

Commercial Seller Disclosure Questionnaire

POSSIBLE QUESTIONS TO ASK

- 1 Does another party have an ownership interest (e.g. partner) in the property?
- 2 Are you aware of any easements or other encumbrances registered on title?
- 3 Is there a Real Property Report? Is it current?
- 4 Are you aware of any drainage restrictions?
- 5 Is/are the building(s) connected to a municipal water and sewer system or a private/community water system?
- 6 What is the land use classification for the property?
- 7 Does the use of and building on the property conform with the provisions in the current Land Use Bylaw? If not, is it legal non-conforming?
- 8 Are you aware of any applications for land use reclassification within your area?
- 9 Are you aware of any current or pending heritage designations for the property? Is the property in an area designated as a heritage site?
- 10 Is the property or any portion thereof under any conservation authority?
- 11 Are you aware of any local levies or unusual taxes being charged at the present time or contemplated? If so, what are they and at what cost?
- 12 Are you aware of any public projects planned for the immediate area (e.g. road widenings, new highways, expropriations)?
- 13 Are you aware of any pending real estate developments or projects in the immediate area?
- 14 Have you received any notice or claim affecting the property?
- 15 Are you aware of any possible environmental contamination on the property or in the immediate area?
- 16 What is the approximate age of the building(s)?
- 17 Are you aware of any structural problems with the building(s)?

Commercial Seller Disclosure Questionnaire

POSSIBLE QUESTIONS TO ASK	
18	Have you made any renovations, additions, or improvements and what records are available relating to these, including any final inspection reports and related permits?
19	Are you aware of any deficiencies or non-compliance with the current fire or building code?
20	Are you aware of any damage due to wind, fire, water, insects, rodents, and/ or wood rot?
21	To the best of your knowledge, has the building(s) ever contained any hazardous substances (e.g. lead, radon, asbestos)?
22	Are you aware of any moisture or water problems in the basement or lower levels?
23	Is the property subject to flooding?
24	Are you aware of any roof leakage or unrepaired damage? What is the approximate age of the roof?
25	Are there any problems with the mechanical systems?
26	Are you aware of any problems with the electrical system?
27	Is there any lead or galvanized metal plumbing on the property?
28	Are there any conditional sales contracts or equipment leases? If so, are they assignable or will they be discharged?
29	Are there any defects in equipment included with the property?
30	Can you provide rental information for all tenants including the name, current rent, any default, date of last increase, deposit amount held (if applicable), expiry date, rental inclusions, and copies of leases?