OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

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.) 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).

| OCATION OF SUBJECT PROPERTY 435781 130th, Welch, OK 74369 |
|---|
| |
| ELLER 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 | | | | V |
| Swimming Pool | | | | abla |
| Hot Tub/Spa | | | | V |
| Water Heater ☑ Electric ☐ Gas ☐ Solar | \checkmark | | | |
| Water Purifier | | | | abla |
| Water Softener ☐ Leased ☐ Owned | | | | \checkmark |
| Sump Pump | | | | abla |
| Plumbing | \checkmark | | | |
| Whirlpool Tub | | | | abla |
| Sewer System ☐ Public ☑ Septic ☐ Lagoon | abla | | | |
| Air Conditioning System ☐ Electric ☐ Gas ☐ Heat Pump | \square | | | |
| Window Air Conditioner(s) | | | | abla |
| Attic Fan | | | | abla |
| Fireplaces | | | | abla |
| Heating System ☐ Electric ☐ Gas ☐ Heat Pump | \square | | | |
| Humidifier | | | | abla |
| Ceiling Fans | | | V | |
| Gas Supply ☐ Public ☑ Propane ☐ Butane | \square | | | |
| Propane Tank ☐ Leased ☑ Owned | $\overline{\square}$ | | | |

| uyer's Initials | | Seller's Initials | 5R 04/17/25 | Initials are for acknowledgment purposes only |
|-----------------|--|-------------------|----------------|---|
| | | | | |
| | | | | |

| Appliances/Systems/Services (Continued from page 1) | Working | Not Working | Do Not Know if Working | | e/ Not uded |
|--|-------------------------|-----------------|------------------------------|----------|----------------|
| Electric Air Purifier | | | | 2 | Z |
| Garage Door Opener | | | | | Z |
| Intercom | | | | | Z |
| Central Vacuum | | | | <u> </u> | |
| Security System Leased Owned Monitored Financed | | | | 2 | Z |
| Smoke Detectors | | | abla | | |
| Fire Suppression System Date of Last Inspection | | | | 2 | 7 |
| Dishwasher | \checkmark | | | | |
| Electrical Wiring | \checkmark | | | | |
| Garbage Disposal | | | | 5 | |
| Gas Grill | | | | 5 | |
| Vent Hood | | | | | |
| Microwave Oven | | | | 2 | 7 |
| Built-in Oven/Range | | | | | 7 |
| Kitchen Stove | $\overline{\mathbf{V}}$ | | | | <u> </u> |
| Trash Compactor | | | | 5 | 7 |
| Built-In Icemaker | | | Ħ | | 7 |
| Solar Panels & Generators Leased Owned Financed | | Ħ | Ħ | | Z |
| Source of Household Water Public Well Private/Rural District | | H | H | _ | = |
| | | | | | |
| Zoning and Historical 1. Property is zoned: (Check One) residential commercial historical industrial urban conservation other unknown no zoning | | | ıral | | |
| 2. Is the property designated as historical or located in a registered historical overlay district? ☐ Yes ☑ No ☐ Unknown | ical district or | historic presei | rvation | | |
| Flood and Water | | | | Yes | No |
| 3. What is the flood zone status of the property? A - 100 year | | | | | |
| 4. Are you aware if the property is located in a floodway as defined in Management Act? | the Oklahoma | a Floodplain | | | Ø |
| 5. Are you aware of any flood insurance requirements concerning the | property? | | | | \square |
| 6. Are you aware of any flood insurance on the property? | | | | | \overline{V} |
| 7. Are you aware of the property being damaged or affected by flood, s or grading defects? | storm run-off, | sewer backu | p, draining | | Ø |
| Are you aware of any surface or ground water drainage systems wh "French Drains?" | ich assist in d | draining the p | roperty, e.g. | | Ø |
| 9. Are you aware of any occurrence of water in the heating and air cor | nditioning duc | t system? | | | \square |
| 10. Are you aware of water seepage, leakage or other draining defects property? | | - | ts on the | | Ø |
| Buyer's Initials Seller's Initials | Initials are for a | acknowledgme | nt purposes or | nly | |

| Additions/Alterations/Repairs | Yes | No |
|--|-----------|-----------------------------|
| 11. Are you aware of any additions being made without required permits? | | abla |
| 12. Are you aware of any previous foundation repairs? | | abla |
| 13. Are you aware of any alterations or repairs having been made to correct defects? | | abla |
| 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? | \square | |
| 15. Are you aware of the roof covering ever being repaired or replaced during your ownership of the property? | | |
| 16. Approximate age of roof covering, if known 5 years number of layers, if known1 | | • |
| 17. Do you know of any current defects with the roof covering? | | \square |
| 18. Are you aware of treatment for termite or wood-destroying organism infestation? | | $\overline{\mathbf{V}}$ |
| 19. Are you aware of a termite bait system installed on the property? If yes, annual cost \$_ | | \square |
| 20. Are you aware of any damage caused by termites or wood-destroying organisms? | | \square |
| 21. Are you aware of major fire, tornado, hail, earthquake or wind damage? | | \square |
| 22. Have you ever received payment on an insurance claim for damages to residential property and/or any improvements which were not repaired? | | \square |
| 23. Are you aware of defects pertaining to sewer, septic, lateral lines or aerobic system? | | \square |
| Environmental | Yes | No |
| 24. Are you aware of the presence of asbestos? | | |
| 25. Are you aware of the presence of radon gas? | | \square |
| 26. Have you tested for radon gas? | \Box | $\overline{\mathbf{Z}}$ |
| 27. Are you aware of the presence of lead-based paint? | | $\overline{\square}$ |
| 28. Have you tested for lead-based paint? | | \square |
| 29. Are you aware of any underground storage tanks on the property? | | \square |
| 30. Are you aware of the presence of a landfill on the property? | | \square |
| 31. Are you aware of the existence of hazardous or regulated materials and other conditions having an environmental impact? | | Ø |
| 32. Are you aware of the existence of prior manufacturing of methamphetamine? | | abla |
| 33. Have you had the property inspected for mold? | | abla |
| 34. Are you aware of any remedial treatment for mold on the property? | | $ \overline{\mathbf{A}} $ |
| 35. Are you aware of any condition on the property that would impair the health or safety of the occupants? | | \square |
| 36. Are you aware of any wells located on the property? | | \square |
| 37. Are you aware of any dams located on the property? If yes, are you responsible for the maintenance of that dam? ☐ Yes ☐ No | | \square |
| Property Shared in Common, Easements, Homeowner's Associations and Legal | Yes | No |
| 38. 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? | | ☑ |
| 39. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property? | | ☑ |
| 40. Are you aware of encroachments affecting the property? | | \square |
| 41. Are you aware of a mandatory homeowner's association? Amount of dues \$ Special Assessment \$ Payable: (check one) | | V |
| 42. Are you aware of any zoning, building code or setback requirement violations? | | abla |
| Buyer's Initials Seller's Initials Initials are for acknowledgment purposes o | nlv | |

| Property Shared in Common, Easements, Homeowner's Associations and Legal (Continued from page 3) | Yes | No |
|--|--|--|
| 43. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property? | | ☑ |
| 44. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas? | | \square |
| 45. Are you aware of any filed litigation or lawsuits directly or indirectly affecting the property, including a foreclosure? | | ☑ |
| 46. Is the property located in a fire district which requires payment? If yes, amount of fee \$ Paid to Whom Payable: (check one) | | |
| 47. 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) | | |
| Miscellaneous | Yes | No |
| 48. Are you aware of other defect(s) affecting the property not disclosed above? | | \square |
| 49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed? | | |
| 14, Some vinyl siding needs repaired 15 New roof on all 4 structures in 2020 | | |
| | | |
| Are there any additional pages attached to this disclosure? YES NO If yes, how many? | y, the in | formati |
| On the date this form is signed, the seller states that based on seller's CURRENT ACTUAL KNOWLEDGE of the propert contained above is true and accurate. Are there any additional pages attached to this disclosure? YES NO If yes, how many? | | |
| Are there any additional pages attached to this disclosure? YES NO If yes, how many? Cotton Peribert A real estate licensee has no duty to the Seller or the Purchaser to conduct an independent inspection of the pho duty to independently verify the accuracy or completeness of any statement made by the Seller in the disclosures given by the Seller on this statement are not a warranty of conditions urged to carefully inspect the property, and, if desired, to have the property inspected by a licensed expert. For specific and flood zone status, contact the local planning, zoning and/or engineering department. The Purchaser acknowledges the property of this statement. This completed acknowledgement should accompany an offer to | Da roperty ure state n. The I uses, re lat the I purcha | te and hatement. Purchasestrictio Purchases on ti |
| Are there any additional pages attached to this disclosure? YES NO If yes, how many? Cotton Cotto | Da roperty ure state n. The I uses, re lat the I purcha | te and hatement. Purchasestrictio Purchases on ti |
| A real estate licensee has no duty to the Seller or the Purchaser to conduct an independent inspection of the produty to independently verify the accuracy or completeness of any statement made by the Seller in the disclosure surged to carefully inspect the property, and, if desired, to have the property inspected by a licensed expert. For specific and flood zone status, contact the local planning, zoning and/or engineering department. The Purchaser acknowledges the property identified. This is to advise that this disclosure statement is not valid after 180 days from the date completed by | Da roperty ure state n. The I uses, re lat the I purcha | te and hatement. Purchasestrictio Purchasse on the |
| Are there any additional pages attached to this disclosure? YES NO If yes, how many? Steve Reibert | Da roperty ure stat n. The l uses, re at the l purcha e Selle | te and hatement. Purchasestrictio Purchases on the content. |