

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 4600 E Forrest Hills
Guthrie OK 73044-9365
 SELLER IS X 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				✓
Swimming Pool				✓
Hot Tub/Spa				✓
Water Heater ✓ Electric ___ Gas ___ Solar	✓			
Water Purifier				✓
Water Softener ✓ Leased ___ Owned	✓			
Sump Pump				✓
Plumbing	✓			
Whirlpool Tub				✓
Sewer System ___ Public ✓ Septic ___ Lagoon	✓			
Air Conditioning System ✓ Electric ___ Gas ___ Heat Pump	✓			
Window Air Conditioner(s)				✓
Attic Fan				✓
Fireplaces	✓			
Heating System ✓ Electric ___ Gas ___ Heat Pump	✓			
Humidifier				✓
Ceiling Fans	✓			

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

Buyer's Initials _____ Buyer's Initials _____

Seller's Initials JD Seller's Initials JS

LOCATION OF SUBJECT PROPERTY	4600 E Forrest Hills				
	Guthrie	OK	73044-9365		

IF YOU ANSWERED Not Working to any items on page one, please explain. Attach additional pages with your signature.

We do not pay for monitoring of installed ADR system.

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

Buyer's Initials _____ Buyer's Initials _____

Seller's Initials MD Seller's Initials BD

LOCATION OF SUBJECT PROPERTY <u>4600 E Forrest Hills</u>	Guthrie	OK	73044-9365
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Property Shared in Common, Easements, Homeowner's Associations and Legal	Yes	No
37. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
38. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
39. Are you aware of encroachments affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
40. Are you aware of a mandatory homeowner's association? Amount of dues \$ _____ Special Assessment \$ _____ Payable: (check one) _____ monthly _____ quarterly _____ annually Are there unpaid dues or assessments for the property? _____ YES _____ NO If yes, what is the amount? \$ _____ Manager's Name _____ Phone Number _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
41. Are you aware of any zoning, building code or setback requirement violations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
42. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
43. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
44. Are you aware of any filed litigation or lawsuits directly or indirectly affecting property, including a foreclosure?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
45. Is the property located in a fire district which requires payment? If yes, amount of fee \$ _____ Paid to Whom _____ Payable: (check one) _____ monthly _____ quarterly _____ annually	<input type="checkbox"/>	<input checked="" type="checkbox"/>
46. Is the property located in a private utility district? Check applicable _____ Water _____ Garbage _____ Sewer _____ Other _____ If other, explain _____ Initial membership fee \$ _____ Annual membership fee \$ _____ (if more than one utility attach additional pages)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Miscellaneous	Yes	No
47. Are you aware of other defect(s) affecting the property not disclosed above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
48. Are you aware of any other fees or dues required on the property that you have not disclosed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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? per king warranty

 Seller's Signature Megan R. Patterson Date <u>7/12/17</u>	 Seller's Signature BLAIR SMITH Date <u>7/12/17</u>
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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.

G. Diane Goodyear

From: Megan Patterson [horsegirl2865@hotmail.com]
Sent: Monday, July 17, 2017 7:08 PM
To: G. Diane Goodyear
Subject: Re: Disclosure questions

Hi Diane,

Yes, 12, 13 and 14 are all related to the piers. Pier King is the company that did the foundation repair and Blair will be e-mailing those documents shortly.

18. Yes this was during construction of the house prior to completion. It may have been a "prior to construction treatment," a pre treatment or a "bait system" - I'm not sure of the difference. I'm not even sure we have documentation of it still, so that's kind of a dead end.
19. I'm not sure if it was "prior to construction treatment," pre treatment or a "bait system."

1

23. This was a mistake on my part. I misread the question. We received an insurance payment which was used to repair the leak. The insurance payment we received was for when the pipe burst in the wall and all of that was repaired by Nichols Plumbing and OxyDry Restoration. I will call OxyDry tomorrow and have them fax you all of the documentation from the repair.
34. Any mold inspection post leak would be in the documentation from OxyDry.

Regards,
Megan

On Jul 17, 2017, at 6:35 PM, G. Diane Goodyear <gdianegoodyear@gmail.com> wrote:

Megan,

A few questions about disclosures.

12, 13, 14 are all related to piers?

- 18. Was this prior construction treatment?
- 19. You have bait system that you have not used?
- 23. need explanation
- 34. did you have it inspected for mold?

We will need explanations for all the yes's checked.

The Disclosure said that if you have YES answers you need to address each one by number etc. sign date and such.

Thank we will talk about all this later.

Diane Goodyear
Direct: 405-630-9520
Century 21 Goodyear Green
Office: 405-282-7000 - Fax 282-7684

<201707171814.pdf>

G. Diane Goodyear

From: Megan Patterson [horsegirl2865@hotmail.com]
Sent: Tuesday, July 18, 2017 12:41 PM
To: gdianegoodyear@gmail.com
Subject: Fwd: State Farm Claim

And more . . .

From: HOME CLMS-FIRECLAIMS <statefarmfireclaims@statefarm.com>
Date: July 18, 2017 at 12:33:27 PM CDT
To: "HORSEGIRL2865@HOTMAIL.COM" <HORSEGIRL2865@HOTMAIL.COM>
Subject: State Farm Claim

Your message is ready to be sent with the following file or link attachments:

FD 0001 Pg 0003 mitigation readings
FD 0001 Pg 0004 mitigation readings
FD 0001 Pg 0001 mitigation readings
FD 0001 Pg 0002 mitigation readings

1

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

716 Megan Smith

Section Report												
ALL READINGS Meter and setting used: EX-100L												
Date	10	11	12	13	14	15	16	17	18	19	20	Avg
5-24-07	102	101	100	100	100	100	100	100	100	100	100	100
5-25	51	53	58	60	62	65	67	69	71	73	75	62
5-26	44	46	50	50	54	54	57	58	61	62	64	54
5-27	32	34	34	37	41	43	43	43	43	43	43	40
5-28	20	22	23	24	24	24	24	24	24	24	24	24
5-29	14	17	17	17	17	17	17	17	17	17	17	17

3

ry Standards:
 lateral 10.6
 Cont 10.6
 Dry Standard 16
 Drying goal 18



WATER DAMAGE SPECIALISTS

P.O. Box 1382 • Guthrie, OK 73044 • (405) 348-3060

Fax Transmittal Form

To **Jenny Blair** from **Rusty** / mitigation
Name: **State Farm** Readings
Organization Name/Dept
CC:
Phone number: **claim # 3613502716**
Fax number:

- ☐ Urgent
☒ For Review
☐ Please Comment
☐ Please Reply

Date sent: **6-19-12**
Time sent:
Number of pages including cover page:

2 total

Message:

4600 Forrest Hills Remediation

G. Diane Goodyear

From: Megan Patterson [horsegirl2865@hotmail.com]
Sent: Tuesday, July 18, 2017 12:41 PM
To: gdianegoodyear@gmail.com
Subject: Fwd: State Farm Claim

Wait . . . There's more.

Regards,

Megan

Begin forwarded message:

From: HOME CLMS-FIRECLAIMS <statefarmfireclaims@statefarm.com>
Date: July 18, 2017 at 12:34:41 PM CDT
To: "'HORSEGIRL2865@HOTMAIL.COM'" <HORSEGIRL2865@HOTMAIL.COM>
Subject: State Farm Claim

Your message is ready to be sent with the following file or link attachments:

1

IC 0001 Pg 0002 recon invoice

IC 0001 Pg 0001 recon invoice

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Invoice

OxyDry Mold & Water Damage Restoration

8200 N. Industrial Blvd
Ft. Worth, TX 76114
405-348-3060

405-348-3060

Invoice No: 287
Date: 30 May 2012
Terms: Net 00
Due Date: 30 May 2012

Bill To: Blair And Megan Smith
4600 Forrest Hills Rd
Guthrie, OK 73044

Description	Quantity	Rate	Amount
Drywall repair 24" standard cut	1.00	\$203.00	\$203.00*
Tapo and bodi texture match	1.00	\$250.00	\$250.00*
Paint and prime walls	1.00	\$175.00	\$175.00*

3

From: Rusty Therrien
Sent: Monday, June 11, 2012 7:21 AM
To: Jennifer Blair
Subject: 36135Q716

Here is the buildback invoice for 4600 Forrest hills. If you have any questions let me know.

Rusty Therrien
OxyDry Restoration
405-819-3800 cell
405-348-3060

G. Diane Goodyear

From: Megan Patterson [horsegirl2865@hotmail.com]
Sent: Tuesday, July 18, 2017 12:39 PM
To: gdianegoodyear@gmail.com
Subject: Fwd: State Farm Claim

Hello Diane,

These are the records from the claim we filed with the insurance when the pipe burst in the wall in case you need it. OxyDry is supposed to be e-mailing me their records Thursday when their computer guy is back in the office.

Regards,

Megan

Begin forwarded message:

From: HOME CLMS-FIRECLAIMS <statefarmfireclaims@statefarm.com>
Date: July 18, 2017 at 12:34:07 PM CDT

1

To: "'HORSEGIRL2865@HOTMAIL.COM'" <HORSEGIRL2865@HOTMAIL.COM>
Subject: State Farm Claim

Your message is ready to be sent with the following file or link attachments:

IC 0001 Pg 0003 wm bill
IC 0001 Pg 0001 wm bill
IC 0001 Pg 0002 wm bill

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

2

Description	Quantity	Rate	Amount
Equipment monitoring per day	5.00	\$42.20	\$211.00*

* Indicated item is subject to ESR.

State Farm	Subtotal	\$2,469.50
Claim # 36135Q716	TAX (0.00%)	\$0.00
Job completion date: 5/28/2012	Total	\$2,469.50
	Paid	\$0.00
	Balance Due	\$2,469.50

3

From: Rusty Therrien
 Sent: Tuesday, June 05, 2012 8:09 AM
 To: Jennifer Blair
 Subject: 36135Q716

Here is the attached mitigation estimate/invoice. If you have question please call.

Rusty Therrien
 OxyDry Restoration
 405-819-3800 cell
 405-348-3060

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Invoice

OxyDry Mold & Water Damage Restoration

6700 N. Industrial Blvd
Fountain, CO 80038
465 348 2600

465 348 3260

Invoice No: 286
Date: 30 May 2012
Terms: Net 00
Due Date: 30 May 2012

Bill To: Blair And Megan Smith
4600 Forest Hills
Guthrie, CO 80044

Description	Quantity	Rate	Amount
Restoration equipment set-up	1.03	\$250.00	\$250.00*
Water extraction (square foot)	0.43	\$235.00	\$102.34*
Carpet/pad removal (square foot)	0.34	\$235.00	\$80.92*