



SELLER'S STATEMENT OF CONDITION COMMERCIAL AND INDUSTRIAL PROPERTY

PROPERTY ADDRESS

SELLER ☐ IS ☐ IS NOT currently occupying the property ☐ HAS NEVER occupied the property

Explanation:

The following is a statement of the present condition of the property and is not a warranty of future condition or performance. This disclosure is not a substitute for inspection to be performed by the purchaser.

A.

1. GENERAL

Type Construction _____ Approx. Age _____

Roof _____ Age _____ Type _____

The zoning classification of the property is _____

2. ARE YOU, THE SELLER, AWARE OF ANY MATERIAL DEFECTS/SMALL FUNCTIONS IN ANY OF THE FOLLOWING? (A defect may be considered material if it is one which a prospective purchaser might reasonably consider in making a decision to buy) ☐ YES ☐ NO (If "yes", check the appropriate parenthesis) or add below: _____

Interior Walls _____ Ceilings _____ Floors _____ Exterior Walls _____ Utility Lines or Housings _____ Roofing _____ Windows _____ Doors _____ Foundation _____ Slabs _____ Driveways _____ Sidewalks _____ Yard Walls/Fences _____ Other Structural Components (describe) _____

3. ARE YOU AWARE OF ANY INSPECTIONS OR OF ANY SIGNIFICANT REPAIRS TO ANY OF THE ABOVE? ☐ YES ☐ NO (If yes, please provide the date, nature and extent of repair, name of person(s) performing and attach copies of any reports, work orders, invoices, or guarantees) Describe any defects, inspections or repairs below (attach additional sheets if necessary): _____

B.

CHECK ITEMS BELOW IF FOUND IN OR AT THE PROPERTY:

☐ Sewer(Public)	☐ Wiring System	☐ Security Gate(s)	☐ Elevator
☐ Heating	☐ Security System	☐ Dock Crawler	
☐ Water Supply(City)	☐ Air Conditioning	☐ Smoke Detector(s)	☐ Other Equipment
☐ Water Supply(Other)	☐ Water Heater(Coil)	☐ Fire Alarm(s)	
☐ Gas Supply(Utility)	☐ Water Heater(Electric)	☐ Fire Sprinkler	
☐ Gas Supply(Bottled)	☐ Exhaust Fan(s)	☐ Lawn Sprinkler	

ARE ALL OF THE ABOVE, TO THE BEST OF YOUR (SELLER'S) KNOWLEDGE, IN GOOD OPERATING CONDITION?

☐ YES

☐ NO (Attach additional sheets if necessary to describe)

C.

ARE YOU, THE SELLER, AWARE OF OR DO YOU HAVE ANY KNOWLEDGE OF ANY OF THE FOLLOWING:

1. ☐ YES ☐ NO Features of the property shared in common with adjoining landowners, such as easements whose existence, use or responsibility for maintenance may have an effect on the subject property.
2. ☐ YES ☐ NO Any parties in possession of any of the property other than you, the seller.
3. ☐ YES ☐ NO Any construction, landscaping or surveying done on the property within the last six months.
4. ☐ YES ☐ NO Any additions, structural modifications or other alterations or repairs made without necessary permits and approvals in compliance with building codes.
5. ☐ YES ☐ NO Any settling, slumping, sliding or other soil problems or flowing, drainage or grading problems or seepage, leakage, or other moisture problems in the basement or other areas of the property.
6. ☐ YES ☐ NO Any landfill (compacted or otherwise) on the property.
7. ☐ YES ☐ NO That the property is within a flood plain.
8. ☐ YES ☐ NO Any material damage to the property or any of the structures from fire, earthquake, floods or landslides.
9. ☐ YES ☐ NO Any zoning or plan violations, nonconforming uses or violations of "setback" requirements.
10. ☐ YES ☐ NO Any material neighborhood problems, noise or other nuisances.
11. ☐ YES ☐ NO Any easements, deed restrictions, plan or plat requirements which have any authority over the subject property.
12. ☐ YES ☐ NO Any notices of abatement or citations against or investigations of the property.
13. ☐ YES ☐ NO Any insurance claim made or condemnation notice received.
14. ☐ YES ☐ NO Any existing or threatened legal or administrative action against the seller which may affect this property.
15. ☐ YES ☐ NO Any environmental studies undertaken or notices of environmental related investigations or violations received.
16. ☐ YES ☐ NO The presence of radon gas, asbestos, lead paint or other environmental hazard affecting the property.
17. ☐ YES ☐ NO The present or past presence of termites or other wood destroying insects or damage to the property caused by termites or other wood destroying insects.
18. ☐ YES ☐ NO Any recent reappraisal, revaluation or reclassification of the property for property tax purposes.
19. ☐ YES ☐ NO Any fire, flood or other casualty loss at the property.
20. ☐ YES ☐ NO The failure of the property to comply with the requirements of the Americans with Disabilities Act or any other law or regulation.
21. ☐ YES ☐ NO Any present or past presence of above ground or underground storage tanks, or any other present or past use of hazardous materials on the property.

IF THE ANSWER TO ANY OF THE ABOVE QUESTIONS IS "YES", EXPLAIN (Attach additional sheets as needed)

SELLER STATES THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF SELLER'S KNOWLEDGE, AS OF THE DATE SIGNED BY SELLER. SELLER AGREES TO UPDATE THIS FORM IF CONDITIONS OR RESPONSES CHANGE BETWEEN THE DATE SELLER SIGNS AND THE CLOSING DATE.

SELLER Seller does not wish to complete

SELLER _____ DATED _____

PURCHASER'S ACKNOWLEDGEMENT:

1. I acknowledge that I have read and received a signed copy of the Seller's Property Disclosure Statement from the Seller, the Seller's agent, or transaction broker.
2. I have carefully inspected the property. Subject to any inspections allowed under my contract with Seller, I agree to purchase the property in its present condition only, without warranties or guarantees of any kind by Seller or any real estate licensee concerning the condition or value of the property.
3. I agree to verify any of the above information that is important to me by an independent investigation of my own. I have been advised to have the property examined by professional inspectors.
4. I acknowledge that neither Seller nor any real estate licensee involved in this transaction is an expert at detecting or reporting physical defects in the property. I state that no important representations concerning the condition of the property are being relied upon by me except as disclosed above or as fully set forth as follows: _____

PURCHASER _____ DATED _____

PURCHASER _____ DATED _____

THE USE OF THIS FORM SHOULD NOT BE A SUBSTITUTE FOR THE PARTIES TO THE TRANSACTION CONSULTING THEIR OWN LEGAL COUNSEL.