

# 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 14801 Aurea Lane  
Oklahoma City, OK 73142

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	<input checked="" type="checkbox"/>			
Swimming Pool	<input checked="" type="checkbox"/>			
Hot Tub/Spa	<input checked="" type="checkbox"/>			
Water Heater <input checked="" type="checkbox"/> Electric ___ Gas ___ Solar				
Water Purifier	<input checked="" type="checkbox"/>			
Water Softener ___ Leased <input checked="" type="checkbox"/> Owned	<input checked="" type="checkbox"/>			
Sump Pump	<input checked="" type="checkbox"/>			
Plumbing	<input checked="" type="checkbox"/>			
Whirlpool Tub	<input checked="" type="checkbox"/>			
Sewer System <input checked="" type="checkbox"/> Public ___ Septic ___ Lagoon	<input checked="" type="checkbox"/>			
Air Conditioning System ___ Electric ___ Gas <input checked="" type="checkbox"/> Heat Pump	<input checked="" type="checkbox"/>			
Window Air Conditioner(s)				<input checked="" type="checkbox"/>
Attic Fan				<input checked="" type="checkbox"/>
Fireplaces	<input checked="" type="checkbox"/>			
Heating System ___ Electric ___ Gas <input checked="" type="checkbox"/> Heat Pump				
Humidifier				<input checked="" type="checkbox"/>
Ceiling Fans				

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

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

Seller's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_

LOCATION OF SUBJECT PROPERTY 14801 Aurora Ln  
OKC OK 73142

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 <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 type="checkbox"/> unknown			
2. Is the property designated as historical or located in a registered historical district? Yes <input type="checkbox"/> No <input type="checkbox"/>			
Flood and Water		Yes	No
3. What is the flood zone status of the property? _____			
4. What is the floodway status of the property? _____			
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?			
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?			<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? <u>Oct 2017</u>		<input checked="" type="checkbox"/>	
16. Approximate age of roof covering, if known <u>18 mos</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 \$ _____			
21. Are you aware of any damage caused by termites or wood-destroying organisms? <u>Home Inspected Feb 2018</u>			<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? <u>New construction - No Lead Paint Used</u>			<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 (Signature) Buyer's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_ Seller's Initials \_\_\_\_\_

LOCATION OF SUBJECT PROPERTY \_\_\_\_\_

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 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 checked="" type="checkbox"/>
39. Are you aware of encroachments affecting the property?		<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 _____		
41. Are you aware of any zoning, building code or setback requirement violations?		<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 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"/>
44. Are you aware of any filed litigation or lawsuits directly or indirectly affecting property, including a foreclosure?		<input checked="" type="checkbox"/>
45. Is the property located in a fire district which requires payment? If yes, amount of fee \$ <u>1345</u> Paid to Whom <u>Gaillardia HOA</u> Payable: (check one) _____ monthly <input checked="" type="checkbox"/> quarterly _____ annually	<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 checked="" type="checkbox"/>
Miscellaneous	Yes	No
47. Are you aware of other defect(s) affecting the property not disclosed above?		<input checked="" type="checkbox"/>
48. Are you aware of any other fees or dues required on the property that you have not disclosed?		<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? 1

[Signature] 2/17/19  
 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.

## Real Estate Disclosures

The home has had the upstairs geothermal unit located in the attic replaced as preventive maintenance in the summer of 2016 and it is still under warranty. The kitchen and downstairs living area geothermal unit located in the upstairs hallway mechanical closet was replaced as preventive maintenance in Dec 2018.

A state of the art water leak detection system was installed in Aug 2018

The kitchen has a new dual fuel Five Star range, and two new Bosch dishwashers

- #8 There are underground drains from several downspouts directing water away from the house. They were inspected and upgraded as needed in December 2017 by Rain Guard of Oklahoma
- #13 See #34
- #14 See #34
- #15 The roof and flashing was replaced by Osborne Roofing in October 2017 including the addition of solid decking over the garage to meet new warranty requirements set forth by the shingle manufacturer. Cost \$68,000
- #34-35 Sprinkler heads had been saturating the brick under the windows on the east side of the home for a period of time between sprinkler maintenance checks in the spring of 2017. It eroded the mortar and we felt likely impacted the sheathing.

We had an engineer evaluate the situation where was discovered that there was increased humidity in the dining room and the northeast main level bedroom eastern walls. We found an insipient and localized area of mold, which was about the size of a cantaloupe, with some mild dispersion along the baseboard in the interior aspect of the northeast bedroom with smaller amount mold associated with the dining room baseboard.

A complete remediation utilizing Blackmon Mooring, Rick Russell Homes and BioCheck Environmental (an environmental engineer) was done. The brick veneer was removed and the sheathing replaced on the exterior and a section of drywall replaced. The small area of mold was further remediated using biologics and the entire house and duct system was HEPA-vacuumed. All biologic testing throughout the home came back negative. The remediation report is available.

A handwritten signature in black ink, enclosed in a circular scribble. The signature appears to be "GMS".

# McCOLLUM ELECTRIC

📞 528-6377

Electrical & HVAC Service State License #'s E2647 & M7057 1137 North Barnes OKC, OK 73107	Charge <u>Veronica Sullivan</u> Date of Order _____
	Address <u>14801 Aerea Ln</u> Date Completed <u>2-1-19</u>
	Customer _____ Phone _____
	Address _____

Property has been inspected All electrical systems are in good working order 600 amp 1Ø system		
<p>All bills for parts and labor are due upon completion of the job, unless otherwise agreed in advance.</p>		
	<b>TOTAL</b>	

1 1/2 percent interest will be charged on unpaid bills after the 10th. Of the month following billing.


Letter of Agreement

We the undersigned and owners of Lot Eight (8) and Lot Seven (7), Block Twenty (20) Gaillardia Residential Community agree to an easement onto Lot Seven (7) permitting the construction of a driveway entering Lot Eight (8). Said driveway is to enter no closer than six (6) feet from the Lot Seven (7) curb cut. Furthermore, it is agreed that the tree in front of Lot Eight (8) planted by Gaillardia and situated on the front utility easement is to be moved and placed between the driveways in a position stipulated and agreed to by the owners.

  
S.K. Bhatia, MD

  
Steven M. Sullivan, DDS

  
Mark Dale, Builder for S.K. Bhatia, MD

  
Jeff Justice, Builder for Steven M. Sullivan, DDS

Osborne Roofing Inc  
 9172 Bergamo Blvd  
 Edmond, OK 73034

OK Registration # 80000216

# Invoice

Date
10/9/2018

<b>Bill To</b>
Steve Sullivan 14801 Aurea Ln Oklahoma City Oklahoma 73142

<b>Job Address</b>	<b>Terms</b>
14901 Lauren Ln	Due on receipt

Description	Qty	Rate	Amount
apply gayco patch to top of chimney. Apply silicone to mortar joints	1	1,950.00	1,950.00

ALL LABOR & MATERIAL & TAXES INCLUDED

<b>Total</b>	\$1,950.00
<b>Balance Due</b>	\$1,950.00

<b>Phone #</b>	<b>Fax #</b>
405-844-9483	405-844-6346

Keith Bailey Plumbing Heat & Air Inc.

P.O. Box 851996  
Yukon, Okla 73085-1996  
405-577-7700

# Invoice

Date	Invoice #
1/15/2019	13052

Bill To
Sullavan 14801 aurea Lane Oklahoma City, Ok 73142 OFSA



Description	Amount
On Jan 9th 2019 I went through home at 14801 Aurea Lane, Oklahoma City, Ok 73142 and checked all plumbing fixtures, sinks, toilets, tubs and showers for proper operation, At the time of this walk through those item's were in good working order. 3 electric water heaters were producing hot water at the time of inspection. Water softer was serviced by another company after my inspection and brought to proper working order.	
	<b>Total</b> \$0.00



# RainSoft.

Environmental Products for the Home ... Since 1953  
Distributed by HQW of AZ LLC

2524 W. Ruthrauff Road, Ste 212  
Tucson, AZ 85705  
520-407-1899

1625 W. University Dr. Ste 115  
Tempe, AZ 85281  
480-940-3434

4427 S.W. 21st Street  
Oklahoma City, OK 73108  
405-684-9370

<b>DATE</b>	<b>CHARGEABLE CALL</b> <input type="checkbox"/>	<b>WARRANTY CALL</b> <input type="checkbox"/>
<b>NAME</b> <u>Steve and Barbara Sellman</u>	<b>H#</b> <u>(405) 823 7535</u>	
<b>ADDRESS</b> <u>14501 Anna Lane</u>	<b>W#</b> _____	
<b>CITY</b> <u>Oklahoma City Ok</u>	<b>ZIP</b> <u>73142</u>	<b>GRID</b> _____
<b>X STREETS</b> _____	<b>DATE INST.</b> _____	<b>MODEL</b> _____
<b>SCHEDULED DATE</b> <u>Tuesday 1/22/19 2:31PM</u>	<b>SERVICE TECH.</b> _____	
<b>REPORTED PROBLEM</b>		
<u>System on computer that was not taking in go to site can meet the issue.</u>		
<b>SERVICE REPORT</b>		
<u>* Replaced Orings on softener and Unit is working great now!! *</u>		
<b>TDS</b> _____	<b>HARDNESS</b> _____	
<b>QTY</b>	<b>MATERIALS USED</b>	<b>PRICE</b>
<u>1</u>	<u>Service</u>	<u>\$89.95</u>
	<u>1/22/19</u>	
	<u>11/26/16 5466160552519710</u>	
	<u>1/23/20 [T]</u>	
	<u>1/22/19</u>	
<b>WARRANTY PERIOD</b>		
<b>PARTS</b> _____	<b>DATE</b> <u>1/22/19</u>	<b>MATERIAL</b> <u>\$89.95</u>
<b>LABOR</b> _____	<b>SERVICE TECH</b> <input checked="" type="checkbox"/> <u>Statt Weiss</u>	<b>SERVICE</b> <u>\$89.95</u>
<b>CUST. SIGN.</b> <input checked="" type="checkbox"/>	<u>Steve Sellman</u>	<b>8.5% TAX</b> <u>\$7.65</u>
		<b>TOTAL INVOICE</b> <u>\$104.60</u>

Osborne Roofing Inc  
 9172 Bergamo Blvd  
 Edmond, OK 73034

OK Registration # 80000216

# Invoice

Date
9/6/2017

<b>Bill To</b>
Steve Sullivan 14801 Aurea Ln Oklahoma City Oklahoma 73142

<b>Job Address</b>	<b>Terms</b>
14801 Aurea Ln	Due on receipt

Description	Qty	Rate	Amount
remove roof	74.4	42.00	3,124.80
steep removal	62.5	25.00	1,562.50
second story removal	74.4	30.00	2,232.00
roof w/ grand manor, syn felt	85.56	375.00	32,085.00
steep application	85.56	25.00	2,139.00
second story application	85.56	25.00	2,139.00
shangle ridge	472	9.50	4,484.00
ice & water shield in valleys, shcd roof and walls	24	70.00	1,680.00
w-valley	245	5.50	1,347.50
l44 top	4	80.00	320.00
pipe jack flashing	6	35.00	210.00
flash large chimney	2	750.00	1,500.00
flash small chimney	2	375.00	750.00
step flashing	311	6.25	1,943.75
ice & water shield on eaves	20	70.00	1,400.00
metal edge	1	980.00	980.00
saddles	2	690.00	1,380.00
solid decking on garage	1	3,600.00	3,600.00
copper counter flashing	1	3,800.00	3,800.00
replace fascia board on back shed dormer	1	490.00	490.00
seal precast joints where needed	1	275.00	275.00

ALL LABOR & MATERIAL & TAXES INCLUDED

<b>Total</b>	\$67,442.55
<b>Balance Due</b>	\$67,442.55

<b>Phone #</b>	<b>Fax #</b>
405-844-9483	405-844-6346