

COMMERCIAL PROPERTY INFORMATION SHEET

CPI

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

1 PROPERTY 201 HOOVERTOWN RD, Penfield, Pa | 5849

3 OWNER ANTHONY M. ZAFFUTO, DIANE ZAFFUTO

4 Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties that a buyer may wish to obtain. This Statement is not a warranty of any kind by Owner or a warranty or representation by any listing real estate broker (Agent for Owner), any real estate broker, or their agents.

7 Property Type: [ ] Office [ ] Retail [x] Industrial [ ] Multi-family [ ] Land [ ] Institutional
8 [ ] Hospitality [ ] Other:

9 1. OWNER'S EXPERTISE Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the construction and conditions of the Property and its improvements, except as follows:

12 2. OCCUPANCY Do you, Owner, currently occupy the Property? [ ] Yes [x] No
13 If no, when did you last occupy the Property?

14 3. DESCRIPTION

15 (A) Land Area: 7.8 TO 8.0 ACRES.

16 (B) Dimensions:

17 (C) Shape:

18 (D) Building Square Footage: 18,000

19 4. PHYSICAL CONDITION

20 (A) Age of Property: Additions:

21 (B) Roof

22 1. Age of roof(s): [x] Unknown

23 2. Type of roof(s):

24 3. Has the roof been replaced or repaired during your ownership? [ ] Yes [x] No

25 4. Has the roof ever leaked during your ownership? [ ] Yes [x] No

26 5. Do you know of any problems with the roof, gutters, or downspouts? [ ] Yes [x] No

27 Explain any yes answers you give in this section:

30 (C) Structural Items, Basements and Crawl Spaces

31 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? [ ] Yes [x] No

32 2. Does the Property have a sump pump? [ ] Yes [x] No

33 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?

34 [ ] Yes [x] No

35 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or

36 other structural components? [ ] Yes [x] No

37 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the

38 date and person by whom any repairs were done, if known:

41 (D) Mechanical Systems

42 1. Type of heating: [ ] Forced Air [x] Hot Water [ ] Steam [ ] Radiant

43 [ ] Other: Furnace will need Replaced.

44 2. Type of heating fuel: [ ] Electric [ ] Fuel Oil [x] Natural Gas [ ] Propane (on-site) [ ] Central Plant

45 [ ] Other types of heating systems or combinations:

46 3. Are there any chimneys? [ ] Yes [x] No If yes, how many?

47 Are they working? [ ] Yes [ ] No When were they last cleaned?

48 4. List any buildings (or are as in any buildings) that are not heated:

49

50 5. Type of water heater: [ ] Electric [x] Gas [ ] Oil Capacity:

51 [ ] Other:

52 Buyer Initials: CPI Page 1 of 7 Owner Initials: AMZ-03



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6. Type of plumbing:  Copper [ ] Galvanized [ ] Lead  PVC [ ] Unknown  
[ ] Other: \_\_\_\_\_
7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property?  Yes [ ] No  
If yes, explain: Heating system needs Replaced/Updated.
8. Type of air conditioning: [ ] Central Electric [ ] Central Gas [ ] Wall  None Capacity: \_\_\_\_\_  
List any buildings (or areas of any buildings) that are not air conditioned: \_\_\_\_\_
9. Type of electric service: \_\_\_\_\_ AMP [ ] 220 Volt  3-phase [ ] 1-phase [ ] KVA: 120 3P TRANSFORMER  
[ ] Other: 800 AMP DISTRIBUTION PANEL  
Transformers: 3P To Single Phase Type: \_\_\_\_\_  
Are you aware of any problems or repairs needed in the electrical system? [ ] Yes  No If yes, explain: \_\_\_\_\_
10. Are you aware of any problems with any item in this section that has not already been disclosed? [ ] Yes  No  
If yes, explain: \_\_\_\_\_

(E) Site Improvements

1. Are you aware of any problems with storm-water drainage? [ ] Yes  No
2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls on the Property? [ ] Yes  No
3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the date and person by whom any repairs were done, if known: \_\_\_\_\_

(F) Other Equipment

1. Exterior Signs: [ ] Yes  No How many? \_\_\_\_\_ Number Illuminated: \_\_\_\_\_
2. Elevators: [ ] Yes  No How many? \_\_\_\_\_ [ ] Cable [ ] Hydraulic rail  
Working order? [ ] Yes [ ] No Certified through (date) \_\_\_\_\_  
Date last serviced \_\_\_\_\_
3. Skylights: [ ] Yes  No How many? \_\_\_\_\_
4. Overhead Doors:  Yes [ ] No How many? 2 Size: 1 for Dock, 1 AT Ground Level.
5. Loading Docks:  Yes [ ] No How many? 1 Levelers:  Yes [ ] No
6. At grade doors:  Yes [ ] No How many? 1
7. Are you aware of any problems with the equipment listed in this section? [ ] Yes  No  
If yes, explain: \_\_\_\_\_

(G) Fire Damage

1. To your knowledge, was there ever a fire on the Property? [ ] Yes  No
2. Are you aware of any unrepaired fire damage to the Property and any structures on it? [ ] Yes [ ] No  
If yes, explain location and extent of damage: \_\_\_\_\_

(H) Are you aware of any problems with water and sewer lines servicing the Property? [ ] Yes  No  
If yes, explain: \_\_\_\_\_

(I) Alarm/Safety Systems

1. Fire: [ ] Yes  No In working order? [ ] Yes [ ] No  
If yes, connected to: Fire Department [ ] Yes [ ] No Monitoring Service: [ ] Yes [ ] No
2. Fire extinguishers: [ ] Yes  No
3. Smoke: [ ] Yes  No In working order? [ ] Yes [ ] No
4. Sprinkler: [ ] Yes  No Inspected/certified? [ ] Yes [ ] No  
[ ] Wet [ ] Dry Flow rate: \_\_\_\_\_
5. Security: [ ] Yes  No In working order? [ ] Yes [ ] No  
If yes, connected to: Police Department [ ] Yes [ ] No Monitoring Service [ ] Yes [ ] No
6. Are there any areas of the Property that are not serviced by the systems in this section? [ ] Yes  No  
If yes, explain: \_\_\_\_\_

109 Buyer Initials: \_\_\_\_\_

Owner Initials: Amz Dg

110 5. ENVIRONMENTAL

111 (A) Soil Conditions

- 112 1. Are you aware of any fill or expansive soil on the Property?  Yes  No
- 113 If yes, were soil compaction tests done?  Yes  No If yes, by whom? \_\_\_\_\_
- 114 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have
- 115 occurred on or affect the Property?  Yes  No
- 116 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?
- 117  Yes  No

118 Explain any yes answers you give in this section: \_\_\_\_\_

121 (B) Hazardous Substances

- 122 1. Are you aware of the presence of any of the following on the Property?
- 123 Asbestos material:  Yes  No
- 124 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI):  Yes  No
- 125 Discoloring of soil or vegetation:  Yes  No
- 126 Oil sheen in wet areas:  Yes  No
- 127 Contamination of well or other water supply:  Yes  No
- 128 Proximity to current or former waste disposal sites:  Yes  No
- 129 Proximity to current or former commercial or industrial facilities:  Yes  No
- 130 Proximity to current, proposed, or former mines or gravel pits:  Yes  No
- 131 Radon levels above 4 pico curies per liter:  Yes  No
- 132 Use of lead-based paint:  Yes  No

133 Note: If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began, before 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the Property.

136 Are you aware of any lead-based paint or lead-based paint hazards on the Property?  Yes  No

137 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: \_\_\_\_\_

140 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?  Yes  No

141 If yes, list all available reports and records: \_\_\_\_\_

- 144 2. To your knowledge, has the Property been tested for any hazardous substances?  Yes  No
- 145 3. Are you aware of any storage tanks on the Property?  Yes  No  Aboveground  Underground
- 146 Total number of storage tanks on the Property: \_\_\_\_\_ Aboveground \_\_\_\_\_ Underground
- 147 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection?  Yes  No
- 148 If no, identify any unregistered storage tanks: \_\_\_\_\_
- 149 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks?  Yes  No
- 150 Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from a storage tank?  Yes  No
- 151 Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak detection system, an inventory control system, and a tank testing system?  Yes  No Explain: \_\_\_\_\_

156 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?

157  Yes  No

158 If yes, have you reported the release to and corrective action to any governmental agency?  Yes  No

159 Explain: \_\_\_\_\_

162 4. Do you know of any other environmental concerns that may have an impact on the Property?  Yes  No

163 Explain any yes answers you give in this section: \_\_\_\_\_

166 Buyer Initials: \_\_\_\_\_

Owner Initial: DMZ 03

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- (C) Wood Infestation
1. Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the Property? [ ] Yes [  ] No
  2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? [ ] Yes [  ] No
  3. Is the Property currently under contract by a licensed pest control company? [ ] Yes [  ] No
  4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? [ ] Yes [  ] No
- Explain any yes answers you give in this section: \_\_\_\_\_

- (D) Natural Hazards/Wetlands
1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? [ ] Yes [  ] No
  2. Do you know of any past or present drainage or flooding problems affecting the Property? [ ] Yes [  ] No
  3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? [ ] Yes [  ] No
- Explain any yes answers you give in this section: \_\_\_\_\_

6. UTILITIES

- (A) Water
1. What is the source of your drinking water? [  ] Public [ ] Community System [ ] Well on Property [ ] Other: \_\_\_\_\_
  2. If the Property's source of water is not public:  
When was the water last tested? \_\_\_\_\_  
What was the result of the test? \_\_\_\_\_  
Is the pumping system in working order? [ ] Yes [ ] No  
If no, explain: \_\_\_\_\_
  3. Is there a softener, filter, or other purification system? [ ] Yes [  ] No  
If yes, is the system: [ ] Leased [ ] Owned
  4. Are you aware of any problems related to the water service? [ ] Yes [  ] No  
If yes, explain: \_\_\_\_\_

- (B) Sewer/Septic
1. What is the type of sewage system? [  ] Public Sewer [ ] Community Sewer [ ] On-site (or Individual) sewage system  
If on-site, what type? [ ] Cesspool [ ] Drainfield [ ] Unknown  
[ ] Other (specify): \_\_\_\_\_
  2. Is there a septic tank on the Property? [ ] Yes [  ] No [ ] Unknown  
If yes, what is the type of tank? [ ] Metal/steel [ ] Cement/concrete [ ] Fiberglass [ ] Unknown  
[ ] Other (specify): \_\_\_\_\_
  3. When was the on-site sewage disposal system last serviced? \_\_\_\_\_
  4. Is there a sewage pump? [  ] Yes [ ] No  
If yes, is it in working order? [  ] Yes [ ] No
  5. Are you aware of any problems related to the sewage system? [ ] Yes [  ] No  
If yes, explain: \_\_\_\_\_

- (C) Other Utilities
- The Property is serviced by the following: [  ] Natural Gas [  ] Electricity [ ] Telephone  
[ ] Other: \_\_\_\_\_

7. TELECOMMUNICATIONS

- (A) Is a telephone system included with the sale of the Property? [ ] Yes [  ] No  
If yes, type: \_\_\_\_\_
- (B) Are ISDN lines included with the sale of the Property? [ ] Yes [  ] No
- (C) Is the Property equipped with satellite dishes? [ ] Yes [  ] No  
If yes, how many? \_\_\_\_\_  
Location: \_\_\_\_\_
- (D) Is the Property equipped forcable TV? [ ] Yes [  ] No  
If yes, number of hook-ups: \_\_\_\_\_  
Location: \_\_\_\_\_
- (E) Are there fiber optics available to the Property? [ ] Yes [  ] No Is the building wired for fiber optics? [ ] Yes [ ] No  
Does the Property have T1 or other capability? [ ] Yes [  ] No

Buyer Initials: \_\_\_\_\_

Owner Initials: GM 3

225 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

226 (A) Compliance, Building Codes & OSHA

- 227 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? [ ] Yes [  ] No
- 228 [ ] Yes [  ] No
- 229 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? [ ] Yes [  ] No
- 230 3. Do you know of any health, fire, or safety violations concerning this Property? [ ] Yes [  ] No
- 231 4. Do you know of any OSHA violations concerning this Property? [ ] Yes [  ] No
- 232 5. Do you know of any improvements to the Property that were done without building or other required permits? [ ] Yes [  ] No

233 Explain any yes answers you give in this section: \_\_\_\_\_  
234 \_\_\_\_\_  
235 \_\_\_\_\_

236 (B) Condemnation or Street Widening

- 237 1. To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects? [ ] Yes [  ] No
- 238 [ ] Yes [  ] No
- 239 If yes, explain: \_\_\_\_\_
- 240 \_\_\_\_\_
- 241 \_\_\_\_\_

242 (C) Zoning

- 243 1. The Property is currently zoned NO ZONING (Local) by the (county, ZIP) 15849
- 244 2. Current use is: [  ] conforming [ ] non-conforming [ ] permitted by variance [ ] permitted by special exception
- 245 3. Do you know of any pending or proposed changes in zoning? [ ] Yes [  ] No
- 246 If yes, explain: \_\_\_\_\_
- 247 \_\_\_\_\_
- 248 \_\_\_\_\_

- 249 (D) Is there an occupancy permit for the Property? [  ] Yes [ ] No

- 250 (E) Is there a Labor and Industry Certificate for the Property? [  ] Yes [ ] No

251 If yes, Certificate Number is: will supply when located

- 252 (F) Is the Property a designated historic or archeological site? [ ] Yes [  ] No

253 If yes, explain: \_\_\_\_\_  
254 \_\_\_\_\_

255 9. LEGAL/TITLE ISSUES

- 256 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? [ ] Yes [  ] No
- 257 (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property? [ ] Yes [  ] No
- 258 (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder where the Property is located? [ ] Yes [  ] No
- 259 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? [ ] Yes [  ] No
- 260 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? [ ] Yes [  ] No
- 261 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? [ ] Yes [  ] No
- 262 (G) Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan) or other debt against the Property that cannot be satisfied by the proceeds of this sale? [ ] Yes [  ] No
- 263 (H) Are you aware of any insurance claims filed relating to the Property? [ ] Yes [  ] No

264 Explain any yes answers you give in this section: \_\_\_\_\_  
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271 \_\_\_\_\_

272 10. RESIDENTIAL UNITS

- 273 (A) Is there a residential dwelling unit located on the Property? [ ] Yes [  ] No
- 274 If yes, number of residential dwelling units: \_\_\_\_\_
- 275 Note: If one to four residential dwelling units are to be sold with, or as part of, the Property, Owner must complete a Seller's Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

277 11. TENANCY ISSUES

- 278 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? [ ] Yes [  ] No
- 279 (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? [ ] Yes [  ] No
- 280 (C) Are there any tenants for whom you do not currently have a security deposit? [ ] Yes [  ] No
- 281 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? [ ] Yes [  ] No
- 282

283 Buyer Initials: \_\_\_\_\_

Owner Initials: [Signature]

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- (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? [ ] Yes [  ] No
  - (F) Are there any tenants who are in default of the lease for other than monetary reasons (e.g., failure to comply with rules, regulations, lease terms, etc.)? [ ] Yes [  ] No
  - (G) Are there any tenants that you have reason to believe are likely to fall into default of their lease within the next six months? [ ] Yes [  ] No
  - (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? [ ] Yes [  ] No
  - (I) Are you currently involved in any type of dispute with any tenant? [ ] Yes [  ] No
- Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:

**12. DOMESTIC SUPPORT LIEN LEGISLATION**

Has any Owner, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a domestic relations office in any Pennsylvania county? [ ] Yes [  ] No  
If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number:

**13. LAND USE RESTRICTIONS OTHER THAN ZONING**

(A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? [ ] Yes [  ] No  
Note: An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment in the Clean and Green Program may result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.

(B) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941 et seq.) (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply, or open spaces uses)? [ ] Yes [  ] No  
Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid and the taxes that would have been paid in the absence of the covenant. The roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.

(C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property? [ ] Yes [  ] No  
Explain any yes answers you give in this section:

**14. SERVICE PROVIDER/CONTRACTOR INFORMATION**

(A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators, other equipment, pest control). Attach additional sheet if necessary: None

(B) Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary: None

(C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary:

Buyer Initials: \_\_\_\_\_ CPI Page 6 of 7 Owner Initials: DZamz

343 The undersigned Owner represents that the information set forth in this document is accurate and complete to the best of Owner's  
344 knowledge. Owner permits Broker to share information contained in this document with prospective buyers/tenants and other real  
345 estate licensees. OWNER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN  
346 THIS STATEMENT. Owner will notify Broker in writing of any information supplied on this form which is rendered inaccurate  
347 by a change in the condition of the Property following completion of this form.

348 OWNER *Anthony M. Zaffuto* DATE 2-19-25  
ANTHONY M. ZAFFUTO  
349 OWNER *Diane Zaffuto* DATE 2-19-25  
DIANE ZAFFUTO  
350 OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
351 BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
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