

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 3606 Sand Creek Rd Emd, OK

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 ___ Electric <input checked="" type="checkbox"/> Gas ___ Solar	X			
Water Purifier	X			
Water Softener ___ Leased <input checked="" type="checkbox"/> Owned	X			
Sump Pump	X			
Plumbing	X			
Whirlpool Tub				X
Sewer System ___ Public <input checked="" type="checkbox"/> Septic ___ Lagoon	X			
Air Conditioning System <input checked="" type="checkbox"/> Electric ___ Gas <input checked="" type="checkbox"/> Heat Pump	X			
Window Air Conditioner(s)				X
Attic Fan				X
Fireplaces	X			
Heating System ___ Electric <input checked="" type="checkbox"/> 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 ___ Public <input checked="" type="checkbox"/> Propane ___ Butane	X			
Propane Tank <input checked="" type="checkbox"/> Leased ___ Owned	X			
Electric Air Purifier				X
Garage Door Opener	X			
Intercom				X
Central Vacuum				X
Security System ___ Rent ___ Own ___ Monitored				X
Smoke Detectors	X			
Dishwasher	X			
Electrical Wiring	X			
Garbage Disposal	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 ___ Public <input checked="" type="checkbox"/> Well ___ Private/Rural District	X			

Buyer's Initials _____ Buyer's Initials _____

Seller's Initials AM Seller's Initials _____

LOCATION OF SUBJECT PROPERTY _____

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

Zoning and Historical			
1. Property is zoned: (Check One) ___ residential ___ commercial ___ historical ___ office <input checked="" type="checkbox"/> 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? _____			
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?			<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>2019</u> number of layers, if known <u>1</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?			<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?			<input checked="" type="checkbox"/>
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 AM Seller's Initials _____

LOCATION OF SUBJECT PROPERTY _____

Environmental (Continued from Page 2)	Yes	No
37. Are you aware of any wells located on the property?		<input checked="" type="checkbox"/>
38. Are you aware of any dams located on the property? If yes, are you responsible for the maintenance of that dam? ___ YES <input checked="" type="checkbox"/> NO		
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?		<input checked="" type="checkbox"/>
40. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property?		<input checked="" type="checkbox"/>
41. Are you aware of encroachments affecting the property?		<input checked="" type="checkbox"/>
42. 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 _____		<input checked="" type="checkbox"/>
43. Are you aware of any zoning, building code or setback requirement violations?		<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 checked="" type="checkbox"/>
45. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas?		<input checked="" type="checkbox"/>
46. Are you aware of any filed litigation or lawsuits directly or indirectly affecting the property, including a foreclosure?		<input checked="" type="checkbox"/>
47. 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		<input checked="" 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 checked="" type="checkbox"/>
Miscellaneous	Yes	No
49. Are you aware of other defect(s) affecting the property not disclosed above?		<input checked="" type="checkbox"/>
50. 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. (3) French Drain in Front Flower bed
(15) Roof New when home was built in 2019.

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? _____

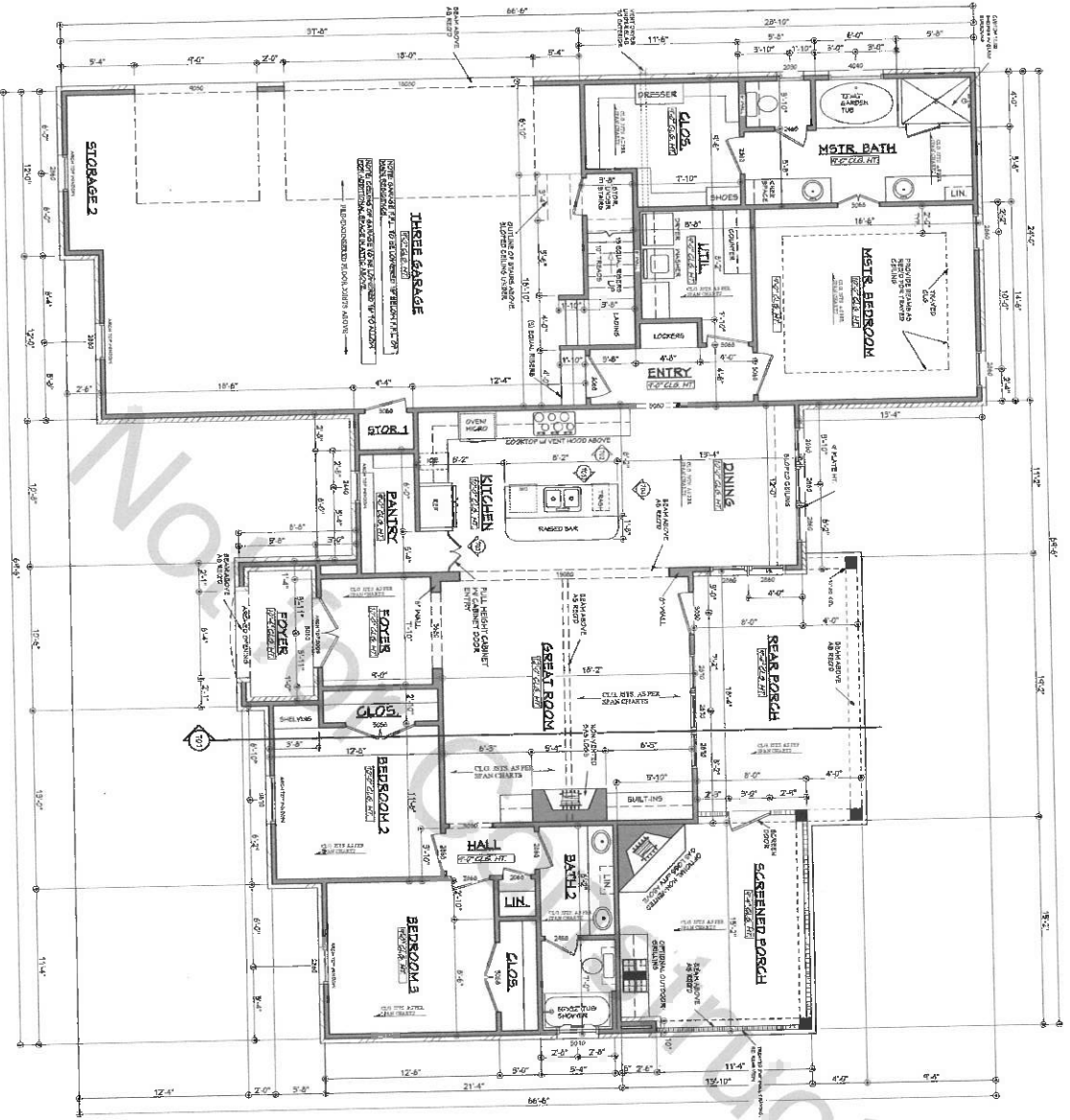
Ann Master _____ 12-6-21 _____
Seller's Signature Date Seller's Signature Date

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.



NOTE:

1. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE SPECIFIED. DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE. DIMENSIONS TO CENTERLINE OF WALL OR WINDOW UNLESS SPECIFIED OTHERWISE.

2. ALL DIMENSIONS SHALL BE GIVEN TO THE CENTERLINE OF THE WALL OR WINDOW UNLESS SPECIFIED OTHERWISE.

3. DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE.

4. DIMENSIONS TO CENTERLINE OF WALL OR WINDOW UNLESS SPECIFIED OTHERWISE.

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40. DIMENSIONS TO CENTERLINE OF WALL OR WINDOW UNLESS SPECIFIED OTHERWISE.

NOTE HVAC AND WATER HEATER UNITS TO BE LOCATED IN ATTIC SPACE.
1953-S-3C FLOOR PLAN

AREAS	1953-S-3C	AREA
1185D	57	HEATED
336D	5	UNHEATED - GARAGE & ATTIC STAIRS
12	5	UNHEATED - STOR 1
50	5	UNHEATED - STOR 2
211	5	UNHEATED - REAR PORCH
216	5	UNHEATED - SCREENED PORCH
1414	5	TOTAL UNHEATED
3318	5	TOTAL UNHEATED**

SCALE: 1/4" = 1'-0"

**BASED ON TOTAL UNHEATED AREA SHOWN IN THIS PLAN.

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N.C.B.D.C.

1,800.574.1361
 Fax: 1,800.574.1361

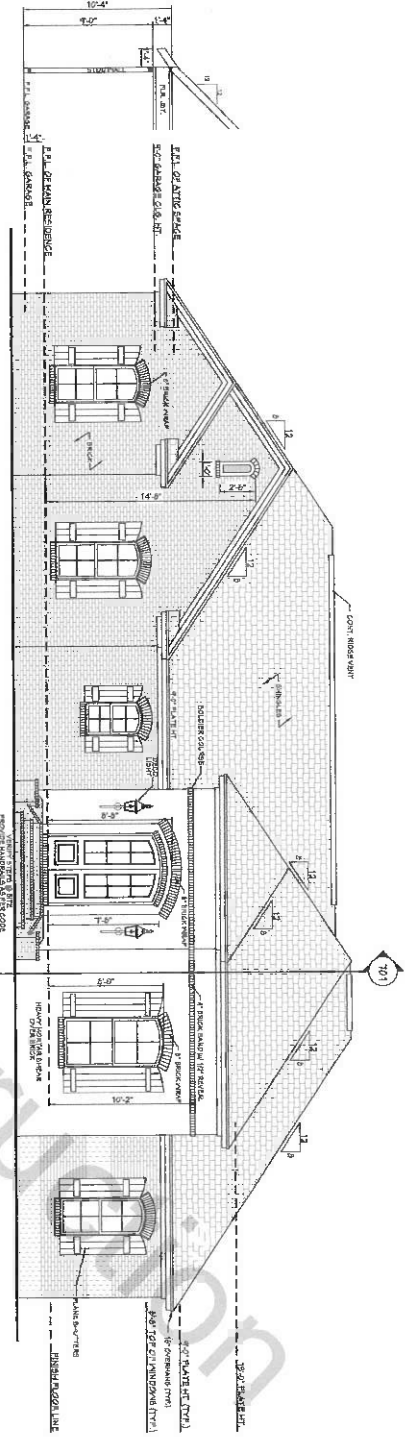
Website: www.houseplans.com
 Email: info@houseplans.com
 Phone: 601.336.3254

Pre-Drawn Plan ID:
1953-S-3C

House Plan Zone, LLC. The purchaser grants copyright in the development of these drawings to House Plan Zone, LLC. Any use, reproduction, or distribution of these drawings without the written consent of House Plan Zone, LLC is prohibited. The purchaser shall hold House Plan Zone, LLC harmless from any and all claims, damages, and expenses of whatever nature and kind that may be asserted against or incurred by House Plan Zone, LLC in connection with the use, reproduction, or distribution of these drawings, even if such claims, damages, or expenses are caused in whole or in part by the negligence of House Plan Zone, LLC. The purchaser shall hold House Plan Zone, LLC harmless from any and all claims, damages, and expenses of whatever nature and kind that may be asserted against or incurred by House Plan Zone, LLC in connection with the use, reproduction, or distribution of these drawings, even if such claims, damages, or expenses are caused in whole or in part by the negligence of House Plan Zone, LLC.

Sheet Number
3

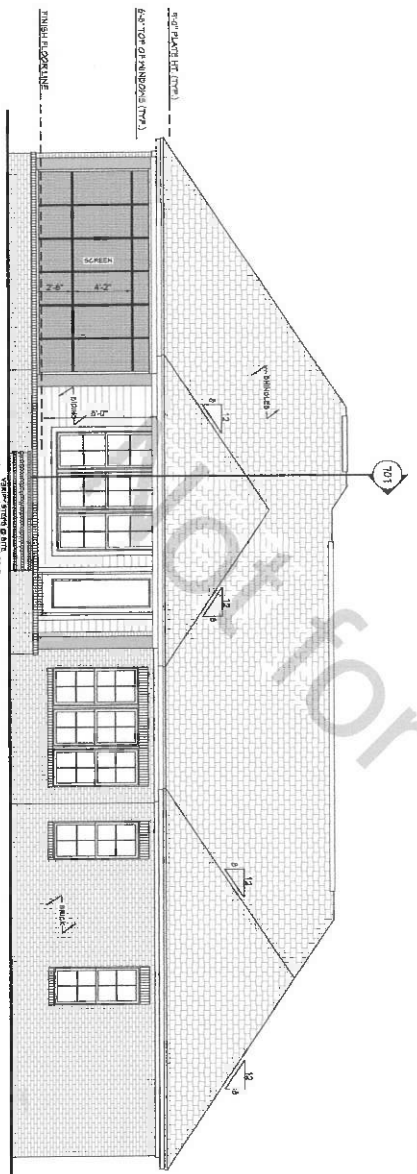
Date: 04.12.15
 Drawn By: C.T.B.
 Project Name:



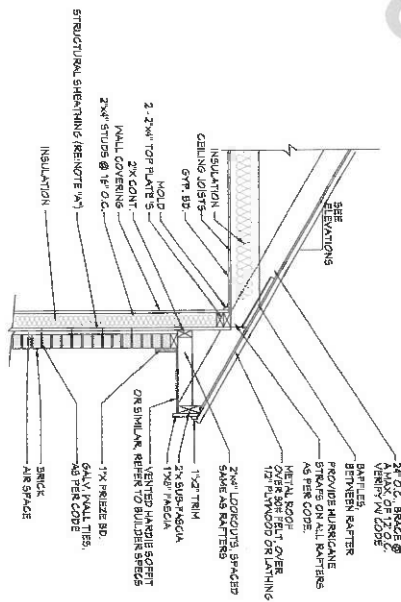
401
FRONT VIEW
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES:

1. CONT. REFER TO VERTICAL FINISH AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION
2. PROVIDE STEPS AND GLAND RAILS AS PER CODE BASED ON SITE CONDITIONS
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION
5. REFER TO TYPICAL WALL DETAIL FOR FINISHING METHODS AND OTHER HIG. INFORMATION
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQUIRED BY CURRENT CODES



402
REAR VIEW
SCALE: 1/4" = 1'-0"



403
TYP. CORNICE DETAIL
SCALE: 3/4" = 1'-0"

NOTE: THE PROPOSED FINISH OF THIS EXTERIOR WALL, ROOF, AND 2ND FLOOR SHALL BE DETERMINED BY THE ARCHITECT AND SHALL BE SHOWN ON THE ARCHITECT'S DRAWINGS. THE CONTRACTOR SHALL VERIFY THE FINISH WITH THE ARCHITECT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

Designing Homes
HOUSE PLAN ZONE
Building Relationships

Website: www.HPZplans.com
Email: sales@hpzplans.com
Phone: 601.396.5254

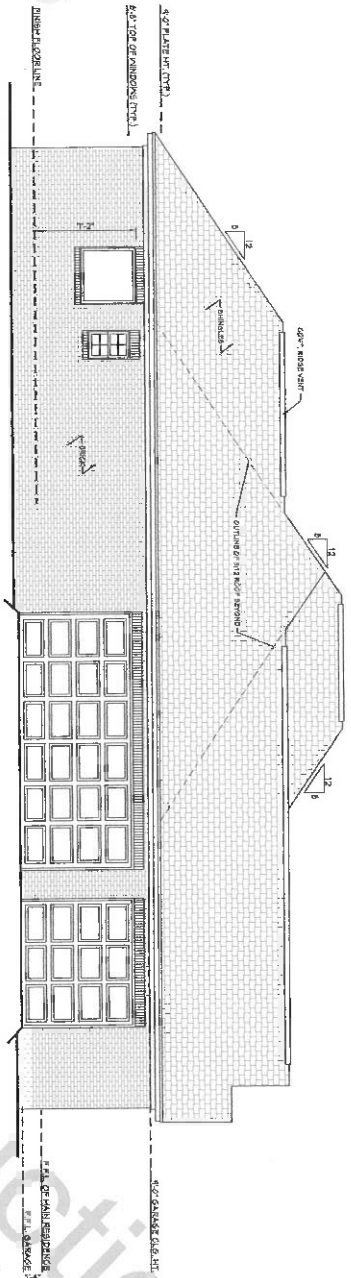
Fax: 1.800.574.1387

N.C.B.D.C.
NATIONAL COUNCIL OF BUILDING DESIGNERS
INTERNATIONAL SOCIETY OF PROFESSIONAL ARCHITECTS

Pre-Drawn Plan ID:
1953-S-3C

Drawn By: C.T.B.

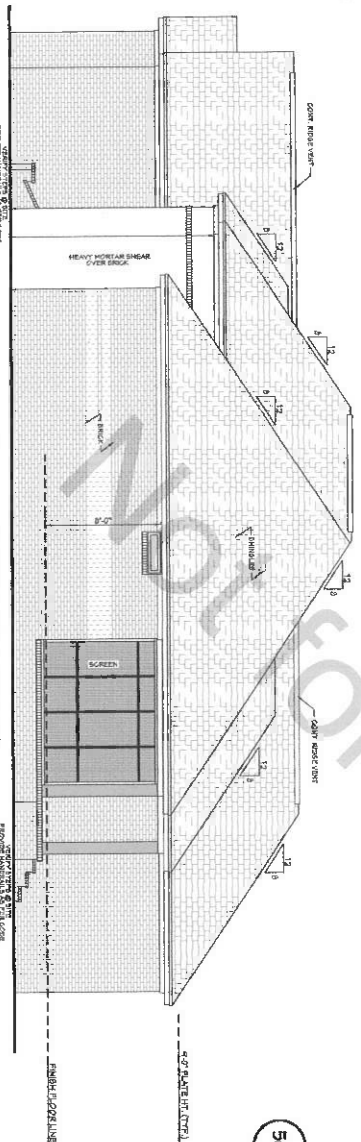
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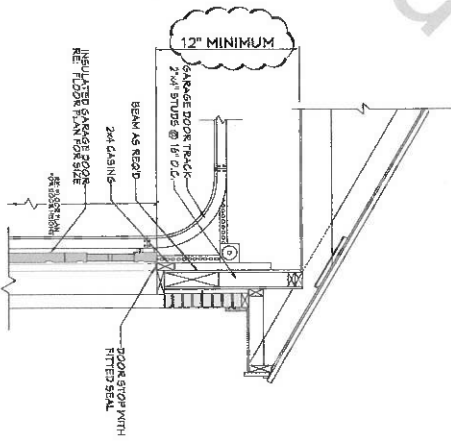
501
LEFT VIEW
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES:

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MSG. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.



502
RIGHT VIEW
SCALE: 1/4" = 1'-0"



503
GARAGE DOOR CLEARANCE
SCALE: N.T.S.
THE HEIGHT OF THIS DETAIL IS TO SHOW THE MINIMUM REQUIRED CLEARANCE FROM THE TOP OF THE GARAGE DOOR DRUMS TO THE CEILING OF THE GARAGE.

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Website: www.hpzplans.com
Email: sales@hgzplans.com

Phone: 601.396.3254

Fax: 1.800.574.1367

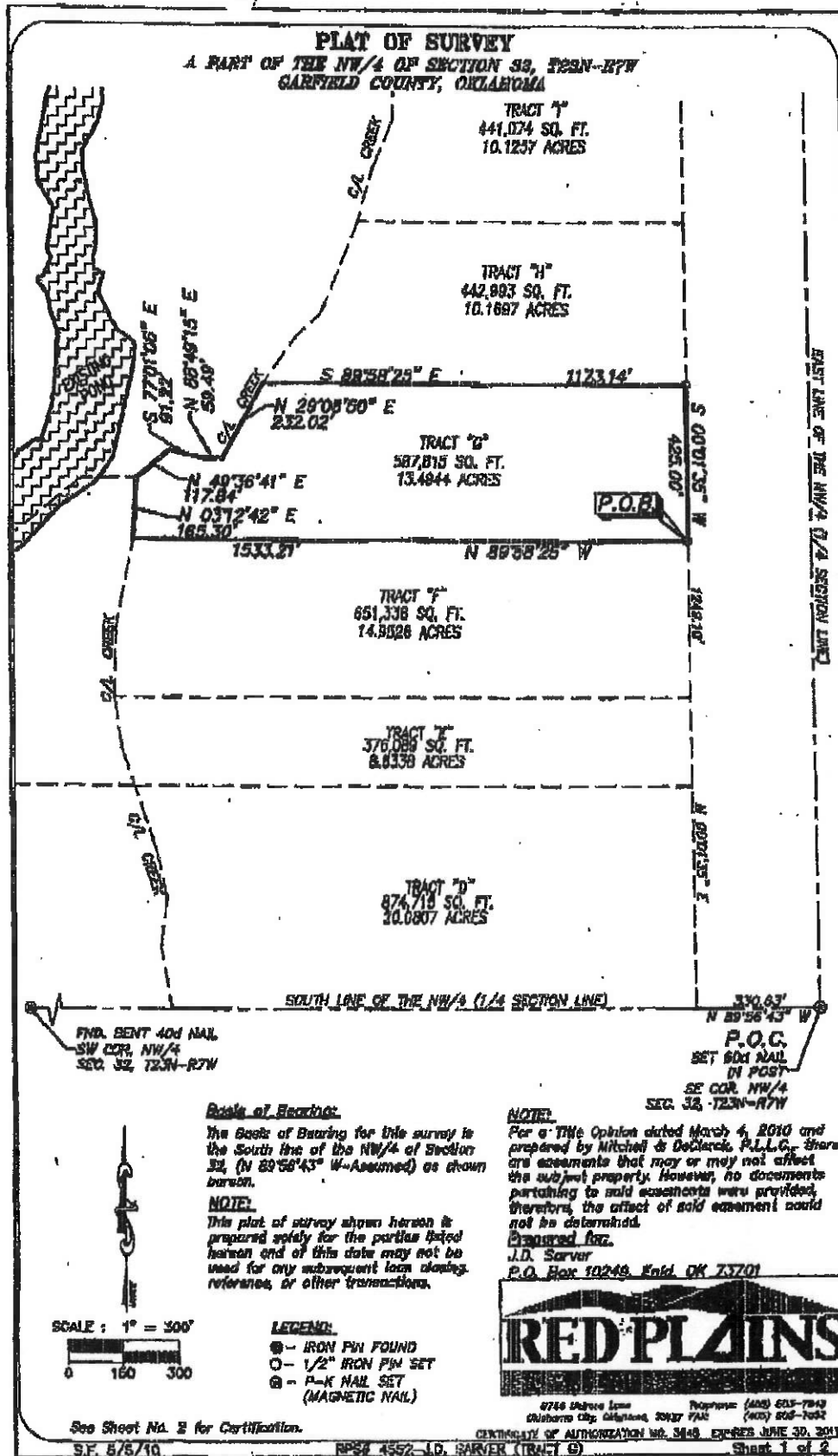
N.C.B.D.C.
NATIONAL BOARD OF CONTRACTORS
NATIONAL ASSOCIATION OF ARCHITECTS
NATIONAL ASSOCIATION OF HOME BUILDERS
NATIONAL ASSOCIATION OF REALTORS

Pre-Drawn Plan ID:
1953-S-3C

Date: 04.12.15
Drawn By: C.T.B.

SHEET NUMBER
5

House Plan Zone, LLC, has exercised great care and effort in the development of these plans and the completion of these construction documents. However, we do not warrant that the plans are free of errors or omissions. The user of these plans is responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The user of these plans is also responsible for obtaining all necessary engineering and architectural services. The user of these plans is also responsible for obtaining all necessary engineering and architectural services. The user of these plans is also responsible for obtaining all necessary engineering and architectural services. The user of these plans is also responsible for obtaining all necessary engineering and architectural services.



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