

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.

"Defect" means a condition, malfunction, or problem that would have a materially adverse effect on the monetary value of the property, or that would impair the health or safety of future occupants of the property. 59 O.S. Section 832(9).

LOCATION OF SUBJECT PROPERTY 19801 SE 36th St
Harrah OK 73045-6101

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 ___ Electric <input checked="" type="checkbox"/> Gas ___ Solar	<input checked="" type="checkbox"/>			
Water Purifier				<input checked="" type="checkbox"/>
Water Softener ___ Leased ___ Owned				<input checked="" type="checkbox"/>
Sump Pump				<input checked="" type="checkbox"/>
Plumbing			<input checked="" type="checkbox"/>	
Whirlpool Tub				<input checked="" type="checkbox"/>
Sewer System ___ Public <input checked="" type="checkbox"/> Septic ___ Lagoon	<input checked="" type="checkbox"/>			
Air Conditioning System <input checked="" type="checkbox"/> Electric ___ Gas ___ 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 <input checked="" type="checkbox"/> Gas ___ Heat Pump	<input checked="" type="checkbox"/>			
Humidifier				<input checked="" type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>			

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 ___ Leased ___ Owned				<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 ___ Own ___ 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 ___ Public <input checked="" type="checkbox"/> Well ___ Private/Rural District	<input checked="" type="checkbox"/>			

Buyer's Initials _____ Buyer's Initials _____

Seller's Initials JG H Seller's Initials JA H

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

SEE ATTACHMENT

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>NO IN FLOOD ZONE</u>			
4. Are you aware if the property is located in a floodway as defined in the Oklahoma Floodplain Management Act?			<input checked="" type="checkbox"/>
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 defects?			<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 defects 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?			
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>2008, 2016</u>		<input checked="" type="checkbox"/>	
16. Approximate age of roof covering, if known <u>2016</u> number of layers, if known <u>I THINK ONE LAYER, NOT 2008</u>			
17. Do you know of any current defects with the roof covering?		<input checked="" type="checkbox"/>	
18. Are you aware of treatment for termite or wood-destroying organism infestation? <u>INSPECTED ANNUALLY</u>		<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 \$ _____			<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? <u>WE SUE OUR INSURANCE CO. FOR EARTHQUAKE DAMAGE. THEY SETTLED AFTER 4 1/2 YEARS</u>			
24. Are you aware of defects pertaining to sewer, septic, lateral lines or aerobic system?			<input checked="" type="checkbox"/>
Environmental (Continued on Page 3)		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 the existence of hazardous or regulated materials and other conditions having an environmental impact?			<input checked="" type="checkbox"/>
33. Are you aware of the 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 JFH Seller's Initials J.P.S.

LOCATION OF SUBJECT PROPERTY 19801 SE 36th St
Harrah OK 73045-6101

Environmental (Continued from Page 2)	Yes	No
37. Are you aware of any wells located on the property? <u>WATER WELL</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
38. Are you aware of any dams located on the property? If yes, are you responsible for the maintenance of that dam? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <u>SMALL POND ON PROPERTY</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property Shared in Common, Easements, Homeowner's Associations and Legal	Yes	No
39. 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? <u>FENCE</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
40. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
41. Are you aware of encroachments affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
42. Are you aware of a mandatory homeowner's association? <u>NONE</u> 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 _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
43. Are you aware of any zoning, building code or setback requirement violations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
44. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
45. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
46. Are you aware of any filed litigation or lawsuits directly or indirectly affecting the property, including a foreclosure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
47. Is the property located in a fire district which requires payment? If yes, amount of fee \$ <u>100.00</u> Paid to Whom <u>NEWALLA FIRE DEPT.</u> Payable: (check one) _____ monthly _____ quarterly <input checked="" type="checkbox"/> annually	<input checked="" type="checkbox"/>	<input type="checkbox"/>
48. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Miscellaneous	Yes	No
49. Are you aware of other defect(s) affecting the property not disclosed above?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
50. Are you aware of any other fees or dues required on the property that you have not disclosed?	<input type="checkbox"/>	<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. SEE ATTACHMENT

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? 4

Teddy J. Howard 5-19-2021 Jerri A. Howard 5-19-2021
 Seller's Signature Teddy J. Howard Date Seller's Signature Jerri A. Howard 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.

**Attachment to RESIDENTIAL PROPERTY CONDITION DISCLOSURE
STATEMENT, DATE MAY 19, 2021**

Sellers are making Buyers aware that the property located at 19801 SE. 36 Street, Harrah, Oklahoma has damage believed caused by earthquakes.

The foundation and slab have damage and may need foundation piers installed. The slab has drops or valleys—as much as 5 or 6 inches from floor level—mostly in the living room, dining room and game room. There are framing issues. The exterior rock veneer, the interior sheetrock walls, and circle concrete driveway all have numerous cracks throughout. The built-in concrete floor or slab in the sunroom is likely not level, and the patio doors do not close properly. The metal building west of the home has some cracks in the concrete floor or slab. There were two foundation piers installed on the eastside of the garage in 1996. The garage has many cracks in the floor, ceiling and walls.

Some doors do not close properly and some will not close at all. Some windows are hard to open and some are cloudy and need replacement. Some built-cabinets have separated from the walls.

The roof has been replaced several times—most recently in 2008 and 2016. The garage ceiling had several leaks, and was corrected with the new roof, but the garage ceiling was not fixed. The living room ceiling had a leak by the fireplace on April 28, 2021. A roofer came out May 4, 2021 to fix this leak.

The guest bathroom ceiling had a water leak from a vent pipe on roof. The vent pipe was replaced and the leak was fixed, but bathroom ceiling has not been fixed at this time. The two showers need new shower pans, and there is tile separation in walls, floors of the showers. The master bathroom tile floor has cracks and separation from the bath tub.

The indoor hot tub or spa leaks and has not been used in over twenty years, and it is unclear whether the equipment (such as heater and pumps) function properly. The steamer for the spa shower does not work. The space would be more functional if the spa or hot tub was removed and it was converted to an exercise room or other space.

There is a drain system that goes clear around the foundation, and the gutter downspouts drain into the yard away from the house. There is a drainage issue on the eastside of the house during heavy rains. There is a ground drain system there that should be moved or perhaps trenching a shallow ditch on the eastside to the back of the house.

Sellers are selling the property “AS IS”, with no express guarantee or warranty of any damage or defects, known or unknown, now or in the future.

In connection with recent litigation against their insurance company following the earthquake damage to the house, Sellers hired structural engineers to inspect and evaluate the property, and concluded that house had extensive damage due to earthquakes. Sellers

also recommend Buyers hire their own engineers and contractors to inspect and evaluate the property in their decision to purchase property.

Buyers shall hold Sellers harmless of any recourse or legal action relating to or arising from this transaction.

This Attachment to the RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT shall be binding on all parties and Attested to by the signatures below:

For the Sellers:

For the Buyers:

Teddy J. Howard Date 5-19-2021 _____ Date _____
Jenni A. Howard Date 5-19-2021 _____ Date _____

History of Home Remodeling and Repairs

1981 Home construction completed by Jewell Construction Co.

1985 Jack Cox Construction built screen-in porch on westside of house on 7/31/1985.

1985 Purchased metal outbuilding from Southwest Buildings Corp. on 9/25/1985.
Kincheloe Construction erected the building. Both companies were out of Texas.

1996 PowerLift installed 2 foundation piers on eastside of house on 7/30/1996.

In 90's Not sure of the year, drain kept clogging, called IRJ Plumbing, and said the main drain line might need to be replaced. Replaced it and solved the problem.

In 90's Not sure of the year or who the contractor was, but had screened - in porch removed, and replace with built-in, with glass windows and sliding patio doors, and ac/heater unit.

In 90's Not sure of the year or who the contractor was, but originally had dirt circle drive, with pea gravel. Concrete contractor contacted me and I hired him to install concrete circle drive way.

In 90's Not sure of the year or who the contractor was, replaced butcher block counter tops with corian counter tops in the kitchen.

In 90's Replaced carpet thru out the house, not sure of date or company.

?1999 Not sure of date, have leak in copper pipe under the slab, water got in duct work,
?2000 finally heard water leak hissing in hall closet. Hired IRJ Plumbing to fix. He told me that the minerals in well water would erode copper pipes after 20 to 25 years. So hired to put all in the attic. At about the same time, we hired a heat & air company to install new heating and air condition units in the attic, not sure who contractor was.

?1996 Not sure of date, hired tile contractor to tile master bathroom floor and shower and around
?2006 tub, tile floor and shower in guest bathroom, and tile floor in spa room and retile steam shower.

2008 Bumpus Roofing installed new roof on 9/28/2008.

2009 Howell's Pump installed a water neutrilizer and filter system, on 9/3/2009.

2009 Purchased and installed wood floors from Country Carper, on 11/30/2009.

2009 Contracted with Avalon Custom Homes to remodel house, completed
3/26/2009. Scope of construction included: Remove guttering and downspouts,

BUYERS INT.

SELLERS INT.

JHN JAH

facia trim, soffit board, plywood siding at gables, wrought iron at porch, siding & trim at front porch, front window in living room and front door. Make straight all gable studs & cover ends with 7/16" wafer board to provide a smooth and flat base for application of siding. Replace bowed studs as required. Frame living room box window opening to accommodate two new vinyl windows with low-E glass. Box window will have an EIFS (stucco look) surround exterior with matching trim up to gable. Box window will be capped with a copper roof. Entry porch will have EIFS with two-tone trim around door. Replace front door, replace front door handle set and dead bolt with Design House series. Re-install new fascia trim, shingle mold, brick mold and soffit material. Fascia trim to be "Smart Trim" material. Shingle and brick mold shall be 1" x 2" of similar material, soffits to be 3/8" engineered "Smart Trim" primed. Replacement siding shall be 1" x 8" "Hardi-Plank" engineered - cement based material siding to be installed over 15# roll felt for moisture protection. Install new gable vents to replace existing. Replace roof "drip" edging under shingle - entire home. Electrical work as required to facilitate installation of the front box window and new siding. Replace door bell button. Drywall repair around interior box window. Includes: sheetrock, tape - bed, match to exterior of sunroom. Replace aluminum seamless gutters and downspout, entire

2009 David Mosley hired to remove railroad retaining wall and replace with large rock plants trees and flower beds.

2010 Purchased and installed new carpet from Country Carpet, on 1/4/2010.

2016 Butler Roofing replaced roof and all guttering and downspouts on 2/26/2016.

2016 Country Ridge Enterprises, installed leaf guard system on all gutters, on 9/9/2016.

2017 Paul Taylor repaired heater and broken toilet drain in the slab and guest bathroom leaking toilet, finished job on 1/4/2017.

2017 Paul Taylor repaired a/c. Secondary a/c drain was flowing water, the main drain was clogged and he fixed it as well.

BUYER INT:

SELLERS INT:
JIF J.A.A.

SELLER'S MOLD DISCLOSURE

For property located at 19801 SE 36th St, Harrah, OK 73045-6101

Circle Below

1. Are you aware of the presence of mold in the property? Yes No Unknown
2. Are you aware of treatment for mold infestation or repairs made for damage caused by mold in the property? Yes No Unknown

*****It is important that both questions be answered*****

IF YOU ANSWERED YES TO QUESTION 1 OR 2 PLEASE GIVE ADDITIONAL INFORMATION YOU HAVE CONCERNING THE QUESTION(S). IF NEEDED, PLEASE ATTACH ADDITIONAL PAGES WITH YOUR SIGNATURE.

The following space is for other information, improvements & disclosures pertaining to the property:

On the date this attachment is signed, the Seller states that based on Seller's CURRENT ACTUAL KNOWLEDGE of the property, the information contained above is true and accurate.

Teddy J. Howard 5-19-2021 Jerri A. Howard 5-19-2021
Seller's Signature Teddy J. Howard Date Seller's Signature Jerri A. Howard 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 completed acknowledgement should accompany an offer to purchase you make on the property identified above.

Purchaser's Signature Date Purchaser's Signature Date