

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: 9101 E INDUSTRIAL ROAD

SELLER IS X IS NOT OCCUPYING THE SUBJECT PROPERTY.

Appliances/Systems/Services: (The items below are in **NORMAL** working order)

	<u>Circle below</u>			
	Yes	No	Unk	
Sprinkler System	<u>N/A</u>			
Swimming Pool	<u>N/A</u>			
Hot Tub/Spa	<u>N/A</u>			
Water Heater	<u>N/A</u>	<u>Yes</u>		
___ Electric ___ Gas				
___ Solar				
Water Purifier	<u>N/A</u>			
Water Softener	<u>N/A</u>			
___ Leased ___ Owned				
Sump Pump	<u>N/A</u>			
Plumbing	<u>N/A</u>	<u>Yes</u>		
Whirlpool Tub	<u>N/A</u>			
Sewer System	<u>N/A</u>	<u>Yes</u>		
___ Public <u>X</u> Septic				
___ Lagoon				
Air Conditioning				
System	<u>N/A</u>	<u>Yes</u>		
<u>X</u> Electric ___ Gas				
___ Heat Pump				
Window Air				
Conditioner(s)	<u>N/A</u>			
Attic Fan	<u>N/A</u>			
Fireplaces	<u>N/A</u>			
Heating System	<u>N/A</u>	<u>Yes</u>		
<u>X</u> Electric ___ Gas				
___ Heat Pump				

	<u>Circle below</u>			
	Yes	No	Unk	
Humidifier	<u>N/A</u>			
Gas Supply	<u>N/A</u>	<u>Yes</u>		
___ Public <u>X</u> Propane				
___ Butane				
Propane Tank	<u>N/A</u>	<u>Yes</u>		
___ Leased <u>X</u> Owned				
Ceiling Fans	<u>N/A</u>	<u>Yes</u>		
Electric Air Purifier	<u>N/A</u>			
Garage Door Opener/				
Control	<u>N/A</u>			
Intercom	<u>N/A</u>			
Central Vacuum	<u>N/A</u>			
Security System	<u>N/A</u>			
___ Rent ___ Own				
___ Monitored				
Smoke Detectors	<u>N/A</u>	<u>Yes</u>		
Dishwasher "2012"	<u>N/A</u>	<u>Yes</u>		
Electrical Wiring	<u>N/A</u>	<u>Yes</u>		
Garbage Disposal	<u>N/A</u>			
Gas Grill	<u>N/A</u>			
Vent Hood	<u>N/A</u>	<u>Yes</u>		
Microwave Oven	<u>N/A</u>			
Built-in Oven/Range	<u>N/A</u>	<u>Yes</u>		
Kitchen Stove	<u>N/A</u>	<u>Yes</u>		
Trash Compactor	<u>N/A</u>			

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

Buyer's Initials _____ Buyer's Initials _____

LOCATION OF SUBJECT PROPERTY

9101 E. INDUSTRIAL ROAD

Source of Household Water _____ Other Items _____ Yes No Unk
 _____ Other _____ Yes No Unk
 _____ Public _____ Private X Well Yes No Unk Other _____ 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
X agricultural _____ industrial _____ office
 _____ urban conservation _____ other _____ unknown
 2. What is the flood zone status of the property? NA
 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 4/11 number of layers, if known 1
 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 JB Seller's Initials _____

Buyer's Initials _____ Buyer's Initials _____

LOCATION OF SUBJECT PROPERTY

9101 E. INDUSTRIAL RD

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 \$ 240/yr 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 ☐

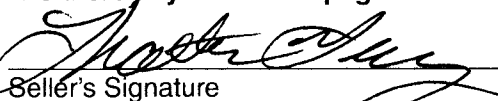
44. Are you aware of any other fees or dues required on the property that you have not disclosed? Yes ☐ No ☒ Unk ☐

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, 35, 37. DUES SET-UP TO MAINTAIN ROADS, IF SUBDIVIDED. (NOT FILED IN RECORD)

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? _____

Seller's Signature  Date 5/24/12

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.



SELLER'S MOLD DISCLOSURE

FOR PROPERTY LOCATED AT: 9101 E. INDUSTRIAL RD
SELLER is ☒ is not ☐ occupying the subject property.

Are you aware of the presence of mold in the property?

- ☒ no
☐ unknown
☐ yes; where (describe) _____

Are you aware of treatment for mold infestation or repairs made for damage caused by mold in the property?

- ☒ no
☐ unknown
☐ yes; where (describe) _____

If you answered yes to either of the above questions, please give all additional information you have concerning the questions, if needed please attach additional pages, signed and dated. **it is imperative that both questions be answered!

On the date this disclosure is signed, the Seller states that based on Seller's CURRENT ACTUAL KNOWLEDGE of the property, the information contained above is true and accurate.

Sharon Chy 9/24/12
Seller's signature Date Seller signature Date

The Buyer is urged to carefully inspect the property and, if desired, to have the property inspected by an expert. *The Buyer acknowledges that the Buyer has read and received a signed copy of this statement.*
(This disclosure should accompany any offer to purchase on the property identified above.)

Buyer's signature Date Buyer's signature Date