lead-based paint?		<input checked="" type="radio"/>
29. Are you aware of any underground storage tanks on the property?		<input checked="" type="radio"/>
30. Are you aware of the presence of a landfill on the property?		<input checked="" type="radio"/>
31. Are you aware of the existence of hazardous or regulated materials and other conditions having an environmental impact?		<input checked="" type="radio"/>
32. Are you aware of the existence of prior manufacturing of methamphetamine?		<input checked="" type="radio"/>
33. Have you had the property inspected for mold?		<input checked="" type="radio"/>
34. Are you aware of any remedial treatment for mold on the property?		<input checked="" type="radio"/>
35. Are you aware of any condition on the property that would impair the health or safety of the occupants?		<input checked="" type="radio"/>
36. Are you aware of any wells located on the property?	<input checked="" type="radio"/>	
37. Are you aware of any dams located on the property? If yes, are you responsible for the maintenance of that dam? <input type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="radio"/>

Property Shared in Common, Easements, Homeowner's Associations and Legal	Yes	No
38. Are you aware of features of the property shared in common with the adjoining landowners, such as fences, driveways, and roads whose use or responsibility has an effect on the property?		<input checked="" type="radio"/>
39. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property?	<input checked="" type="radio"/>	
40. Are you aware of encroachments affecting the property?		<input checked="" type="radio"/>
41. Are you aware of a mandatory homeowner's association? Amount of dues \$ _____ Special Assessment \$ _____ Payable: (check one) <input type="checkbox"/> monthly <input type="checkbox"/> quarterly <input type="checkbox"/> annually Are there unpaid dues or assessments for the property? <input type="checkbox"/> YES <input type="checkbox"/> NO If yes, what is the amount? \$ _____ Manager's Name _____ Phone Number _____		<input checked="" type="radio"/>
42. Are you aware of any zoning, building code or setback requirement violations?		<input checked="" type="radio"/>

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Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address: 17413 E. 626 Rd

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
 - (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

- (c) Purchaser has received copies of all information listed above.
- (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Thomas Newell</u>	10/17/25		
Seller	Date	Seller	Date
<u>[Signature]</u>	10-17-25	Purchaser	Date
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>		Agent	Date
Agent	Date	Agent	Date

Address: 17413 E 6026 Rd. (Property)

SQUARE FOOTAGE WAIVER AND RELEASE

Square footage measurements of a Property (intended to include a residential dwelling, improvements and lot; vacant lot; acreage; or leased residential property) can vary from a few feet to several hundred feet, regardless of the source of information, and may be affected by alterations or the manner in which the Property was measured. There is no single uniform system for the precise measurement of a Property. There are often discrepancies and inaccuracies in measurements of the Property.

The Broker/Associate (intended to include Listing Broker/Associate, Selling Broker/Associate, and Leasing Broker/Associate) has not measured the Property. **The Broker/Associate makes no representation or warranty, expressed or implied, of the size of the Property or the accuracy of any measurements of the Property.**

- ✓ Square footage measurements can vary greatly and the Broker/Associate only reports information contained in any appraisals of the Property provided by the Seller/Lessor, builder plans or permits, and public tax records.
- ✓ The Broker/Associate has no duty or obligation to independently investigate or measure the size of the Property.
- ✓ The Broker/Associate has no duty or obligation to independently verify the accuracy of square footage measurements contained in any appraisals of the Property provided by the Seller/Lessor, builder plans or permits, or public tax records.
- ✓ In making the decision to purchase/lease, Buyer/Lessee is not relying on the square footage measurements of the Property contained in any document, appraisal, report, advertisement, multiple listing service report, or other information provided by the Broker/Associate.
- ✓ In deciding the purchase price/lease rate or value of the Property, Buyer/Lessee is not basing the decision on a price per square foot.

As Buyer/Lessee, it is your right to determine and satisfy for yourself the square footage (size) of the Property. You have the right to measure or to hire your own professional or other individual you believe capable of measuring the Property. Such measurements must be completed within the Investigation, Inspections and Reviews time period provided for in the Contract of Sale of Real Estate or the lease contract.

By signing below Buyer/Lessee acknowledges having received, read and signed this Square Footage Waiver and Release prior to entering into a contract for the purchase/lease of the Property. Buyer/Lessee waives and releases any claims or damages against the Broker/Associate and the Seller/Lessor relating to any discrepancies or inaccuracies in the square footage of the Property.

Buyer/Lessee Signature (Date)

Buyer/Lessee Signature (Date)

Seller/Lessor acknowledges receipt of signed Square Footage Waiver and Release with Buyer's/Lessee's offer to purchase/lease the Property.

^{Authenticate}
Thomas Newell 10/17/25

Seller/Lessor Signature (Date)

Seller/Lessor Signature (Date)

(This form, after signed by Buyer/Lessee, is to be presented with offer to purchase lease to Seller/Lessor)