

REAL ESTATE CONDITION REPORT

Residential Property (1–4 Dwelling Units)

1233 W. Ford Dr Lgc Street Ripon IN THE City (CITY) (VILLAGE) (TOWN) OF Ripon, COUNTY OF Fond Du Lac, STATE OF WISCONSIN.
THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF 10 (MONTH) 28 (DAY), 2026 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. "Defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate containing one to four dwelling units, including a condominium unit and time-share property, by sale, exchange, or land contract is required to complete this report. Exceptions: A personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court who has never occupied the property, an owner who transfers uninhabited property, or who transfers property exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.

A6. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

B. STRUCTURAL AND MECHANICAL

		YES	NO	N/A
B1.	Are you aware of defects in the roof? <i>Roof defects may include items such as leakage or significant problems with gutters or eaves.</i>		X	
B2.	Are you aware of defects in the electrical system? <i>Electrical defects may include items such as electrical wiring not in compliance with applicable code, knob and tube wiring, 60 amp service, or aluminum-branch circuit wiring.</i>		X	
B3.	Are you aware of defects in part of the plumbing system (including the water heater, water softener, and swimming pool)? <i>Other plumbing system defects may include items such as leaks or defects in pipes, toilets, interior or exterior faucets, bathtubs, showers, or any sprinkler system.</i>		X	
B4.	Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers)? <i>Heating and air conditioning defects may include items such as defects in the HVAC equipment, supplemental heaters, ventilating fans or fixtures, or solar collectors.</i>		X	
B5.	Are you aware of defects in a woodburning stove or fireplace or of other defects caused by a fire in a stove or fireplace or elsewhere on the property? <i>Such defects may include items such as defects in the chimney, fireplace flue, inserts, or other installed fireplace equipment; or woodburning stoves not installed pursuant to applicable code.</i>		X	
B6.	Are you aware of defects related to smoke detectors or carbon monoxide detectors or a violation of applicable state or local smoke detector or carbon monoxide detector laws? <i>NOTE: State law requires operating smoke detectors on all levels of all residential properties and operating carbon monoxide detectors on all levels of most residential properties (see Wis. Stat. ch. 101).</i>		X	
B7.	Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)? <i>Other basement defects may include items such as flooding, defects in drain tiling or sump pumps, or movement, shifting, or deterioration in the foundation.</i>		X	
B8.	Are you aware of defects in any structure on the property? <i>Structural defects may include items such as movement, shifting, or deterioration in walls; major cracks or flaws in interior or exterior walls, partitions, or the foundation; wood rot; and significant problems with driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors, floors, ceilings, stairways, or insulation.</i>		X	
B9.	Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property? <i>Mechanical equipment defects may include items such as defects in any appliance, central vacuum, garage door opener, in-ground sprinkler, or in-ground pet containment system that is included in the sale.</i>		X	
B10.	Are you aware of rented items located on the property such as a water softener or other water conditioner system or other items affixed to or closely associated with the property?		X	
B11.	Are you aware of basement, window, or plumbing leaks, overflow from sinks, bathtubs, or sewers, or other ongoing water or moisture intrusions or conditions?		X	

B12. Explanation of "yes" responses _____

C. ENVIRONMENTAL

	YES	NO	N/A
C1. Are you aware of the presence of unsafe levels of mold?		X	
C2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in paint, lead in soil, or other potentially hazardous or toxic substances on the property? <i>NOTE: Specific federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.</i>		X	
C3. Are you aware of the presence of asbestos or asbestos-containing materials on the property?		X	
C4. Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties?		X	
C5. Are you aware of current or previous termite, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations?		X	
C6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead?		X	
C7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property?		X	
C8. Explanation of "yes" responses _____			

D. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

	YES	NO	N/A
D1. Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water? <i>Well defects may include items such as an unused well not properly closed in conformance with state regulations, a well not constructed pursuant to state standards or local code, or a well that requires modifications to bring it into compliance with current code. Well water defects might include, but are not limited to, unsafe levels of bacteria (total Coliform and E. coli), nitrate, arsenic, or other substances affecting human consumption safety.</i>		X	
D2. Are you aware of a joint well serving the property?		X	
D3. Are you aware of a defect related to a joint well serving the property?			
D4. Are you aware that a septic system or other private sanitary disposal system serves the property?	X		
D5. Are you aware of defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations? <i>Septic system defects may include items such as backups in toilets or in the basement; exterior ponding, overflows, or backups; or defective or missing baffles.</i>		X	

	YES	NO	N/A
D6. Are you aware of underground or aboveground fuel storage tanks on or previously located on the property? <i>If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection, whether the tanks are in use or not. Regulations may require the closure or removal of unused tanks.</i>		X	
D7. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property? <i>Defects may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards.</i>		X	
D8. Are you aware of an "LP" tank on the property? (If "yes," specify whether the owner owns or leases the tank.)	X		
D9. Are you aware of defects in an "LP" tank on the property?		X	
D10. Explanation of "yes" response <u>OWS</u>			

E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

	YES	NO	N/A
E1. Have you received notice of property tax increases, other than normal annual increases, or are you aware of a pending property reassessment?		X	
E2. Are you aware that remodeling was done that may increase the property's assessed value?		X	
E3. Are you aware of pending special assessments?		X	
E3m. Are you aware of an existing neighborhood improvement special assessment?		X	
E4. Are you aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district?		X	
E5. Are you aware of any proposed construction of a public project that may affect the use of the property?		X	
E6. Are you aware of any remodeling, replacements, or repairs affecting the property's structure or mechanical systems that were done or additions to this property that were made during your period of ownership without the required permits?		X	
E7. Are you aware of any land division involving the property for which a required state or local permit was not obtained?		X	
E8. Explanation of "yes" responses _____			

	YES	NO	N/A
F16. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? <i>This may include items such as orders to correct building code violations.</i>			
F17. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations?			
F18. Are you aware of a written agreement affecting riparian rights related to the property?			
F19. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator?			
F20. Are you aware of one or more burial sites on the property? <i>Contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information for information.</i>			
F21. Explanation of "yes" responses <u>Neighbor has an easement to use part of my property to access his property.</u>			

G. ADDITIONAL INFORMATION

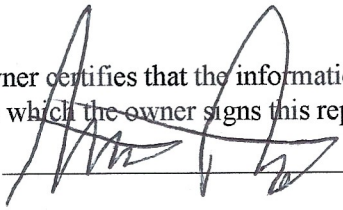
	YES	NO	N/A
G1. Have you filed any insurance claims relating to damage to this property or premises within the last five years?		X	
G2. Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district?		X	
G3. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative?	X		
G4. Is the owner a foreign person, as defined in 26 USC 1445 (f)? <i>E.g., a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate. FIRPTA (26 USC 1445) requires a buyer to withhold tax if the seller is a foreign person, unless an exception applies.</i>		X	
G5. Are you aware of other defects affecting the property? <i>Other defects might include items such as drainage easement or grading problems; excessive sliding, settling, earth movements, or upheavals; or any other defect or material condition.</i>		X	
G8. Explanation of "yes" responses <u>agreement in place to allow neighbor access to his property thru a portion of mine</u>			

G6. The owner has owned the property for 3 years. G7. The owner has lived in the property for 0 years.

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner  Date 10/29/2016
Owner _____ Date _____
Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____
Person _____ Items _____ Date _____
Person _____ Items _____ Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Prospective buyer _____ Date _____
Prospective buyer _____ Date _____
Prospective buyer _____ Date _____