

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: 108 N Oakridge Dr
Edmond OK 73034-7103

SELLER IS XX 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 <i>N/A</i>	<u>N/A</u>			
Water Heater <i>2009</i>	<u>N/A</u>	<u>Yes</u>		
___Electric <u>X</u> Gas				
___Solar				
Water Purifier	<u>N/A</u>			
Water Softener	<u>N/A</u>			
___Leased ___Owned				
Sump Pump	<u>N/A</u>	<u>Yes</u>		
Plumbing	<u>N/A</u>	<u>Yes</u>		
Whirlpool Tub	<u>N/A</u>	<u>Yes</u>		
Sewer System	<u>N/A</u>	<u>Yes</u>		
___Public <u>X</u> Septic				
___Lagoon				
Air Conditioning <i>may</i>				
System <i>2007</i>	<u>N/A</u>	<u>Yes</u>		
<u>X</u> Electric ___Gas				
___Heat Pump				
Window Air				
Conditioner(s)	<u>N/A</u>			
Attic Fan <i>(motor out)</i>	<u>N/A</u>	<u>Yes</u>	<u>No</u>	
Fireplaces	<u>N/A</u>	<u>Yes</u>		
Heating System <i>may</i>	<u>N/A</u>	<u>Yes</u>		
___Electric <u>X</u> Gas				
___Heat Pump				

NEW LATERALS 2005

	<u>Circle below</u>	Yes	No	Unk
Humidifier	<u>N/A</u>			
Gas Supply	<u>N/A</u>	<u>Yes</u>		
<u>X</u> Public ___Propane				
___Butane				
Propane Tank	<u>N/A</u>			
___Leased ___Owned				
Ceiling Fans	<u>N/A</u>	<u>Yes</u>		
Electric Air Purifier	<u>N/A</u>	<u>Yes</u>		
Garage Door Opener/				
Control	<u>N/A</u>	<u>Yes</u>		
Intercom	<u>N/A</u>	<u>Yes</u>		
Central Vacuum	<u>N/A</u>	<u>Yes</u>		
Security System	<u>N/A</u>	<u>Yes</u>		
___Rent ___Own				
___Monitored				
Smoke Detectors	<u>N/A</u>	<u>Yes</u>		
Dishwasher <i>2008</i>	<u>N/A</u>	<u>Yes</u>		
Electrical Wiring	<u>N/A</u>	<u>Yes</u>		
Garbage Disposal	<u>N/A</u>	<u>Yes</u>		
Gas Grill	<u>N/A</u>	<u>Yes</u>		
Vent Hood	<u>N/A</u>	<u>Yes</u>		
Microwave Oven <i>2008</i>	<u>N/A</u>	<u>Yes</u>		
Built-in Oven/Range	<u>N/A</u>	<u>Yes</u>		
Kitchen Stove <i>2008</i>	<u>N/A</u>	<u>Yes</u>		
Trash Compactor	<u>N/A</u>	<u>Yes</u>		

Seller's Initials [Signature] Seller's Initials [Signature]
 (OREC-7/08)

Buyer's Initials _____ Buyer's Initials _____

LOCATION OF SUBJECT PROPERTY 108 N Oakridge Dr

Edmond

OK

73034-7103

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? _____
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, if known 2010 May number of layers, if known 1 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, or wind damage? Yes ☒ No Unk

Environmental

21. Are you aware of the presence of asbestos? Yes ☒ No Unk
22. Are you aware of the presence of radon gas? Yes ☒ No Unk
23. Have you tested for radon gas? Yes ☒ No Unk
24. Are you aware of the presence of lead-based paint? Yes ☒ No Unk
25. Have you tested for lead-based paint? Yes ☒ No Unk
26. Are you aware of any underground storage tanks on the property? Yes ☒ No Unk
27. Are you aware of the presence of a landfill on the property? Yes ☒ No Unk
28. Are you aware of existence of hazardous or regulated materials and other conditions having an environmental impact? Yes ☒ No Unk
29. Are you aware of existence of prior manufacturing of methamphetamine? Yes ☒ No Unk
30. Have you had the property inspected for mold? Yes ☒ No Unk
31. Have you had any remedial treatment for mold on the property? Yes ☒ No Unk
32. 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

33. 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
34. 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 [Signature] Seller's Initials [Signature]

Buyer's Initials _____ Buyer's Initials _____

LOCATION OF SUBJECT PROPERTY 108 N Oakridge Dr

<u>Edmond</u>	OK	73034-7103
35. Are you aware of encroachments affecting the property?	Yes	<u>No</u> Unk
36. Are you aware of a mandatory homeowner's association?	Yes	<u>No</u> Unk
Amount of dues \$ _____ Special Assessment \$ _____		
Payable: (Check one) _____ monthly _____ quarterly _____ annually		
Are there unpaid dues or assessments for the Property? (Check one) _____ yes <u>no</u>		
If yes, amount \$ _____ Manager's Name: _____		
Phone No. _____		
37. Are you aware of any zoning, building code or setback requirement violations?	Yes	<u>No</u> Unk
38. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property?	Yes	<u>No</u> Unk
39. Are you aware of any threatened or existing litigation or lawsuit(s), directly or indirectly, affecting the property?	Yes	<u>No</u> Unk
40. Is the property located in a fire district which requires payment?	Yes	<u>No</u> Unk
Amount of fees \$ _____ To Whom Paid _____		
Payable (Check one) _____ monthly _____ quarterly _____ annually		
41. Is the property located in a private utility district?	Yes	<u>No</u> 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

42. Are you aware of other defect(s), affecting the property, not disclosed above?	Yes	<u>No</u> Unk
43. Are you aware of any other fees or dues required on the property that you have not disclosed?	Yes	<u>No</u> Unk

If you answered "YES" to any of the items 1- 43 above, list the item number(s) and explain. (If needed, attach additional pages, with your signature(s), date(s) and location of 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? _____

[Signature] 5/7/10
Seller's Signature Traci Nolan Date

[Signature] 5/7/10
Seller's Signature Steven Nolan 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 signed 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.

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND LEAD-BASED PAINT HAZARDS**
(Target Housing Sales)

Lead Warning Statement

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Address of Property: 108 N Oakridge Dr Edmond, Oklahoma

Seller's Disclosure
(Initial on lines below)

- (a) Presence of lead-based paint or lead-based paint hazards (check one below):
☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

 ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

 (b) Records and reports available to the Seller (Check one below):

- ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

 ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

 (c) Seller has received the pamphlet *Protect Your Family from Lead in Your Home*.

Seller has reviewed the information above and certifies, to the best of Seller's knowledge, that the information provided by Seller is true and accurate.

Seller's signature Traci Nolan Date: May 7, 2010

Seller's signature Steven Nolan Date: May 7, 2010

Buyer's Acknowledgment
(Initial on lines below)

 (d) Initial by Buyer only if Buyer has received from Seller copies of either (i) information about known lead-based paint/hazards per paragraph (a) above, or (ii) records or reports pertaining to lead-based paint per paragraph (b) above.

 (e) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

 (f) Buyer has (check one below):

- ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Buyer has reviewed the information above and certifies, the best of Buyer's knowledge, that the information provided by Buyer is true and accurate.

Buyer's signature _____ Date: _____

Buyer's signature _____ Date: _____

Broker's Acknowledgment - (Initial - NOTE: Only if no Listing Broker, Selling Broker shall initial unless Selling Broker receives all compensation from Buyer.)

 (g) Broker has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibilities to ensure compliance.

Broker has reviewed the information above and certifies, to the best of Broker's knowledge, that the information provided by Broker is true and accurate.

C21/Goodyear Green Date: May 7, 2010
(Listing Broker)

By Jan Goodyear
Signature Jan Goodyear

(Selling Broker) Date: _____

By _____
Signature _____



SELLER'S MOLD DISCLOSURE

FOR PROPERTY LOCATED AT: 108 N Oakridge Drive, Edmond, OK 73034
SELLER is xxx 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?

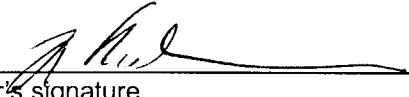
☒ no

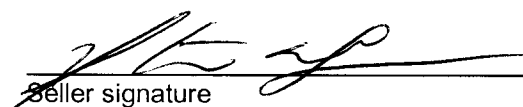
☐ unknown

☐ 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.

 5/7/10
Seller's signature Date

 5/7/10
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