

COMMERCIAL PROPERTY INFORMATION SHEET

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

CPI

1 **PROPERTY** 1840 Mayview Road, Bridgeville, PA 15017

3 **OWNER** Wenjie Xie

4 Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties
5 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
6 real estate broker (Agent for Owner), any real estate broker, or their agents.

7 **Property Type:** Office Retail 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
10 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 No
13 If no, when did you last occupy the Property? _____

14 **3. DESCRIPTION**

15 (A) Land Area: 28,662 SQFT

16 (B) Dimensions: 52' x 146'

17 (C) Shape: Rectangular

18 (D) Building Square Footage: 15,000 SQFT

19 **4. PHYSICAL CONDITION**

20 (A) Age of Property: No info Additions: NA

21 **(B) Roof**

22 1. Age of roof(s): 6 months Unknown

23 2. Type of roof(s): Composite Roof Shingles

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

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

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

27 Explain any yes answers you give in this section: During very heavy rain, one small section
28 of gutters at the front may be overflowing.

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 No

32 2. Does the Property have a sump pump? Yes 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 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 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 Hot Water Steam Radiant
43 Other: _____

44 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (an-cite) Central Blower
45 Other types of heating systems or combinations: _____

46 3. Are there any chimneys? Yes 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: _____

50 5. Type of water heater: Electric Gas Oil Capacity: _____
51 Other: _____

52 **Buyer Initials:** _____

Owner Initials: WX

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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: _____
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: _____
 Other: _____
Transformers: _____ 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? 2 Number Illuminated: 0
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? 2
4. Overhead Doors: Yes No How many? 1 Size: 8'
5. Loading Docks: Yes No How many? 1 Levelers: Yes No
6. At grade doors: Yes No How many? 3
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: _____

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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: _____
119 _____

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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,
 134 before 1978, you must disclose any knowledge of lead-based paint and any reports and or records of lead-based paint on the
 135 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: _____
 138 _____

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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: _____
 142 _____

- 143
 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
 151 tank? Yes No
 152 Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak
 153 detection system, an inventory control system, and a tank testing system? Yes No Explain: _____
 154 _____

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 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: _____
 160 _____

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 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: _____
 164 _____
 165 _____

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167 (C) Wood Infestation

- 168 1. Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the Property? [] Yes [X] No
- 169 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dry rot, or pests? [] Yes [X] No
- 170 3. Is the Property currently under contract by a licensed pest control company? [X] Yes [] No
- 171 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? [] Yes [X] No

172 Explain any yes answers you give in this section: _____

173 _____

174 _____

175 (D) Natural Hazards Wetlands

- 176 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? [] Yes [X] No
- 177 2. Do you know of any past or present drainage or flooding problems affecting the Property? [] Yes [X] No
- 178 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? [] Yes [X] No

179 Explain any yes answers you give in this section: _____

180 _____

181 _____

182 6. UTILITIES

183 (A) Water

- 184 1. What is the source of your drinking water? [X] Public [] Community System [] Well on Property
- 185 [] Other: _____
- 186 2. If the Property's source of water is not public:
- 187 When was the water last tested? _____
- 188 What was the result of the test? _____
- 189 Is the pumping system in working order? [] Yes [] No
- 190 If no, explain: _____
- 191 3. Is there a softener, filter, or other purification system? [] Yes [X] No
- 192 If yes, is the system: [] Leased [] Owned
- 193 4. Are you aware of any problems related to the water service? [] Yes [X] No
- 194 If yes, explain: _____

195 _____

196 _____

197 (B) Sewer/Septic

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

209 (C) Other Utilities

210 The Property is serviced by the following: [X] Natural Gas [X] Electricity [X] Telephone

211 [] Other: _____

212 7. TELECOMMUNICATIONS

- 213 (A) Is a telephone system included with the sale of the Property? [] Yes [X] No

214 If yes, type: _____

- 215 (B) Are ISDN lines included with the sale of the Property? [] Yes [X] No

- 216 (C) Is the Property equipped with satellite dishes? [] Yes [X] No

217 If yes, how many? _____

218 Location: _____

- 219 (D) Is the Property equipped for cable TV? [] Yes [X] No

220 If yes, number of hook-ups: _____

221 Location: _____

- 222 (E) Are there fiber optics available to the Property? [X] Yes [] No Is the building wired for fiber optics? [X] Yes [] No