

5545 Superior Drive Seller Provided Disclosure

1. As-Is sale
 2. Buyer Beware
 3. The following is provided as a courtesy and should be independently verified and confirmed by the buyer.
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- ☐ 3 HVAC systems installed March of 2019
 - ☐ Exterior soffit/trim has areas of deferred maintenance including rear corner near primary office (woodpecker damage) and could use repair and fresh paint.
 - ☐ No issues with the roof. No knowledge of exact age. Could use a soft wash.
 - ☐ A couple of Emergency Exit signs need batteries or replacement to function during power outages.
 - ☐ Side exit door knob can be difficult to open
 - ☐ 2 glass panes in Office 1 “faux” door are shattered
 - ☐ The carpet in Flex room shows normal wear and an area that was previously pulled.
 - ☐ Left toilet in woman’s restroom periodically runs
 - ☐ The shower in the primary office has NEVER been used by the current owner.
 - ☐ The whole building generator is not in use and will need service/maintenance to place back in service.
 - ☐ Gas to the property is just for the generator and has been turned off. Pressure test will be required to reactivate gas service, if generator use is desired.
 - ☐ Some fluorescent lights in the building need ballasts replaced, converted to LED ballast bypass bulbs or fixture replacement.
 - ☐ The rear paved part of the parking lot encroaches onto the neighboring vacant lot by approximately 10 feet.
 - ☐ List of items that will not remain, that will remain and that will be available for sale/sold to be provided.