

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 3000 LAUREL LANE, EDMOND, OK 73013

SELLER IS  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	X			
Swimming Pool				X
Hot Tub/Spa				X
Water Heater X Electric ___ Gas ___ Solar <u>3</u>	X			
Water Purifier				X
Water Softener ___ Leased ___ Owned				X
Sump Pump				X
Plumbing	X			
Whirlpool Tub	X			
Sewer System ___ Public X Septic ___ Lagoon	X			
Air Conditioning System X Electric ___ Gas ___ Heat Pump	X			
Window Air Conditioner(s)				X
Attic Fan				X
Fireplaces	X			
Heating System X Electric ___ Gas ___ Heat Pump	X			
Humidifier				X
Ceiling Fans	X			

Appliances/Systems/ Services	Working	Not Working	Do Not Know if Working	None/ Not Included
Gas Supply X Public ___ Propane ___ Butane	X			
Propane Tank				X
Electric Air Purifier				X
Garage Door Opener	X			
Intercom				X
Central Vacuum	X			
Security System ___ Rent X Own ___ Monitored	X			
Smoke Detectors	X			
Dishwasher	X			
Electrical Wiring	X			
Garbage Disposal <u>2</u>	X			
Gas Grill				X
Vent Hood	X			
Microwave Oven	X			
Built-in Oven/Range	X			
Kitchen Stove	X			
Trash Compactor				X
Source of Household Water X Public ___ Well ___ Private/Rural District <u>WELL FOR IRRIGATION</u>	X			

Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_

Seller's Initials JD Seller's Initials DR

LOCATION OF SUBJECT PROPERTY 3000 LAVENDER LAKE, EDMOND, OK 73013

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

Zoning and Historical		Yes	No
1. Property is zoned: (Check One) <input checked="" type="checkbox"/> residential _____ commercial _____ historical _____ office _____ agricultural _____ Industrial _____ _____ urban conservation _____ other _____ unknown			
2. Is the property designated as historical or located in a registered historical district? Yes _____ No <input checked="" type="checkbox"/>			
Flood and Water		Yes	No
3. What is the flood zone status of the property? <u>NOT IN FLOOD ZONE</u>			
4. What is the floodway status of the property? <u>NOT IN FLOOD WAY</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?			<input checked="" type="checkbox"/>
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?			<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>12 MO</u> number of layers, if known <u>1</u>			
17. Do you know of any current problems with the roof covering?			<input checked="" type="checkbox"/>
18. Are you aware of treatment for termites 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 <u>\$340</u>		<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 JS Seller's Initials NP

LOCATION OF SUBJECT PROPERTY 3000 LAVENDER LANE, EDMOND, OK 73013

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?	X	
38. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property?	X	
39. Are you aware of encroachments affecting the property?		X
40. Are you aware of a mandatory homeowner's association? Amount of dues \$ <u>1,911</u> Special Assessment \$ _____ Payable: (check one) _____ monthly _____ quarterly <u>X</u> annually Are there unpaid dues or assessments for the property? _____ YES <u>X</u> NO If yes, what is the amount? \$ _____ Manager's Name _____ Phone Number _____	X	
41. Are you aware of any zoning, building code or setback requirement violations?		X
42. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property?	X	
43. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas?		X
44. Are you aware of any filed litigation or lawsuits directly or indirectly affecting property, including a foreclosure?		X
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		X
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)		X
<b>Miscellaneous</b>	Yes	No
47. Are you aware of other defect(s) affecting the property not disclosed above?	X	
48. Are you aware of any other fees or dues required on the property that you have not disclosed?		X

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. SEE ATTACHED

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? 1

[Signature] 3-17-16 Nancy P. O'Neal 3-17-16  
 Seller's Signature Date 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 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](http://www.orec.ok.gov).

**ADDITIONAL DISCLOSURE INFORMATION**

**3000 Lavender Lane, Edmond, OK 73013**

**Mike and Nancy O'Neal, Owners**

**March 17, 2016**

8. There are French drains from the front to the back that we have had to clean roots out of in two places.

13. The original builder installed indoor columns on the back porch and we had to replace them with 8x8 wood pillars. We also replaced a few tiles on the back porch which had come loose due to slight ground movement.

14. See 13 above.

15. Roof was damaged by hail in early 2014 and was replaced in its entirety.

19. We have an extensive system all around the house. No problems detected when monitored quarterly by a professional company.

22. Hail damage. See 15 above.

37. Lavender Lane is a private road maintained by the Homeowners Association. Most or all of the funding needed is in reserves to repair it when the house across the street is finished—which is very soon. The HOA also shares the pond and swale area in common and the gate is maintained by the HOA. Part of the septic system is in the common area and this property has an easement for that use. There is a water well on this property for irrigation, but which the current owners have used to help keep the pond full in dry weather, and charge the HOA for some electricity use for the well pump. There is an easement for that purpose as well.

38. See 37 above.

40. The five lots share a Homeowners Association for the common area maintenance and to enforce the CC&Rs.

42. The City of Oklahoma City plans to widen Bryant Avenue and install a sidewalk within their easements outside the brick wall.

47. There is a very small part of the ceiling above the 2-story entryway which on close inspection shows evidence of a past minor water problem, but there is no evidence that it is continuing.

**ADDITIONAL DISCLOSURE INFORMATION**  
**3000 Lavender Lane, Edmond, OK 73013**  
**Mike and Nancy O'Neal, Owners**  
**July 26, 2018**

7. In extreme rain storms, the front drains may be slow to remove the water, but it has never gotten into the house.
8. There are French drains from the front to the back that we have had to clean roots out of in two places.
10. See 8 above.
13. The original builder installed indoor columns on the back porch and we had to replace them with 8x8 wood pillars. We also replaced a few tiles on the back porch which had come loose due to slight ground movement.
15. Roof was damaged by hail in early 2013 and was replaced in its entirety.
- 19-20. We have an extensive system all around the house. No problems detected when monitored quarterly by a professional company.
22. Hail damage. See 15 above.
37. There is a water well on this property for irrigation, but which the current owners have used to help keep the pond full in dry weather, and charge the HOA for some electricity use for the well pump. There is an easement for that purpose as well.
39. Lavender Lane is a private road maintained by the Homeowners Association. A major recoating job was done in mid-2016. The HOA also shares the pond and swale area in common and the gate and streetlights are maintained by the HOA. Part of the house septic system is in the common area and this property has an easement for that use.
40. See 39 above.
42. The five lots share a Homeowners Association for the common area maintenance and to enforce the CC&Rs.
44. The City of Oklahoma City plans to widen Bryant Avenue and install a sidewalk within their easements outside the brick wall.