

# Home and Structure Inspections

4747 Southwestern Blvd.

Hamburg, NY 14075

Phone 716-239-5088

Residential and commercial services

myhomeinspector@live.com

## COMMERCIAL PROPERTY-GENERAL INFORMATION

1. How long have you owned the property?  
.....

2. How long have you occupied the property?  
.....

3. What is the age of the structure or structures?  
.....

Note to buyer – If the structure was built before 1978 you are encouraged to investigate for the presence of lead based paint.

4. Does anybody other than yourself have a lease, easement or any other right to use or occupy any part of your property other than those stated in documents available in the public record, such as rights to use a road or path or cut trees or crops?  
.....  Yes  No  Unknown

NA 5. Does anybody else claim to own any part of your property? If yes, explain below  
.....  Yes  No  Unknown  NA

6. Has anyone denied you access to the property or made a formal legal claim challenging your title  
to the property? If yes, explain below  
.....  Yes  No  Unknown

NA

Property Condition Disclosure Statement

7. Are there any features of the property shared in common with adjoining landowners or a home- owner’s association, such as walls, fences or driveways? If yes, describe below  
.....  Yes  No  Unknown  NA

8. Are there any electric or gas utility surcharges for line extensions, special assessments or home- owner or other association fees that apply to the property? If yes, describe below  
.....  Yes  No  Unknown  NA

9. Are there certificates of occupancy related to the property? If no, explain below

.....  Yes  No  Unknown  NA

**ENVIRONMENTAL**

Note to Seller:

In this section, you will be asked questions regarding petroleum products and hazardous or toxic substances that you know to have been spilled, leaked or otherwise been released on the property or from the property onto any other property. Petroleum products may include, but are not limited to, gasoline, diesel fuel, home heating fuel, and lubricants. Hazardous or toxic substances are products that could pose short or

long-term danger to personal health or the environment if they are not properly disposed of, applied or stored. These include, but are not

limited to, fertilizers, pesticides and insecticides, paint including paint thinner, varnish remover and wood preservatives, treated wood,

construction materials such as asphalt and roofing materials, antifreeze and other automotive products, batteries, cleaning solvents including septic tank cleaners, household cleaners and pool chemicals and products containing mercury and lead. Note to Buyer:

If contamination of this property from petroleum products and/or hazardous or toxic substances is a concern to you, you are urged to consider soil and groundwater testing of this property. 10.

Is any or all of the property located in a designated floodplain? If yes, explain below

.....  Yes  No  Unknown  NA

11. Is any or all of the property located in a designated wetland? If yes, explain below

.....  Yes  No  Unknown  NA

12. Is the property located in an agricultural district? If yes, explain below

.....  Yes  No  Unknown  NA

13. Was the property ever the site of a landfill? If yes, explain below

.....  Yes  No  Unknown  NA

14. Are there or have there ever been fuel storage tanks above or below the ground on the property?  Yes  No  Unknown  NA

● If yes, are they currently in use?

.....  Yes  No  Unknown  
 NA

● Location(s)

● Are they leaking or have they ever leaked? If yes, explain below

.....  Yes  No  Unknown  NA

15. Is there asbestos in the structure? If yes, state location or locations below

.....  Yes  No  Unknown  NA

Property Condition Disclosure Statement

16. Is lead plumbing present? If yes, state location or locations below

..  Yes  No  Unknown  NA

.....  
17. Has a radon test been done? If yes, attach a copy of the report

..  Yes  No  Unknown  NA

.....  
18. Has motor fuel, motor oil, home heating fuel, lubricating oil or any other petroleum product, methane gas, or any hazardous or toxic substance spilled, leaked or otherwise been released on the property or from the property onto any other property? If yes, describe below

.....  Yes  No  Unknown  NA

19. Has the property been tested for the presence of motor fuel, motor oil, home heating fuel, lubricating oil, or any other petroleum product, methane gas, or any hazardous or toxic substance? If yes, attach report(s)

.....  Yes  No  Unknown  
 NA

STRUCTURAL

20. Is there any rot or water damage to the structure or structures? If yes, explain below

.....  Yes  No  Unknown  NA

21. Is there any fire or smoke damage to the structure or structures? If yes, explain below

.....  Yes  No  Unknown  NA

22. Is there any termite, insect, rodent or pest infestation or damage? If yes, explain below

.....  Yes  No  Unknown  NA

23. Has the property been tested for termite, insect, rodent or pest infestation or damage?

.....  Yes  No  Unknown  NA

If yes, please attached report(s)

24. What is the type of roof/roof covering (slate, asphalt, other)?

.....

- Any known material defects?

.....

- How are the roof coverings?

.....

- Is there a transferable warrantee on the roof in effect now? If yes, explain below

.....

Property Condition Disclosure Statement

25. Are there any known material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions?

.....  Yes  No  Unknown

NA

MECHANICAL SYSTEMS AND SERVICES

26. What is the water source? (Check all that apply)

.....  Well  Private  Municipal

Other:

- If municipal, is it metered?

.....  Yes  No

Unknown  NA

27. Has the water quality and/or flow rate been tested?

.....  Yes  No  Unknown  NA

28. What is the type of sewage system? (Check all that apply)

.....  Public Sewer  Private Sewer

Septic  Cesspool

- Does the owner possess the original design permits and records of service for the sewage system(s)? If not, will they request the documents from the county building inspector? ● If septic, cesspool or other age?

.....

- Date last pumped?

.....

- Frequency of pumping?

.....

- Any known material defects? If yes, explain below

.....  Yes  No  Unknown  NA

29. Who is your electric service provider?

.....

● What is the amperage?

.....

● Does it have circuit breakers or fuses?

.....

● Private or public poles?

.....

● Any known material defects? If yes, explain below

.....  Yes  No  Unknown  NA

30. Are there any flooding, drainage or grading problems that resulted in standing water on any portion of the property? If yes, state locations and explain below

.....  Yes  No  Unknown  NA

31. Does the basement have seepage that results in standing water? If yes, explain below

.....  Yes  No  Unknown  NA

Property Condition Disclosure Statement

Are there any known material defects in any of the following? If yes, explain below. Use additional sheets if necessary

.....

32. Plumbing system?

.....

.....  Yes

No  Unknown  NA

33. Security system?

.....  Yes

No  Unknown  NA

34. Carbon monoxide detectors in every unit?

.....  Yes  No

Unknown  NA

35. Smoke detector in every unit?

.....

...  Yes

No  Unknown  NA

36. Fire sprinkler system?

.....  Yes  No  
 Unknown  NA

37. Sump pump(s)?

.....   
Yes  No  Unknown  NA

38. Foundation/slab?

.....  Yes  
 No  Unknown  NA

39. Interior walls/ceilings?

.....  Yes  No  
 Unknown  NA

40. Exterior walls or siding?

.....  Yes  No   
Unknown  NA

41. Floors?

.....  
 Yes  No  Unknown  NA

....

42. Chimney/fireplace or stove?

.....  Yes  No   
Unknown  NA

43. Patio/deck?

.....   
Yes  No  Unknown  NA

44. Driveway?

.....  
 Yes  No  Unknown  NA

45. Air conditioner?

.....  Yes  
 No  Unknown  NA

46. Heating system?

.....  Yes  
 No  Unknown  NA

47. Hot water heater?

.....  Yes   
No  Unknown  NA

48. The property is located in the following school district:

49. The property has undergone a fire safety inspection by the local jurisdiction.

.....  Yes  No  Unknown

50. The site has been inspected for ADA compliance and handicapped accessibility.

.....  Yes  No  Unknown

Note: Buyer is encouraged to check public records concerning the property (e.g. tax records and wetland and floodplain maps).

The seller should use this area to further explain any item above. If necessary, attach additional pages and indicate here the number of additional pages attached. Property Condition Disclosure Statement

**SELLER’S CERTIFICATION:**

Seller certifies that the information in this Property Condition Disclosure Statement is true and complete to the seller’s actual knowledge as of the date signed by the seller. If the seller of this commercial real property acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement provided previously, the seller shall deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable. In no event, however, shall a seller be required to provide a revised Property Condition Disclosure Statement after the transfer of title from the seller to the buyer or occupancy by the buyer, whichever is earlier.

Seller’s Signature X

Date

**BUYER’S ACKNOWLEDGMENT:**

Buyer acknowledges receipt of a copy of this statement and buyer understands that this information is a statement of certain conditions and information concerning the property known to the seller. It is not a warranty of any kind by the seller or seller’s agent and is not a substitute for any building, pest, radon or other inspections or testing of the property or inspection of the public records.

Buyer’s Signature X

Date