## **REAL ESTATE CONDITION REPORT**

Rassbach Realty LLC Page 1 of 3

DISCLAIMER				
A. THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT N6889 579TH (STREET ADDRESS) IN THE TOWN (CITY) (VILLAGE) (TOWN) OF		ENOMON: RED CED		54751
	OUDE			· · · · · · · · ·
PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF		(MONTI	٦),	(DAY),
(YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PRINCIPALS MAY WISH			N THIS TR	ANSACTION
A BUYER WHO DOES NOT RECEIVE A FULLY COMPLETED COPY OF THIS REPORT WITHIN 10 DA			CCEPTAI	NCE OF THE
CONTRACT OF SALE OR OPTION CONTRACT FOR THE ABOVE-DESCRIBED REAL PROPERTY SHALL CONTRACT (WIS. STATS. SECTION 709.02), PROVIDED THE OWNER IS SUBJECT TO WISCONSIN STATU	HAVE	THE RIGH	T TO RES	
NOTE: All information appearing in italics in this REAL ESTATE CONDITION REPORT is purely of a				int
required pursuant to Section 709.03 of the Wisconsin Statutes.	Supplet	icinai nata	c and is in	<u>.o</u> t
OWNER'S INFORMATION				
B.1. In this form, "am aware" means have notice or knowledge. "Am aware" means that the owner has notice issued by a governmental body, advice or recommendations received from a contractor, inspector or other per correction of a property defect or problem, personal observation, or some other source of information. In this form a significant adverse effect on the value of the property; that would significantly impair the health or safety of future of the property.	son reg , "defect ire occu	<i>arding a pr</i> "meansac	operty corondition th	ndition or the at would have
repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premi				
In this form, "owner" means that person or those persons, or the entity or organization, which is the owner or property is owned by two or more individuals as joint tenants or tenants-in-common, each joint owner or tenant-in-Real Estate Condition Report or complete a separate report based on his or her individual awareness. "Owners" is containing one to four dwelling units by sale, exchange or land contract. "Owners" do not include personal refiduciaries appointed by or subject to supervision by a court if they have never occupied the property transferred property which has not been inhabited or who transfer property by conveyance exempt from the real estate transfer to the owner or the buyer.	commoi nclude a present ; and do	n must join all persons v atives, trus o not includ	in the exe who transf tees, cons e persons	cution of this er real estate ervators and who transfer
B.2. The owner discloses the following information with the knowledge that, even though this is not a warra information in deciding whether and on what terms to purchase the property. The owner hereby authorizes an transaction to provide a copy of this statement, and to disclose any information in the statement, to any person in sale of the property.	v agent	representi	ng anv pr	incipal in this
B.3. The owner represents that to the best of his or her knowledge the responses to the following statements her "not applicable" to the property being sold. If the owner responds to any statement with "yes," the owner shall puthis form, an explanation of the reason why the response to the statement is "yes."	nave be rovide, i	en accurate n the additi	ely noted a onal inforn	is "yes," "no," nation area of
B.4. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the cany limited common elements that may be used only by the owner of the condominium unit being transferred.	ommon	elements o	of the cond	lominium and
Instead of responding to any statement below with a "yes," "no," or "not applicable," and explaining the "yes answer supplied by a public or governmental agency or department (Wis. Stat. § 66.073(3)(h)); or information is professionals, provided the information is in writing, is furnished on time, and the statement to which it relat surveyors and structural pest control operators; contractors with respect to matters within the scope of the contractler, buyer or any agent involved in the transaction reasonably believes has sufficient experience to meet information provided (Wis. Stat. §§ 709.02 & 452.23 (2)(b)). If a statement is answered by such an expert's or p document, the owner may place an "X" in the "See Expert's Report" column next to the statement(s) which are attach the expert's written information to this Real Estate Condition Report, or provide the written information separates.	upplied es is id tor's occ the stai rofessid answere	by one of the contified: lice contified: lice continuities, or continuitie	he following ensed engle other personantice for informat xpert's info	ng experts or gineers, land sons who the reference of the kind of the contraction, report or ormation and
THE ITALICIZED LISTS OF POSSIBLE TYPES OF DEFECTS FOLLOWING EACH STATEMENT BELOW ARE ONLY DEFECTS WHICH MIGHT PROPERLY BE DISCLOSED IN RESPONSE TO EACH RES				E NOT THE
				See
PROPERTY CONDITION STATEMENTS	Yes	No	N/A	Expert's Report
C.1. I am aware of defects in the roof. Roof defects might include, but are not limited to such things as leakage, ice build-up, or significant problems with gutters or eaves.		. <u>-</u>	. —	
C.2. I am aware of defects in the electrical system. Electrical defects might include, but are not limited to, electrical wiring not in compliance with applicable code, or defects in an attached antenna and cables, satellite				
dish, security system, doorbells or intercom.		1/		
C.3. 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. Other plumbing system defects might include, but are not limited to, excessive or insufficient water pressure, leaks or other defects in pipes, toilets, interior or exterior faucets, bath tubs, showers, or any sprinkler system.		. <u>-</u>		**************************************
C.4. I am aware of defects in the heating and air conditioning system (including the air filters and humidifiers). Other heating and air conditioning defects might include, but are not limited to, defects in supplemental heaters, ventilating fans or fixtures, or solar collectors.		· <u> </u>		
C.5. Iamaware of defects in the well, including unsafe well water. Well defects might include, but are not limited to, an unused well not properly closed in conformance with state regulations, a well which was not constructed pursuant to state standards or local code, or a well which requires modifications to bring it into compliance with current code specifications.		. <u>v</u>		
C.6. I am aware that this property is served by a joint well.	•	· <u>~</u>		
C.7. I am aware of defects in the septic system or other sanitary disposal system. Septic system defects might include, but are not limited to, back-ups in toilets or in the basement; exterior ponding, overflows or back-ups; or defective or missing baffles.				

by the county.

burial grounds, or any other defect or material condition.

	Yes	No	N/A	Expert' Report
C.8. I am aware of underground or aboveground fuel storage tanks on <i>or previously located on</i> the property. (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer				
Protection may require the closure or removal of unused tanks.)  C.9. I am aware of an "LP" tank on the property. (If correct, specify in the additional information		$\frac{\checkmark}{}$		
space whether or not the owner of the property either owns or leases the tank.)  C.9m I am aware that a dam is totally or partially located on 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 Wisconsin				
Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)  C.10. I am aware of defects in the basement or foundation (including cracks, seepage and bulges).  Other basement defects might include, but are not limited to, flooding, extreme dampness or wet walls, unsafe concentrations of mold, or defects in drain tiling or sump pumps.		<del>/</del>		
C.11. I am aware that the property is located in a floodplain, wetland or shoreland zoning area.		<u> </u>		
C.12. I am aware of defects in the structure of the property. Structural defects with respect to the residence or other improvements might include, but are not limited to, movement, shifting or deterioration in walls or foundation; major cracks or flaws in interior or exterior walls, siding, partitions or foundation; wood rot, and significant problems with driveways, sidewalks, patios, decks, fences,				***************************************
waterfront piers or walls, windows, doors, floors, ceilings, stairways or insulation.  C.13. I am aware of defects in mechanical equipment included in the sale either as fixtures or personal				
property. In addition to heating, ventilation, and air conditioning (HVAC) equipment defects, mechanical equipment defects might include, but are not limited to, defects in any stove, oven, hood, microwave, dishwasher, refrigerator, freezer, washer, dryer, trash compactor, garbage disposal, central vacuum, garage door opener, or incinerator which is included in the sale.				
C.14. I am aware of boundary or lot line disputes, encroachments or encumbrances (including a joint driveway).				
C.15. I am aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, lead in paint, lead in soil, lead in water supplies or plumbing system or other potentially hazardous or toxic substances on the premises. Such defects might also be caused by unsafe levels of mold or the production of methamphetamine (meth) or other hazardous chemicals on the property. Note: Specific Federal lead paint disclosure requirements must be complied				
with in the sale of most residential properties built before 1978.		V/		
C.16. I am aware of the presence of asbestos or asbestos-containing materials on the premises.  C.17. I am aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the				
storage of, hazardous or toxic substances on neighboring properties. Such defects might include, but are not limited to, environmental hazards resulting from an adjacent or nearby dump, gas station, or commercial/industrial business which improperly uses/handles toxic substances.	AND			
C.18 I am aware of current or previous termite, powder-post beetle or carpenter ant infestations.		<del></del>		
C.19 I am aware of defects in a woodburning stove or fireplace or of defects caused by a fire in a stove or fireplace or elsewhere on the property or a violation of applicable state or local smoke detector laws; 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). Such defects might include, but are not limited to, defects in the chimney, fireplace flue, inserts or other installed fireplace equipment; or woodburning stoves not installed pursuant to applicable code.				www.www.widaha
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 existing condition. This might include, but is not limited to, orders to correct building code violations.				
C.22. I have received notice of property tax increases, other than normal annual increases, or am aware of a pending property reassessment. Abnormal property tax increases might include, but are not limited to, area assessments or other reassessments.				
C.23. I am aware that remodeling that may increase the property's assessed value was done.		<u> </u>		formation and the second
C.24. I am aware of proposed or pending special assessments. Such assessments might be for planned public improvements such as, but not limited to, sidewalks, streets, curb and gutter, sewer or water mains or laterals, terrace trees, or lake improvements such as dredging.				
C.24.m I am aware that the property is located within a special purpose district, such as a drainage district, lake district, sanitary district or sewer district that has the authority to impose assessments against the real property located within the district.				
C.25. I am aware of the proposed construction of a public project that may affect the use of the property.		<u>~</u> /		
C.26. I am aware of subdivision homeowners' associations, common areas co-owned with others, zoning violations or nonconforming uses, any land division involving the property for which required state or local permits had not been obtained, conservation easements, restrictive covenants, rights-of-way, easements, or another use of a part of the property by nonowners, other than recorded utility easements.	-	<del>\</del> /		

See

C.26.m I am aware that the property is subject to a mitigation plan required under administrative rules of the 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

C.27. I am aware of other defects affecting the property. Other defects might include, but are not limited to, diseased or dying trees or shrubs; animal, reptile or insect infestation; drainage easement or grading

D.1. I am aware that a structure on the property is designated as a historic building or that part of the property is in a historic district.  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://dx.wi.cou/for information.  D.1.b All or part of the land has been assessed as agricultural land under Wis. Stat. § 70.32(2r) (use-value assessment).  D.1.c The owner has been assessed a use-value assessment conversion charge under Wis. \$1.5 \cdot \cdo
part of the property is in a historic district.  1.1a I am waver 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.  1.b All or part of the land has been assessed as agricultural land under Wis. Stat. § 70.32(2r)  (use-value assessment).  1.c The owner has been assessed a use-value assessment conversion charge under Wis. Stat. § 74.485(2).  1.c The owner has been assessment conversion charge has been deferred under Wis. Stat. § 74.485(2).  1.c The owner of the use-value assessment conversion charge has been deferred under Wis. Stat. § 74.545(1).  1.c The owner can be value assessment system values agricultural land based on the income that would be generated from its rental for agricultural rafter than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commodevelopment), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge. To obtain more information about the use value law or conversion charge. To obtain more information about the use value law or conversion charge. To obtain more information about the use value law or conversion charge. To obtain more information about the use value about a conversion charge. To obtain more information about the use value about a conversion for the solid preservation agreement or removal of land from such an agreement can trigger payment of a conversion for 1 which the such that the property is to a farmland preservation agreement or removal or land from such an agreement can trigger payment of a conversion fee to 3 times the class 1 use value of the land. Call 60s-224-4500 or visit http://daicp.wi.gov/fromment/Working Lands initiative for more information.  1.c 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-c), Forest Crop Law, Managed Forest Law (see disclosure requirement in Wis. St
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://dx.nu.dow/for information.  D.1.b All or part of the land has been assessed as agricultural land under Wis. Stat. § 70.32(2r) (use-value assessment).  D.1.c 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 agricultural land based on the income that would be generated from its rental for agricultural rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or comm development), that person may one a conversion charge, cot bloth more information about the sevalue law or conversion charge, cot the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visitifity/www.revenue.wi.gov/faqs/sif/useassmt.html  D.1.e I am aware that the property is to a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee to 3 limes the class 1' use value' of the land Call 608-224-400 or visit http://www.indownent/Working_Lands_Initiative/ for more information.  D.1.f I am aware of the presence of unsafe levels of mold, or roof, basement, window or plumbing leaks, or overflow from sinks, bathubs or sewers, or other water or moisture intrusions or conditions that might initiate the growth of unsafe levels of mold.  D.1.g I am aware of the property is cultivated 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 Wis. Stat. § 710.12), the Conservation Reserve Program or a comparable program.  D.2. The owner has lived on the property for years.  OWNER'S CERTIFICATION  E. The owner certifies that the information in this report is true and correct to the best of the owner's
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Notice: The early termination of a farmland preservation agreement or removal of and from such an agreement can trigger payment of a conversion fee to 3 times the class 1 "use value" of the land. Call 608-224-4500 or visit <a href="http://datco.wi.gov/Environment/Working_Lands_Initiative/">http://datco.wi.gov/Environment/Working_Lands_Initiative/</a> for more information.  D.1.f I am aware of the presence of unsafe levels of mold, or roof, basement, window or plumbing leaks, or overflow from sinks, bathtubs or sewers, or other water or moisture intrusions or conditions that might initiate the growth of unsafe levels of mold.  D.1.g 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 Wis. Stat. § 710.12), the Conservation Reserve Program or a comparable program.  D.2. The owner has lived on the property for
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Owner Date B-26-14 Owner Date
Owner
CERTIFICATION BY PERSON SUPPLYING INFORMATION
F. A person other than the owner certifies that he or she has supplied information on which the owner relied for this report and information is true and correct to the best of that person's knowledge as of the date on which the person signs this report.
Person Items Date Person Items Date
Person
NOTICE REGARDING ADVICE OR INSPECTIONS
G. THE PROSPECTIVE BUYER AND THE OWNER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ADVICE, INSPECTIONS, DEFECTS OR WARRANTIES.
BUYER'S ACKNOWLEDGMENT H.1. THE PROSPECTIVE BUYER ACKNOWLEDGES THAT TECHNICAL KNOWLEDGE SUCH AS THAT ACQUIRED BY PRO
SIONAL INSPECTORS MAY BE REQUIRED TO DETECT CERTAIN DEFECTS SUCH AS THE PRESENCE OF ASBESTOS, BUILI CODE VIOLATIONS AND FLOODPLAIN STATUS.  H.2. I ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.
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CODE VIOLATIONS AND FLOODPLAIN STATUS.

REPORT content required by Wis. Stat. § 709.03.

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.