

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: 103052 S 3570 RD
PRAGUE OK 74864

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

Seller's Initials JS Seller's Initials B.J.
(OREC-7/12)

Buyer's Initials _____ Buyer's Initials _____

LOCATION OF SUBJECT PROPERTY

103052 S 3570 RD

PRAGUE

OK

74864

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?

Yes

No

Unk

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 7 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?

Yes

No

Unk

(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 ✓ Seller's Initials B-J

Buyer's Initials _____ Buyer's Initials _____

(OREC-7/12)

PRAGUE

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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.)

#10, 11, 12 - See attached
 #35 pipeline easements

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? _____

X Benny Jones
 Seller's Signature BENNY JONES

2-23-13
 Date

Christyna Jones
 Seller's Signature CHRISTYNA JONES

2-23-13
 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)



Foundation Repair

1901 N. Kickapoo • Shawnee, Oklahoma 74804

Owner's Name: Benny Jones

Home Phone: () 561-7322

Mobile Phone: () _____

Address of Structure Serviced: Box 278

Work Phone: () 561-7322

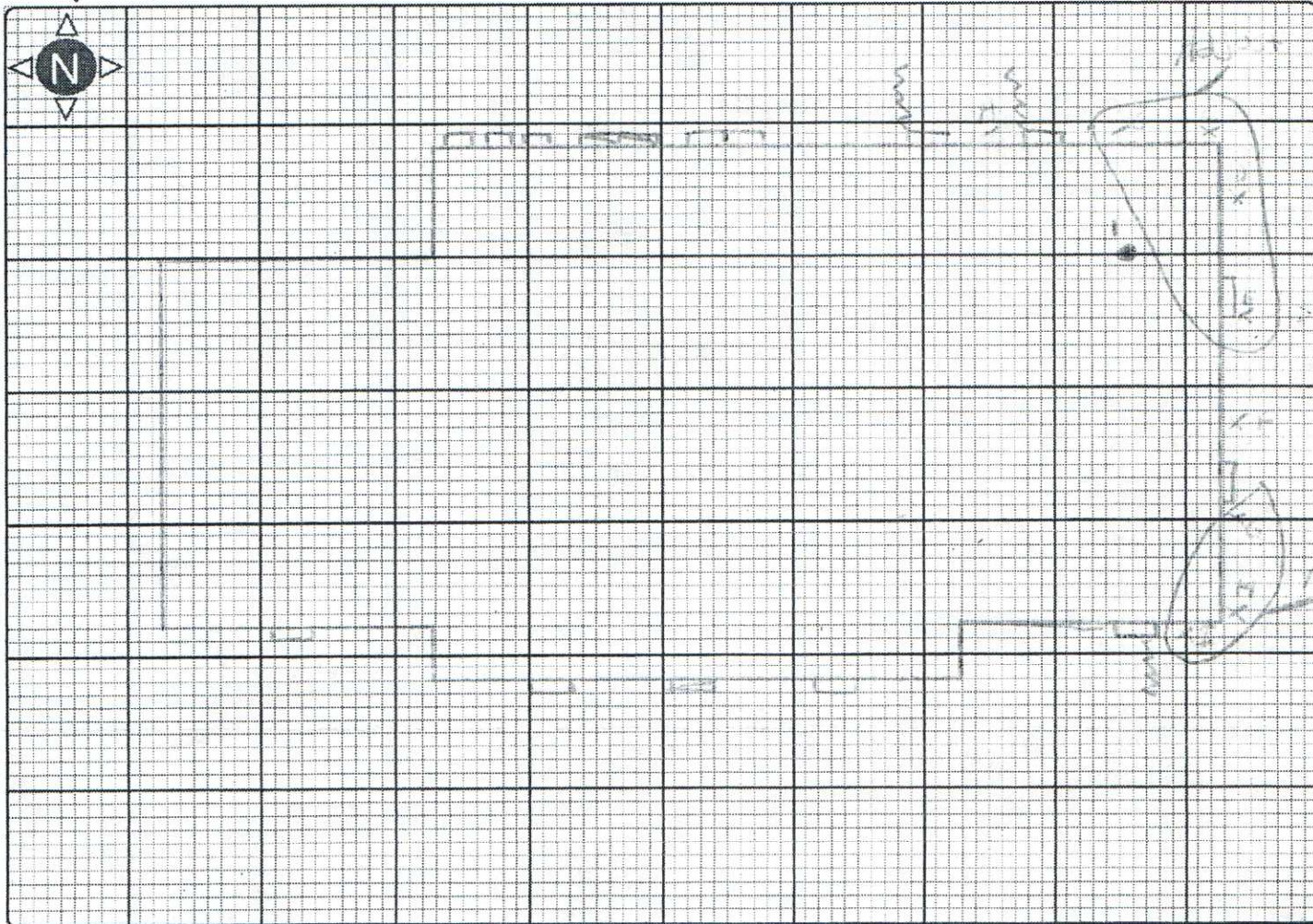
Fax Number: () _____

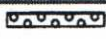
City: _____ State: OK Zip: _____

Contact: ☐ Responsible Party: ☐

Billing or Mailing Address: 1501 S. 100th

City: Shawnee State: OK Zip: 74804



Legend: ● Pier □ Pier in Concrete ○ Optional Pier  French Drain  Wood Beams  Brick Ties

Notes: August 2005 R-E and G-E Also Install 1 new
lateral pier in master closet

Number of Piers Needed - Option 1: 1 pier @\$ 550.00 ea. 11550.00
(Life-Time Plus Warranty)

Number of Piers Needed - Option 2: _____ @\$ _____ ea. _____
(Life-Time Warranty)

Number of Piers Needed - Option 3: _____ @\$ _____ ea. _____

Concrete Removal / Replacement for Pier Access: 1 @\$ 75.00 ea. \$ 75.00

Wood Floor: _____ @\$ _____ ea. _____
(1 year Warranty)

If installation of pier goes beyond a 22 ft. depth, an additional charge of \$15.00 per foot shall apply.

Excessive excavation (depth beyond 42") or the removal of concrete piers additional fee

4-26-06



Foundation Repair

1901 N. Kickapoo • Shawnee, Oklahoma 74804

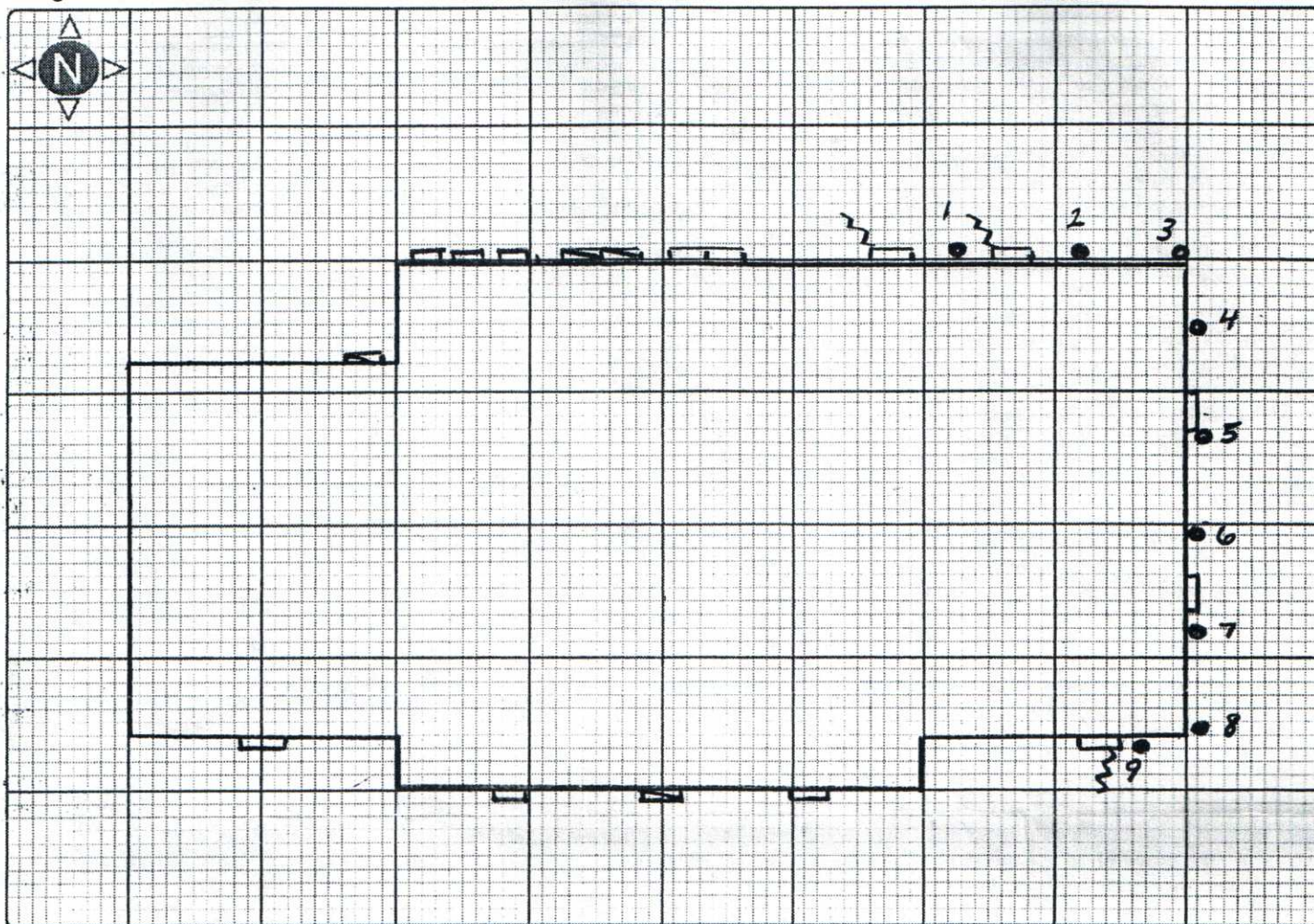
Owner's Name: Benny Jones Home Phone: 567 7422 Mobile Phone: ()

Address of Structure Served: Rt 3 Box 27 B Work Phone: 567-4358 Fax Number: ()

City: Prague State: OK Zip: 74801 Responsible Party: ☐ Contact: ☒ Steve Ferrell
830-2460

Billing or Mailing Address: 42700 CRIMSON City: Shawnee State: OK Zip: 74801

Ledgend: ● Pier □ Pier in Concrete ○ Optional Pier French Drain Wood Beams Brick Ties



Notes: From the traffic light in Prague go East 2m. to gravel road turn North 1.9m (brick home w/ O.C. written on the small barn owners mailing address) PO Box 300 Prague OK 74804

Number of Piers Needed - Option 1: 9 ext. @\$ 550⁰⁰ ea. PROPOSED ACCEPTED
(Life-Time Plus Warranty)

Number of Piers Needed - Option 2: _____ @\$ _____ ea. 4950⁰⁰
(Life-Time Warranty)

Number of Piers Needed - Option 3: _____ @\$ _____ ea. _____

Concrete Removal / Replacement for Pier Access: _____ @\$ _____ ea. _____

Wood Floor: _____ @\$ _____ ea. _____

Brick Ties: _____ @\$ _____ ea. _____

French Drains: 2-21-06 @\$ _____ ea. _____