

APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

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: 9551 S. WESTMINSTER

SELLER IS **IS NOT** X **OCCUPYING THE SUBJECT PROPERTY.**

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

	Circle below			
	Yes	No	Unk	
Sprinkler System	N/A	☒	☐	Unk
Swimming Pool	N/A	☒	☐	Unk
Hot Tub/Spa	N/A	☒	☐	Unk
Water Heater	N/A	☒	☐	Unk
X Electric <u>3/11 new</u> Gas				
<u> </u> Solar				
Water Purifier	N/A	☒	☐	Unk
Water Softener	N/A	☒	☐	Unk
<u> </u> Leased <u> </u> Owned				
Sump Pump	N/A	☒	☐	Unk
Plumbing	N/A	☒	☐	Unk
Whirlpool Tub	N/A	☒	☐	Unk
Sewer System	N/A	☒	☐	Unk
<u> </u> Public X Septic				
<u> </u> Lagoon				
Air Conditioning				
System	N/A	☒	☐	Unk
X Electric <u>wood</u> Gas				
<u> </u> Heat Pump				
Window Air				
Conditioner(s)	N/A	☒	☐	Unk
Attic Fan	N/A	☒	☐	Unk
Fireplaces <u>wood</u>	N/A	☒	☐	Unk
<u> </u> Pellet				
Heating System	N/A	☒	☐	Unk
X Electric <u> </u> Gas				
<u> </u> Heat Pump				

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

Seller's Initials DM Seller's Initials lm
(OREC-7/10)

Buyer's Initials _____ Buyer's Initials _____

LOCATION OF SUBJECT PROPERTY

951 S. WESTMINSTER

Source of Household Water

Other Items Yes No Unk

Other Yes No Unk

Public Private ☒ 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
☒ 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 1 1/2 yrs 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, 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 PM Seller's Initials cm

Buyer's Initials Buyer's Initials

LOCATION OF SUBJECT PROPERTY

9551 S. WESTMINISTER

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 \$ 75.00 To Whom Paid Woodcrest Fire Dept.
- 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.

#6. Builder corrected drainage across front of home around entry patio to move water. #14. New roof 1.5 years ago. #34 & 35. New buyer will share entry with seller. The first part of the drive will have an easement to the new buyer for right of ingress and egress. #38. Dog pen is against covenant, but has always been there. #41. Fire protection. #43. A few windows have experienced minor leakage during hard driving rains on NE corner. Seller is having windows re-caulked to alleviate problem.

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? _____

[Signature]
Seller's Signature

7/24/11
Date

[Signature]
Seller's Signature

7/24/11
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), Shepherd Mall, 2401 NW 23 St, Suite 18, Oklahoma City, Oklahoma 73107-2431, or visit OREC's Web site www.orec.ok.gov.



SELLER'S MOLD DISCLOSURE

FOR PROPERTY LOCATED AT: 9551 S. WESTMINISTER
SELLER is is not X occupying the subject property.

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

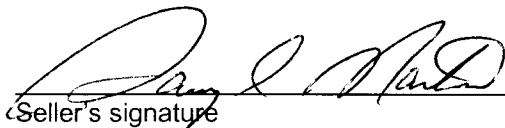
- ☒ no
☐ unknown
☐ yes; where (describe) _____

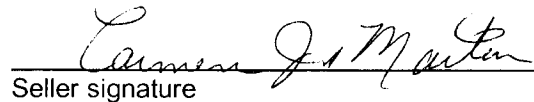
Are you aware of treatment for mold infestation or repairs made for damage caused by mold in the property?

- ☒ 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.

 7/2/11
Seller's signature Date

 7/2/11
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