

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 accepted the offer to purchase in writing.

Source 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 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 facts, circle Unk (unknown). (4) If some items do not apply to your property, circle N/A (not applicable). If you do not know, circle DK (don't know). (5) The date of completion by you may not be later than the date of sale. (6) This form is received by a purchaser.

LOCATION OF SUBJECT PROPERTY _____

SELLER IS IS NOT ACCOUNT

Appliances/Systems/Services:

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

Sprinkler System	N/A
	<u>Circle below</u>

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

Seller's Initials (ORC-7/10)	Seller's Initials	Trash Compactor	Yes	No	Unk
<i>[Signature]</i>			N/A	Yes	Unk
<i>[Signature]</i>			N/A	Yes	Unk

Seller's Initials _____
(OREC-7/10)

	Yes	No
Mass Compactor	N/A	☒
Binder	☒ Yes	☒ No
Unk	☒ Yes	☒ No
Unk	☒ Yes	☒ No
Unk	☒ Yes	☒ No

	Buyer's Initials	Buyer's Initials
Unk	<i>[Signature]</i>	<i>[Signature]</i>

LOCATION OF SUBJECT PROPERTY

5976 Hedges Road

Source of Household Water

SOWC

Public ☒ Private ☐ Well ☐ Yes ☐ No ☐ Unk ☐
Other Items ☐ Yes ☐ No ☐ Unk ☐
Other ☐ 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).
After Tub Spa - Plumbing Leaks - New water + air pump -
Bad Piping New Leaks

Zoning, Flood and Water

1. Property is zoned: (Check one) ☒ residential ☐ commercial ☐ historical ☐
☐ agricultural ☐ industrial ☐ office ☐ other ☐ unknown

Circle below

2. What is the flood zone status of the property? ☐ unknown

3. Are you aware of any flood insurance requirements concerning the property? ☐ No ☐ No ☐ Unk

4. Do you have flood insurance on the property? ☐ No ☐ No ☐ Unk

5. Has the property been damaged or affected by flood, storm run-off, sewer backup, drainage or grading problems? ☐ No ☐ No ☐ Unk

6. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. french drains? ☐ No ☐ No ☐ Unk

7. Has there been any occurrence of water in the heating and air conditioning duct system? ☐ No ☐ No ☐ Unk

8. Are you aware of water seepage, leakage or other drainage problems in any of the improvements on the property? ☐ No ☐ No ☐ Unk

Additions/Alterations/Repairs

9. Have any additions or alterations been made without required permits? ☐ No ☐ No ☐ Unk

10. Are you aware of previous foundation repairs? ☐ No ☐ No ☐ Unk

11. Are you aware of any alterations or repairs having been made to correct defects or problems? ☐ No ☐ 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? ☐ No ☐ No ☐ Unk

13. Has the roof ever been repaired or replaced during your ownership of the property? ☐ No ☐ No ☐ Unk

14. Approximate age of roof covering, if known 11 yrs number of layers, if known 1 ☐ No ☐ No ☐ Unk

15. Do you know of any current problems with the roof? ☐ No ☐ No ☐ Unk

16. Are you aware of treatment for termites or wood-destroying organism infestation? ☐ No ☐ No ☐ Unk

17. Do you have a termite bait system installed on the property? ☐ No ☐ No ☐ Unk

18. If yes, is it monitored by a licensed exterminating company? ☐ No ☐ No ☐ Unk

(Check one) ☐ Yes ☐ No Annual cost \$ ☐ No ☐ No ☐ Unk

19. Are you aware of any damage caused by termites or wood-destroying organisms? ☐ No ☐ No ☐ Unk

20. Are you aware of major fire, tornado, hail, or wind damage? ☐ No ☐ No ☐ Unk

21. Are you aware of problems pertaining to sewer, septic, lateral lines or aerobic system? ☐ No ☐ No ☐ Unk

Environmental

22. Are you aware of the presence of asbestos? ☐ No ☐ No ☐ Unk

23. Are you aware of the presence of radon gas? ☐ No ☐ No ☐ Unk

24. Have you tested for radon gas? ☐ No ☐ No ☐ Unk

25. Are you aware of the presence of lead-based paint? ☐ No ☐ No ☐ Unk

26. Have you tested for lead-based paint? ☐ No ☐ No ☐ Unk

27. Are you aware of any underground storage tanks on the property? ☐ No ☐ No ☐ Unk

28. Are you aware of the presence of a landfill on the property? ☐ No ☐ No ☐ Unk

29. Are you aware of existence of hazardous or regulated materials and other conditions having an environmental impact? ☐ No ☐ No ☐ Unk

30. Are you aware of existence of prior manufacturing of methamphetamine? ☐ No ☐ No ☐ Unk

31. Have you had the property inspected for mold? ☐ No ☐ No ☐ Unk

32. Have you had any remedial treatment for mold? ☐ No ☐ No ☐ Unk

33. Are you aware of any condition on the property that would impair the health or safety of the occupants? ☐ No ☐ 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 effect on the property? ☐ No ☐ No ☐ Unk

35. Other than utility easements serving the property, are you aware of easements or right-of-ways affecting the property? ☐ No ☐ No ☐ Unk

Seller's Initials dy Seller's Initials ye

Buyer's Initials ye Buyer's Initials ye

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5976 Hedges Road

- 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 - traces in Brixton, London, England
- Yes ☐ No ☐

1-53 attached to this disclosure (check)

A real estate licensee has no duty to the Seller or the Purchaser to inspect the property and to disclose the results of the inspection.

Date: _____

Seller's Signature: William H. Fargan 7/26/12

Date: _____

10902

The disclosure and its nature

Date

Oklahoma City, Oklahoma 73107-2000

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LAND PROPERTY CONDITION DISCLOSURE STATEMENT FORM

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 AND STATEMENTS CONTAINED IN THIS DISCLOSURE STATEMENT ARE DECLARATIONS AND REPRESENTATIONS OF THE SELLER AND ARE NOT THE REPRESENTATIONS OF THE REAL ESTATE LICENSEE.

The subject property located at: _____

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, check N/A (non-applicable). If you do not know the facts, check Unknown (Unk). (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.

1. Property is zoned: Residential _____ / Commercial _____ / Historical _____ / Agricultural ☒ / Industrial _____ / Office _____ / Urban Conservation/Other _____	Yes	No	Unk	N/A
2. Is this property in a flood zone?				☒
3. Has the property been damaged or affected by flood, storm run-off, sewer backup, drainage, or grading problems?				☒
4. Are you aware of features of the property shared in common with adjoining landowners such as fences, driveways, and roads whose use or responsibility have an effect on the property?				☒
5. Are you aware of easements, right of way or encroachments affecting the property?				☒
6. Are you aware of a mandatory association dues?				☒
7. Are you aware of the presence of asbestos on or near the property?				☒
8. Are you aware of the presence of lead based paint? Yes ☐ No ☒ Unk _____				☒
9. Are you aware of any underground storage tanks on or near the property?				☒
10. Are you aware of the presence of a landfill or private dumps on or near the property?				☒
11. Are you aware of substances, materials, or products, which may be an environmental hazard?				☒
12. Are you aware of any zoning, building code or set back requirement violations?				☒
13. Are you aware of any threatened or existing litigation affecting the property?				☒
14. Are you aware of any defect or condition affecting the improvements on the property, if any?				☒
15. Is any of your property within an area currently designated by any governmental agency to be environmentally damaged, ie, Superfund or				☒
16. Is your property subject to any known or proposed noise, such as airports, freeways, or rail lines that may contribute to noise pollution?				☒

(A) IF YOU ANSWERED "YES" TO ANY OF THE ITEMS 1-16, OR (B) IF YOU HAVE KNOWLEDGE OF OTHER DEFECTS, THEN YOU MUST EXPLAIN. PLEASE REFER TO THE ITEM NUMBER. Attach additional pages, with your signature, if necessary.

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.

Seller's Signature Allen Gungor 7/24/12. Seller's Signature Margaret Gungor 7/24/12 (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 is urged to carefully inspect the property and, if desired, to have the property inspected by an expert. 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 you make on the property identified above.

Purchaser's Signature _____ (Date) _____
Purchaser's Signature _____ (Date) _____

