

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: 5082 N 378 Rd. Co. 100 Box 74531

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	Yes	<input checked="" type="radio"/> No	Unk	Humidifier	<input checked="" type="radio"/> N/A	Yes	<input checked="" type="radio"/> No	Unk	
Swimming Pool	N/A	Yes	<input checked="" type="radio"/> No	Unk	Gas Supply	<input checked="" type="radio"/> N/A	Yes	<input checked="" type="radio"/> No	Unk	
Hot Tub/Spa	N/A	Yes	<input checked="" type="radio"/> No	Unk	Public Propane					
Water Heater	N/A	<input checked="" type="radio"/> Yes	No	Unk	Butane					
<input checked="" type="checkbox"/> Electric Gas					Propane Tank	<input checked="" type="radio"/> N/A	Yes	<input checked="" type="radio"/> No	Unk	
Solar					Leased Owned					
Water Purifier	N/A	Yes	<input checked="" type="radio"/> No	Unk	Ceiling Fans	<input checked="" type="radio"/> N/A	Yes	<input checked="" type="radio"/> No	Unk	
Water Softener	N/A	Yes	<input checked="" type="radio"/> No	Unk	Electric Air Purifier	<input checked="" type="radio"/> N/A	Yes	<input checked="" type="radio"/> No	Unk	
Leased Owned					Garage Door Opener/					
Sump Pump	N/A	Yes	<input checked="" type="radio"/> No	Unk	Control	<input checked="" type="radio"/> N/A	Yes	<input checked="" type="radio"/> No	Unk	
Plumbing	N/A	<input checked="" type="radio"/> Yes	No	Unk	Intercom	<input checked="" type="radio"/> N/A	Yes	<input checked="" type="radio"/> No	Unk	
Whirlpool Tub	N/A	<input checked="" type="radio"/> Yes	No	Unk	Central Vacuum	<input checked="" type="radio"/> N/A	Yes	<input checked="" type="radio"/> No	Unk	
Sewer System	N/A	<input checked="" type="radio"/> Yes	No	Unk	Security System	<input checked="" type="radio"/> N/A	Yes	<input checked="" type="radio"/> No	Unk	
Public Septic					Rent Own					
Lagoon					Monitored					
Air Conditioning					Smoke Detectors	<input checked="" type="radio"/> N/A	<input checked="" type="radio"/> Yes	No	Unk	
System	N/A	<input checked="" type="radio"/> Yes	No	Unk	Dishwasher	<input checked="" type="radio"/> N/A	<input checked="" type="radio"/> Yes	No	Unk	
<input checked="" type="checkbox"/> Electric Gas					Electrical Wiring	N/A	<input checked="" type="radio"/> Yes	No	Unk	
Heat Pump					Garbage Disposal	<input checked="" type="radio"/> N/A	Yes	<input checked="" type="radio"/> No	Unk	
Window Air					Gas Grill	<input checked="" type="radio"/> N/A	Yes	<input checked="" type="radio"/> No	Unk	
Conditioner(s)	N/A	Yes	<input checked="" type="radio"/> No	Unk	Vent Hood	N/A	<input checked="" type="radio"/> Yes	No	Unk	
Attic Fan	N/A	Yes	No	<input checked="" type="radio"/> Unk	Microwave Oven	N/A	<input checked="" type="radio"/> Yes	No	Unk	
Fireplaces	N/A	<input checked="" type="radio"/> Yes	No	Unk	Built-in Oven/Range	N/A	<input checked="" type="radio"/> Yes	No	Unk	
Heating System	N/A	<input checked="" type="radio"/> Yes	No	Unk	Kitchen Stove	N/A	<input checked="" type="radio"/> Yes	No	Unk	
<input checked="" type="checkbox"/> Electric Gas					Trash Compactor	<input checked="" type="radio"/> N/A	Yes	<input checked="" type="radio"/> No	Unk	
Heat Pump										

Seller's Initials TKA Seller's Initials _____
(OREC-7/12)

Buyer's Initials _____ Buyer's Initials _____

LOCATION OF SUBJECT PROPERTY

5082 N. 378 Rd. Culver IN 46531

Source of Household Water

Other Items

Yes

No

Unk

Other

Yes

No

Unk

Other

Yes

No

Unk

☒ Public ☐ Private ☐ Well 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

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?

Yes

No

Unk

3. Are you aware of any flood insurance requirements concerning the property?

Yes

No

Unk

4. Do you have flood insurance on the property?

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 covering, if known 8 number of layers, if known 1

Yes

No

Unk

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?

(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, hail, earthquake or wind damage?

Yes

No

Unk

21. Are you aware of problems pertaining to sewer, septic, lateral lines or aerobic system?

Yes

No

Unk

Environmental

22. Are you aware of the presence of asbestos?

Yes

No

Unk

23. Are you aware of the presence of radon gas?

Yes

No

Unk

24. Have you tested for radon gas?

Yes

No

Unk

25. Are you aware of the presence of lead-based paint?

Yes

No

Unk

26. Have you tested for lead-based paint?

Yes

No

Unk

27. Are you aware of any underground storage tanks on the property?

Yes

No

Unk

28. Are you aware of the presence of a landfill on the property?

Yes

No

Unk

29. Are you aware of existence of hazardous or regulated materials and other conditions having an environmental impact?

Yes

No

Unk

30. Are you aware of existence of prior manufacturing of methamphetamine?

Yes

No

Unk

31. Have you had the property inspected for mold?

Yes

No

Unk

32. Have you had any remedial treatment for mold on the property?

Yes

No

Unk

33. 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

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

No

Unk

35. 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 KA Seller's Initials

Buyer's Initials Buyer's Initials

(OREC-7/12)

Page 2 of 3

Instant Forms

LOCATION OF SUBJECT PROPERTY

5082 N. 378 Rd. Calveria Ok 74531

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.

34) FENCES ON THE EAST, NORTH + WEST PERIMETERS OF PROPERTY

36) NORTH FENCE LINE AS INDICATED ON SURVEY PLAT ENCLOSED ON THIS 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? _____

R. V. Arz 24 APRIL 2014
 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.

(OREC-7/12)

Page 3 of 3

Instant
Forms

All of the below listed improvements were completed after the September 2012 appraisal

Built/installed 42" wall in the living room which includes the topper, wood exterior, trim, paint and café doors.

Rebuilt, painted and trimmed the front deck

I removed all of the original trim on the house, which included fake pillars, plastic shutters and the existing fascia board. The existing fascia board was not strong enough to support, properly, the gutters and downspouts I wanted to install.

I had the house checked for level as there were two minor earthquakes in the area in 2012. It was leveled as needed.

I had a single layer of cinder block laid around the house on the existing cement foundation. This single layer is stiffened with rebar imbedded in the foundation. The cinder block was then topped with pressure treated 2x6's which were used to secure the hard board skirting. The hard board was treated on the inside with special sealant to prevent mold.

There are three crawl spaces available. One to access the satellite cables on the west end of the house. One on the east end of the house to access the main sewer line. The major crawl space access is on the north side of the house and is twice as large as the other two.

Once the hard skirting was up I installed ten (10) temperature controlled vents which close at 40 degrees and open at 70 degrees.

I stained and then installed new fascia board around the whole house. The fascia board is 1 inch thick western cedar.

The next step was exterior paint preparation. Any loose nails were removed and replaced with wood screws. All windows and siding seams were re-caulked. The house and skirting were then painted with Sherwin-Williams top of the line paint.

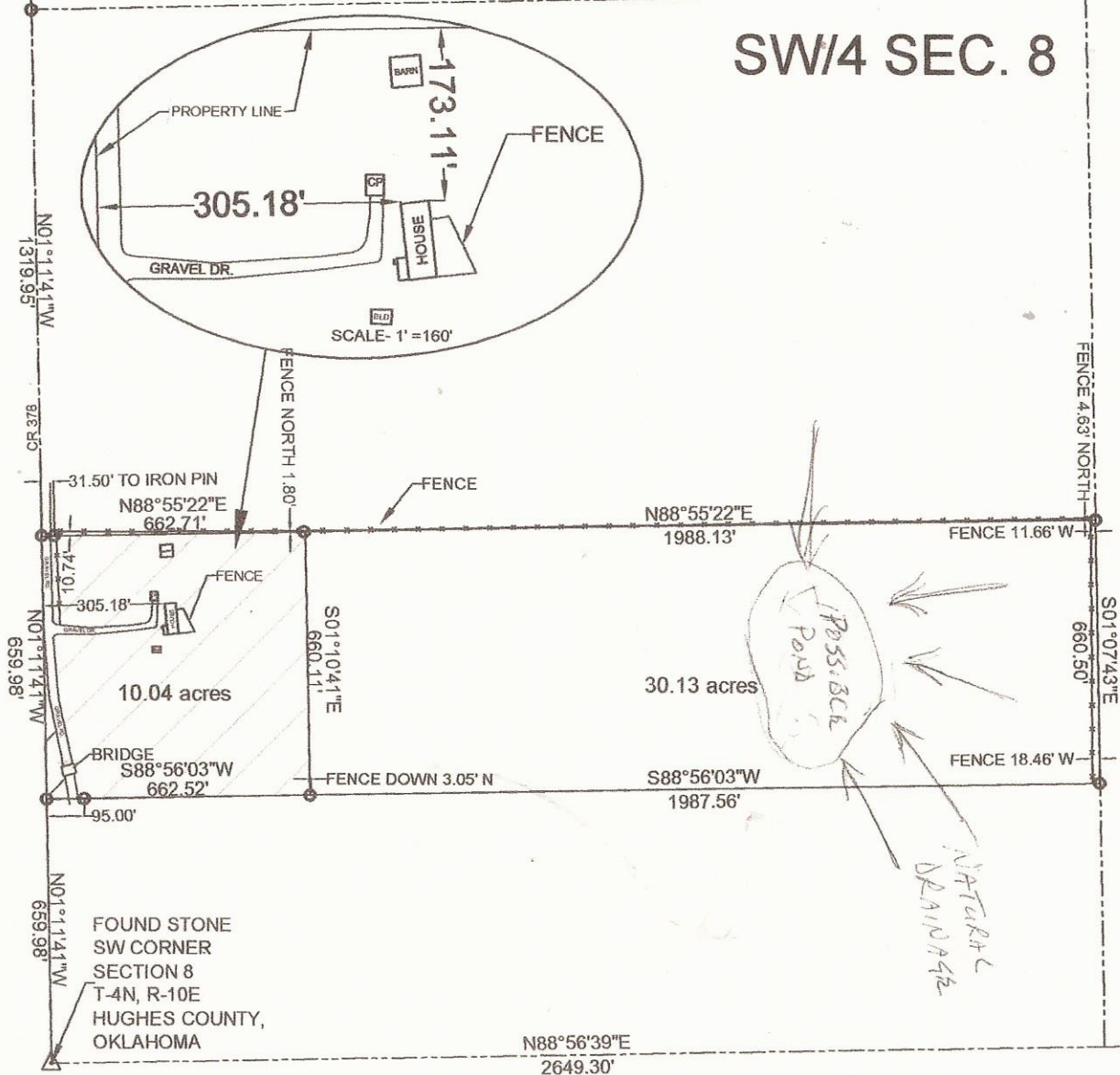
I then had installed seamless gutters and downspouts front and rear. The color selected was to match my trim as close as possible.

I replaced all of the window screens on the south side of the house with sun block screening.

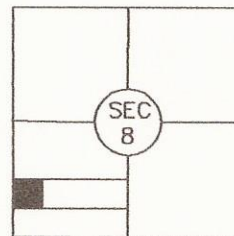
The trim on the front of the house is all custom made of Eastern Red Cedar.

*provided by Seller to
Realtor*

SW/4 SEC. 8



SCALE: 1"=400'
 DATE: 8/03/13
 ○ = IRON PIN W/CAP
 △ = STONE MARKER
 CURTIS PROJ. 1673

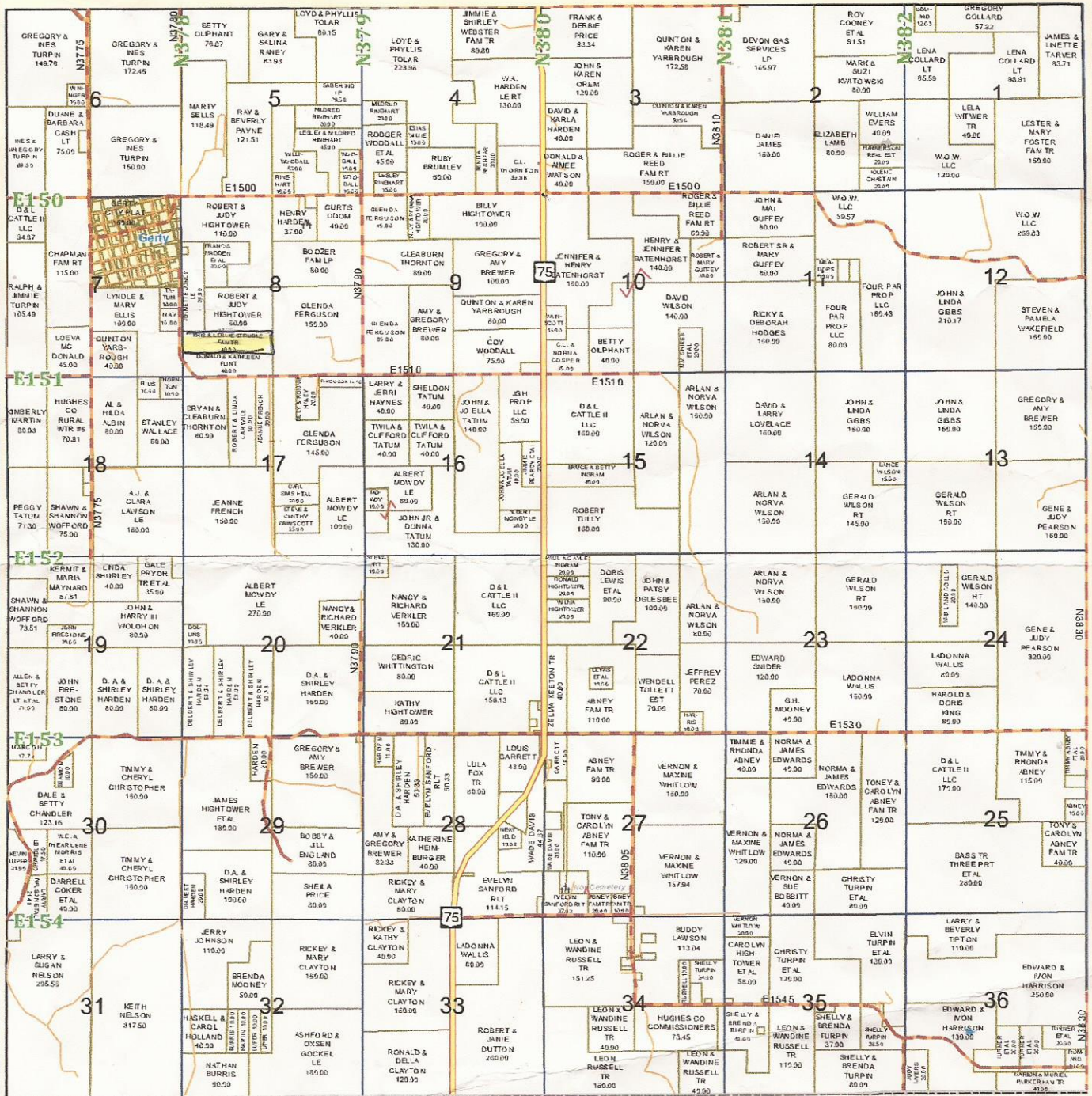
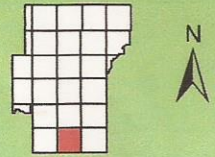


A part of the N/2 of the S/2 of the SW/4, Section 8 Township 4 North, Range 10 East, of the Indian Meridian and Base line Hughes County, Oklahoma. More particularly described as: Commencing at the SW Corner of Said Section 8; thence N 01°11'41" W, along the West line of said Section 8, a distance of 659.98 feet to the Point of Beginning; thence N 01°11'41" W, a distance of 659.98 feet; thence N 88°55'22" E, a distance of 662.71 feet; thence S 01°10'41" E, a distance of 660.11 feet; thence S 88°56'03" W, a distance of 662.52 feet to the Point of Beginning. Containing 10.04 Acres More or Less.

CERTIFICATE: I, Bobby L. Curtis, a Registered Land Surveyor in the State of Oklahoma, hereby certify that I made a survey to pin the corners of the above described tract of land, and that this plat is a true and correct representation of that survey, I further certify that iron pins were set on the corners as indicated, and that this plat, and the survey on which it is based, meets or exceeds the Minimum Standard Requirements for a Land Survey in the State of Oklahoma.

T4N R10E

© 2011 Visual Lease Services, Inc.



1:50,000

0 0.25 0.5 1 Miles