

APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

Oklahoma Law (the "Residential Property Condition Disclosure Act," 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 you become aware of a defect after delivery of this statement, but before you accept an offer to purchase, you 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 you only after a purchaser has acknowledged receipt of this statement and confirmed the offer to purchase in writing.

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:

1604 West Wilshire Blvd.
Nichols Hills, Ok. 73116

SELLER IS ☒ IS NOT ☐ OCCUPYING THE SUBJECT PROPERTY.

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

		Circle below					Circle below		
		Yes	No	Unk			Yes	No	Unk
Sprinkler System	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Humidifier	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Swimming Pool	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Gas Supply	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hot Tub/Spa	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Propane				
Water Heater	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="checkbox"/> Butane				
<input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas					Propane Tank	N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input type="checkbox"/> Solar					<input type="checkbox"/> Leased <input type="checkbox"/> Owned				
Water Purifier	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Ceiling Fans	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water Softener	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Electric Air Purifier	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input type="checkbox"/> Leased <input type="checkbox"/> Owned					Garage Door Opener/				
Sump Pump	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Control	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Plumbing	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Intercom	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Whirlpool Tub	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Central Vacuum	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sewer System	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Security System	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Septic					<input type="checkbox"/> Rent <input checked="" type="checkbox"/> Own				
<input type="checkbox"/> Lagoon					<input checked="" type="checkbox"/> Monitored				
Air Conditioning	(H) N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Smoke Detectors	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
System					Dishwasher	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas					Electrical Wiring	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input type="checkbox"/> Heat Pump					Garbage Disposal	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Window Air					Gas Grill	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Conditioner(s)	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Vent Hood	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attic Fan	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Microwave Oven	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fireplaces	(3) N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Built-in Oven/Range	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Heating System	(3) N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Kitchen Stove	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas					Trash Compactor	N/A	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input type="checkbox"/> Heat Pump									

Buyer's Initials _____ Buyer's Initials _____
(OREC-11/03)

Seller's Initials YAB Seller's Initials RFB

LOCATION OF SUBJECT PROPERTY

1694 West Wicksburg Blvd.
Nichols Hills, OK 73116

Source of Household Water

☒ Public ☐ Private ☐ Well Yes No Unk

Other Items _____

Yes No Unk

Other _____

Yes No Unk

Other _____

Yes No Unk

IF YOU HAVE ANSWERED NQ 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. Are you aware of any flood insurance requirements concerning the property?

Yes ☒ No ☐ Unk ☐

3. Do you have flood insurance on the property?

Yes ☒ No ☐ Unk ☐

4. Has the property been damaged or affected by flood, storm run-off, sewer backup, drainage or grading problems?

Yes ☒ No ☐ Unk ☐

5. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. french drains?

Yes ☒ No ☐ Unk ☐

6. Has there been any occurrence of water in the heating and air conditioning duct system?

Yes ☒ No ☐ Unk ☐

7. 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

8. Have any additions or alterations been made without required permits?

Yes ☒ No ☐ Unk ☐

9. Are you aware of previous foundation repairs?

Yes ☒ No ☐ Unk ☐

10. Are you aware of any alterations or repairs having been made to correct defects or problems?

Yes ☒ No ☐ Unk ☐

11. 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 ☐

12. Has the roof ever been repaired or replaced during your ownership of the property?

Yes ☒ No ☐ Unk ☐

13. Approximate age of roof, if known 1 yr Number of layers, if known 1

14. Do you know of any current problems with the roof?

Yes ☒ No ☐ Unk ☐

15. Are you aware of treatment for termite or wood-destroying organism infestation?

Yes ☒ No ☐ Unk ☐

16. Do you have a termite bait system installed on the property?

Yes ☒ No ☐ Unk ☐

17. If yes, is it monitored by a licensed exterminating company? Yes

(Check one) ☒ yes ☐ no Annual cost \$ 350.00

18. Are you aware of any damage caused by termites or wood-destroying organisms?

Yes ☒ No ☐ Unk ☐

19. Are you aware of major fire, tornado, or wind damage?

Yes ☒ No ☐ Unk ☐

Environmental

20. Are you aware of the presence of asbestos?

Yes ☒ No ☐ Unk ☐

21. Are you aware of the presence of radon gas?

Yes ☒ No ☐ Unk ☐

22. Have you tested for radon gas?

Yes ☒ No ☐ Unk ☐

23. Are you aware of the presence of lead-based paint?

Yes ☒ No ☐ Unk ☐

24. Have you tested for lead-based paint?

Yes ☒ No ☐ Unk ☐

25. Are you aware of any underground storage tanks on the property?

Yes ☒ No ☐ Unk ☐

26. Are you aware of the presence of a landfill on the property?

Yes ☒ No ☐ Unk ☐

27. Are you aware of existence of hazardous or regulated materials and other conditions having an environmental impact?

Yes ☒ No ☐ Unk ☐

28. Are you aware of existence of prior manufacturing of methamphetamine?

Yes ☒ No ☐ Unk ☐

29. Have you had the property inspected for mold?

Yes ☒ No ☐ Unk ☐

30. Have you had any remedial treatment for mold on the property?

Yes ☒ No ☐ Unk ☐

31. 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

32. 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 ☐

33. Other than utility easements serving the property, are you aware of easements or right-of-ways affecting the property?

Yes ☒ No ☐ Unk ☐

Buyer's Initials

Buyer's Initials

Seller's Initials

Seller's Initials

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Nichols Hills, OK 73116

34. Are you aware of encroachments affecting the property? Yes ☐ No ☒ Unk ☐
35. 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. _____

36. Are you aware of any zoning, building code or setback requirement violations? Yes ☐ No ☒ Unk ☐

37. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property? Yes ☐ No ☒ Unk ☐

38. Are you aware of any threatened or existing litigation or lawsuit(s), directly or indirectly, affecting the property? Yes ☐ No ☒ Unk ☐

39. 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

40. 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

41. Are you aware of other defect(s), affecting the property, not disclosed above? Yes ☐ No ☒ Unk ☐

42. 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- 42 above, list the item number(s) and explain. (If needed, attach additional pages, with your signature(s), date(s) and location of subject property.

- # 11 Brick fences replaced when hail storm of 2009 hit.
12 Roof replaced in 2012 - Hail storm
29 No signs of mold during professional inspection

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? _____

David Barnett 4/8/14
Seller's Signature Date

Linda C. Barnett 4/8/14
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 is urged to carefully inspect the property and, if desired, to have the property inspected by a licensed expert. For specific uses and restrictions for this property, contact the City Planning 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.

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.state.ok.us/.