REAL ESTATE CONDITION REPORT

Rassbach Realty LLC Page 1 of 2

DISCLAIMER

A	THIS	CONDITI	ON REPORT	CONC	ERNS THE	REAL P	ROPER	TY LOCA	TED AT	N82	04 62	7th	St,	Colfax	, WI	54730	
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COUNTY	OF _		Dunn	<u> </u>	STATE OF	WISCO	NSIN.	THIS REI	PORT IS	A DISCLO	OSURE	OF Th	IE CO	NDITION O	F THA	T PROPE	RTY
			SECTION 709														
			OF ANY KIND										THIS	TRANSACT	ION A	ND IS NO	ΤA
SUBSTIT	UTE F	OR ANY	INSPECTION	IS OR V	VARRANTI	IES THAT	T THE F	PRINCIPA	LS MAY	WISH TO	OBTAI	N.					
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OWNER'S INFORMATION

- B.1. In this form, "am aware" means to have notice or knowledge. In this form, "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.
- B.2. 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 any agent representing any principal in this transaction to provide a copy of this statement, and to disclose any information in the statement, to any person in connection with any actual or anticipated sale of the property.
- B.3. The owner represents that to the best of his or her knowledge the responses to the following statements have been accurately noted as "yes,"

C.1. I am aware of defects in the roof. C.2. I am aware of defects in the electrical system. I am aware of defects in the electrical system. I am aware of defects in part of the plumbing system (including the water heater, water softener and swimming pool) that is included in the sale. C.4. I am aware of defects in the heating and air conditioning system (including the air filters and humdfilters). C.5. I am aware of defects in the well, including unsafe well water. C.6. I am aware of defects in the septic system or other sanitary disposal system. C.7. I am aware of defects in the septic system or other sanitary disposal system. C.8. I am aware of underground or aboveground fuel storage tanks on or previously located on the property. C.7. I am aware of underground or aboveground fuel storage tanks on or previously located on the property. C.8. I am aware of an "LP" tank on the property (If "yes," specify in the additional information space whether or not the owner of the property either owns or leases the tanks. C.9. I am aware of an "LP" tank on the property. (If "yes," specify in the additional information space whether or not the owner of the property either owns or leases the tank. C.9. I am aware of an "LP" tank on the property (If "yes," specify in that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners association, lake district, or similar group. (If "yes," contact the Wilsconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.) C.10. I am aware of defects in the above and the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners association, lake district, or similar group. (If "yes," contact the Wilsconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.) C.10. I am aware of defects in		PROPERTY CONDITION STATEMENTS*				See Expert's
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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. §§ 101.149 & 101.647). C.20. I am aware either that remodeling affecting the property's structure or mechanical systems was done or that additions to this property were made during my period of ownership without the required permits. C.21. I am aware of federal, state or local regulations requiring repairs, alterations or corrections of an	C.19.	I am aware of defects in a woodburning stove or fireplace or of defects caused by a fire in a stove or		-		
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§§ 101.149 & 101.647). C.20. I am aware either that remodeling affecting the property's structure or mechanical systems was done or that additions to this property were made during my period of ownership without the required permits. C.21. I am aware of federal, state or local regulations requiring repairs, alterations or corrections of an		NOTE: State law requires operating smoke detectors on all evens or all resulential properties, and				
C.20. I am aware either that remodeling affecting the property's structure or mechanical systems was done or that additions to this property were made during my period of ownership without the required permits. C.21. I am aware of federal, state or local regulations requiring repairs, alterations or corrections of an						
that additions to this property were made during my period of ownership without the required permits. C.21. I am aware of federal, state or local regulations requiring repairs, alterations or corrections of an	C 20	98 101.173 & 101.041/.				P
C.21. I am aware of federal, state or local regulations requiring repairs, alterations or corrections of an	.2∪ين	that additions to this properly were made during my period of ownership without the required permits			/	
	C 21	I am aware of federal, state or local regulations requiring repairs, alterations or corrections of an		<u> </u>	<u></u>	Marie Marie di Carino di
	··	existing condition.				

0.00		Yes	No/	N/A	Expei Repoi
C.22.	I have received notice of property tax increases, other than normal annual increases, or am aware of a pending property reassessment.	-	<u> </u>		,
C.23.	I am aware that remodeling that may increase the property's assessed value was done		<u> </u>	,	
C.24. C.24.m	I am aware of proposed or pending special assessments. I am aware that the property is located within a special purpose district, such as a drainage district, that	Management of the same of the	4		
0.05	has the authority to impose assessments against the real property located within the district		<u>-i/</u>	#Endinemorphysicales	
C,25. C.26.	I am aware of the proposed construction of a public project that may affect the use of the property. I am aware of subdivision homeowners' associations, common areas co-owned with others, zoning		<u> </u>		Name of the last o
.#	VIDIATIONS OF NONCONFORMING USES, any land division involving the property for which required state and a second	· ·		-	
** :	permits had not been obtained, conservation easements, restrictive covenants, rights-of-way, easements another use of a part of the property by nonowners, other than recorded utility easements or burial ground another use of a part of the property by nonowners, other than recorded utility easements or burial ground.		1		
C.26.m	all aware that the property is subject to a militation plan required under administrative rules at the	s.			
	department of natural resources related to county shoreland zoning ordinances, which obligates the	-			***************************************
	owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county.		/		
C.27.	I am aware of other defects affecting the property.		1/		
D.1.	ADDITIONAL INFORMATION I am aware that a structure on the property is designated as a historic building or that part of the				
565	property is in a historic district.			<u></u>	
D.1.a	I am aware of a pier attached to the property that is not in compliance with state or local pier regulations. See http://dnr.wi.gov/ for information.			4	MOOD COMPANY
D.1.b	All or part of the land has been assessed as agricultural land under Wis. Stat. 8 70 32(2r) (use value		/		
D.1.c	assessment).	-			,
	The owner has been assessed a use-value assessment conversion charge under Wis. Stat. § 74.485(2).	-	-		
D.1.d	The payment of the use-value assessment conversion charge has been deferred under Wis. Stat. § 74.485(4).	•			
	Notice: The use value assessment system values enricultural land board on the increase that	on a walland	f 11		
	use rather than its fair market value. When a person converts agricultural land to a non-agricultural development), that person may owe a conversion charge. To obtain more information about the development of the person may owe a conversion charge. To obtain more information about the development of the person may owe a conversion charge.	use (e.	ırom its rer g. resident	ital for ag ial or co	gricultura mmercia
i,	Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit http://www.rovenue.ui.e				ontact the
D.1.e	Tan an an and the property is subject to a fairliand preservation agreement	<u>owrays/</u>	<u>sii/useassn</u>	<u>nt.ntm</u> i	
	Notice: The early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use values that is the class 1 times				
D.1.f		ue or tr	ie land Cal	1 608-22	1-4500 o
	I am aware of the presence of unsafe levels of mold, or roof, basement, window or plumbing leaks, or overflow from sinks, bathlubs or sewers, or other water or moisture intrusions or conditions that might		$\frac{\nu}{}$.		
	Tritiale the growth of unsafe levels of mold.			-	
	I am aware that all, or part, of the property is subject to, enrolled in or in violation of a Farmland Preservation Agreement (see D.1.e.), Forest Crop Law, Managed Forest Law (see disclosure		-	•	
	requirement in vvis, Stat. § 710.12), the Conservation Reserve Program or a comparable program				
D.2. D.3.	The owner has lived on the property for a years. Explanation of "yes" responses. (See B. 3.)				
Harry to the terminal designation					
-					
Note: Any inspector.	sales contract provision requiring the inspection of a residential dumbwaiter or elevator must be per	formed I	by a state-	licensed	elevator
Notice: Yo	u may obtain information about the sex offender registry and persons registered with the sexial and because it	actina ti	he Wiscons	in Donor	tmant of
Correction	on the met at maps www.mabbonanders.org or by phone at 000-240-3630.	uoting ti	IC VVISCOIIS	ш оераг	unieni or
E. The ow	OWNER'S CERTIFICATION ner certifies that the information in this report is true and correct to the best of the owner's knowledge as a NOTE: Wiscopsin Statute \$709.035 requires owners who prior to accordance which information	e dha ala			
	The first of the state of the s	า เกe aai h would	te on which change a i	the own response	er signs on this
leppin to s	ulfimit a new report or an amended report to the prospective buyer.				/
Owner C	ulfmil/a new report or an amended report to the prospective buyer. Date 2/5/16 Owner 16000000000000000000000000000000000000		Date _	13/	<u> </u>
Owner	CERTIFICATION BY PERSON SUPPLYING INFORMATION	**************************************	_ Date _		,
F. A persor	1 other than the owner certifies that he or she has supplied information on which the owner relied for the	nad and	d 41		
	The many and person a midwidge do of the date off which the belong sight sight this tender				
Person	Items Date Person		Items	. Date _	
Person	Items Date Person	[Items	Date -	
G. THE PR	OSPECTIVE BUYER AND THE OWNER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OF				
		SHONS ADVICE	OF THE P	ROPER	FEECTS
	BUYER'S ACKNOWLEDGMENT				
H.1. THE	PROSPECTIVE BLIVER ACKNOWLEDGES THAT TECHNICAL KNOWLEDGE SHOW AS THAT	ACOLUE	RED BY E	POEE	CIONAL
	RS MAY BE REQUIRED TO DETECT CERTAIN DEFECTS SUCH AS THE PRESENCE OF ASBESTO	S, BUIL	DING COL	E VIOL	ATIONS
H.2. I ACKI	NOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.				
Prospective	Buver Propositive			Dete	
"NOTE: All i to Section 7	information appearing in italics in this REAL ESTATE CONDITION REPORT is purely of a supplemental in 109,03 of the Wisconsin Statutes. No representation is made as to the local violatility of a supplemental in 109,03 of the Wisconsin Statutes.	nature ai	nd is not re	quired p	ursuant
	014 by Wisconsin REALTORS® Association Draffed by Attorney Debra Peterson Correct	any provi	sion in any sp	ecific tran	saction.
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Untitled

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