

SALE/LEASE DISCLOSURES & DISCLAIMERS

REALTORS have *no* expertise in and are *not* qualified advisors regarding:

- which attorneys, CPA's, bankers, inspectors, engineers, surveyors, designers, contractors or other professionals have appropriate expertise ³,
- legal & liability issues regarding: contracts, Title, insurance, entity formation, etc.,
- the detection or correction of undesirable conditions or hazardous materials ²,
- zoning, governmental regulation, or the Americans With Disabilities Act ¹,
- changes to current or future laws may require clean up, modifications, or corrections of leased or owned property, by past, present &/or future owners &/or tenants.

¹ U.S. Congress enacted the **Americans with Disabilities Act (A.D.A.)** to make businesses accessible to persons with various disabilities.

² Various construction materials may contain **hazardous materials** that have been or may in the future be determined to be hazardous (toxic) or undesirable & may need to be specially treated, handled or removed.

These include, but are not limited to:

- some transformers & other electrical components contain PCB's,
- asbestos has been used in flooring, fire-proofing, heating & cooling systems, drywall, plaster, roofing, & spray-on & tile acoustical materials, **etc.**

Due to building materials, naturally occurring conditions, or uses of the Property (or in the area), there may be undesirable or hazardous chemicals, minerals, metals, hydrocarbons, biological or radioactive items (including magnetic & electric fields) in building components, soils, water, above or below- ground containers or in areas that may or may not be accessible or noticeable. Such items may leak or be released, into soils, ground water, or the air.

³ It is the responsibility of the Seller, Landlord, Buyer &/or Tenant to consult & retain qualified experts of their choice for inspections & information to detect, correct & address these & any other issues beyond their expertise to determine what provisions they may wish to include or exclude in transaction documents regarding Real Properties.

Pizel & Associates Commercial Real Estate referrals are provided *without* compensation and for your convenience only. It is *your* responsibility to check references and to have vendors' contracts reviewed by your attorney.

Pizel & Associates Commercial Real Estate
Hugh Resnick • Hugh@Pizel.com • (972) 404-0008
P.O. Box 797503, Dallas TX 75379