

# 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.

LOCATION OF SUBJECT PROPERTY 10267 N PERRY RD, STIGLER, OK, 74462

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				X
Swimming Pool				X
Hot Tub/Spa				X
Water Heater X Electric ___ Gas ___ Solar	X			
Water Purifier				X
Water Softener ___ Leased ___ Owned				X
Sump Pump				X
Plumbing	X			
Whirlpool Tub				X
Sewer System ___ Public X Septic ___ Lagoons	X			
Air Conditioning System X Electric ___ Gas ___ Heat Pump	X			
Window Air Conditioner(s)	X			
Attic Fan				X
Fireplaces				X
Heating System X Electric X Gas ___ Heat Pump	X			
Humidifier				X
Ceiling Fans	X			

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

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

Seller's Initials PNR Seller's Initials EJG

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LOCATION OF SUBJECT PROPERTY 10267 N Perry Rd, Stilwell  
OK 74462

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

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

Seller's Initials PNR Seller's Initials EJA

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LOCATION OF SUBJECT PROPERTY 74462 10267 N Perry Rd Stillwater OK

Environmental (Continued from Page 2)	Yes	No
37. Are you aware of any wells located on the property?	X	
38. Are you aware of any dams located on the property? If yes, are you responsible for the maintenance of that dam? <u>      </u> YES <u>      </u> NO		X
Property Shared in Common, Easements, Homeowner's Associations and Legal	Yes	No
39. 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?		X
40. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property?		X
41. Are you aware of encroachments affecting the property?		X
42. Are you aware of a mandatory homeowner's association? Amount of dues \$ <u>      </u> Special Assessment \$ <u>      </u> Payable: (check one) <u>      </u> monthly <u>      </u> quarterly <u>      </u> annually Are there unpaid dues or assessments for the property? <u>      </u> YES <u>      </u> NO If yes, what is the amount? \$ <u>      </u> Manager's Name <u>      </u> Phone Number <u>      </u>		X
43. Are you aware of any zoning, building code or setback requirement violations?		X
44. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property?		X
45. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas?		X
46. Are you aware of any filed litigation or lawsuits directly or indirectly affecting the property, including a foreclosure?		X
47. Is the property located in a fire district which requires payment? If yes, amount of fee \$ <u>      </u> Paid to Whom <u>      </u> Payable: (check one) <u>      </u> monthly <u>      </u> quarterly <u>      </u> annually		X
48. Is the property located in a private utility district? Check applicable <u>      </u> Water <u>      </u> Garbage <u>      </u> Sewer <u>      </u> Other If other, explain <u>      </u> Initial membership fee \$ <u>      </u> Annual membership fee \$ <u>      </u> (if more than one utility attach additional pages)		X
Miscellaneous	Yes	No
49. Are you aware of other defect(s) affecting the property not disclosed above?		X
50. Are you aware of any other fees or dues required on the property that you have not disclosed?		X

If you answered YES to any of the items on pages two and three, list the item number(s) and explain. If needed, attach additional pages with your signature(s), date(s) and location of the 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? PNR 42 Aug 3/3/25

Peggy Nadine Rowland 3/13/25 Eddie Joe Crew 2-3-2025  
 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 the disclosure statement.**

The Purchaser understands that the disclosures given by the Seller on this statement are 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, OK 73105, or visit OREC's Web site [www.orec.ok.gov](http://www.orec.ok.gov).

**SCHEDULE 1  
OTHER PROPERTY-DESCRIPTION  
LOCATION OF SUBJECT PROPERTY:**

10267 N PERRY RD, STIGLER, OK, 74462

**Instructions to Seller:** Generally, items affixed to the real property will convey with the real property. These items, called 'fixtures,' are usually considered improvements to the real property and become a part of the real property. Fixtures include items custom installed requiring modification to the structure. **Items affixed by nails or screws SHOULD BE CLEARLY LISTED AS INCLUDED OR EXCLUDED TO AVOID CONFUSION.** Outbuildings, storage buildings, gazebos, etc., are considered fixtures, with or without affixation to the realty.

Please mark any items "Yes" on this list which are to be included with the real property in the sale, whether affixed or not affixed to the real estate; any item that is present on the property that is not included with the real property, mark "No." Any item not included in this list but that is present on the property should be listed in the blank spaces provided in the lower right corner of this form as to whether the item is included in the sale or not. To avoid confusion, please cross through items not present on the property. Any items with a lien or loan against them or that are leased or rented must be clearly noted in the comments section. Your obligations under an equipment lease or loan are not extinguished in the sale unless otherwise agreed in writing.

**INSIDE (ITEMS INCLUDED):**

Property Item:	Yes	No
Air Purifier (electronic)	<input type="checkbox"/>	<input type="checkbox"/>
Alarm System (security)	<input type="checkbox"/>	<input type="checkbox"/>
Alarm System (smoke/fire)	<input type="checkbox"/>	<input type="checkbox"/>
Bath/Whirlpool Tub(s) (free-standing)	<input type="checkbox"/>	<input type="checkbox"/>
<del>Carbon Monoxide Detector(s)</del>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chandelier(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<del>Dehumidifier</del>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fireplace Grate(s)/Log Set(s)/Screen	<input type="checkbox"/>	<input type="checkbox"/>
Freezer (kitchen or garage)	<input type="checkbox"/>	<input type="checkbox"/>
Garage Door Opener(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Heat Exchange System	<input type="checkbox"/>	<input type="checkbox"/>
Humidifier	<input type="checkbox"/>	<input type="checkbox"/>
<del>Ice Maker</del>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave Oven	<input type="checkbox"/>	<input type="checkbox"/>
Multi-Media System	<input type="checkbox"/>	<input type="checkbox"/>
Oil Tank(s) (heating)	<input type="checkbox"/>	<input type="checkbox"/>
Oven/Range (built-in)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Refrigerator (kitchen)	<input type="checkbox"/>	<input type="checkbox"/>
<del>Safe</del>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna Equipment	<input type="checkbox"/>	<input type="checkbox"/>
Smoke Detector(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stove (wood/gas heater)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stove/Range (free standing)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surface Cook Top	<input type="checkbox"/>	<input type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>
Washing Machine and Dryer	<input type="checkbox"/>	<input type="checkbox"/>
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<del>Water Softener</del>	<input type="checkbox"/>	<input type="checkbox"/>
Window Air Conditioner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**OUTSIDE (ITEMS INCLUDED):**

Property Item:	Yes	No
<del>Basketball Post &amp; Goal</del>	<input type="checkbox"/>	<input type="checkbox"/>
<del>Bird Bath(s)</del>	<input type="checkbox"/>	<input type="checkbox"/>
<del>Bird House(s)</del>	<input type="checkbox"/>	<input type="checkbox"/>
<del>Boat Dock(s)/Slip(s)</del>	<input type="checkbox"/>	<input type="checkbox"/>
Dog House / Dog Run	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Grill (built-in)	<input type="checkbox"/>	<input type="checkbox"/>
Hot Tub/Spa (above-ground)	<input type="checkbox"/>	<input type="checkbox"/>
<del>Incinerator</del>	<input type="checkbox"/>	<input type="checkbox"/>
<del>Landscaping Lights</del>	<input type="checkbox"/>	<input type="checkbox"/>
<del>Porch Swing</del>	<input type="checkbox"/>	<input type="checkbox"/>
<del>Potted Plants</del>	<input type="checkbox"/>	<input type="checkbox"/>
Propane Tank(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Satellite Dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<del>Statuary</del>	<input type="checkbox"/>	<input type="checkbox"/>
Stepping Stones	<input type="checkbox"/>	<input type="checkbox"/>
Storage Building	<input type="checkbox"/>	<input type="checkbox"/>
Swimming Pool (above-ground)	<input type="checkbox"/>	<input type="checkbox"/>
<del>Swing Set</del>	<input type="checkbox"/>	<input type="checkbox"/>
Television Antenna	<input type="checkbox"/>	<input type="checkbox"/>
Television, Flat Screen, wall mount #1	<input type="checkbox"/>	<input type="checkbox"/>
<del>Tree House/Play house</del>	<input type="checkbox"/>	<input type="checkbox"/>
<del>Trellis</del>	<input type="checkbox"/>	<input type="checkbox"/>
<del>Window Boxes (planters)</del>	<input type="checkbox"/>	<input type="checkbox"/>
Window Treatments (incl. hardware)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Any additional items included: Storm safe Room

Any additional items excluded: \_\_\_\_\_

Comments: \_\_\_\_\_

Seller initials Eja 92 A PNR

Buyer Initials \_\_\_\_\_

Date completed 3-8-25