

DISCLAIMER

A. THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT N10999 670th Street, Wheeler, W
(STREET ADDRESS) IN THE Town (CITY) (VILLAGE) (TOWN) OF Otter Creek,
COUNTY OF Dunn, 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 June (MONTH), 10 (DAY), 2013 (YEAR). IT
IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PRINCIPAL IN THIS TRANSACTION AND IS NOT A
SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PRINCIPALS MAY WISH TO OBTAIN.

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", "no" or "not applicable" to the property being sold. If the owner responds to any statement with "yes", the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the statement is "yes".

B.4. 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.

PROPERTY CONDITION STATEMENTS*

	Yes	No	N/A	See Expert's Report
C.1. I am aware of defects in the roof.	☐	☒	☐	☐
C.2. I am aware of defects in the electrical system.	☐	☒	☐	☐
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.	☐	☒	☐	☐
C.4. I am aware of defects in the heating and air conditioning system (including the air filters and humidifiers).	☐	☒	☐	☐
C.5. I am aware of defects in the well, including unsafe well water.	☐	☒	☐	☐
C.6. I am aware that this property is served by a joint well.	☐	☒	☐	☐
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. (If "yes", the owner, by law, may have to register the tanks with the department of safety and professional services at P.O. Box 7970, Madison, Wisconsin, 53707, whether the tanks are in use or not. Regulations of the department of safety and professional services may require the closure or removal of unused 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). <u>Tru Gas Madison</u>	☒	☐	☐	☐
C.10. I am aware of defects in the basement or foundation (including cracks, seepage and bulges). <u>Other</u> <u>basement defects might include, but are not limited to, flooding, extreme dampness or wet walls,</u> <u>unsafe concentrations of mold, or defects in drain tiling or sump pumps.</u>	☐	☒	☐	☐
C.11. I am aware that the property is located in a floodplain, wetland or shoreland zoning area.	☐	☒	☐	☐
C.12. I am aware of defects in the structure of the property.	☐	☒	☐	☐
C.13. I am aware of defects in mechanical equipment included in the sale either as fixtures or personal property.	☐	☒	☐	☐
C.14. I am aware of boundary or lot line disputes, encroachments or encumbrances (including a <u>joint driveway</u>).	☒	☐	☐	☐
C.15. I am 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, 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. NOTE: specific federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.	☐	☒	☐	☐
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.	☐	☒	☐	☐
C.18. I am aware of current or previous termite, powder-post beetle or carpenter ant infestations or defects caused by animal or other insect infestations.	☐	☒	☐	☐
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).	☐	☒	☐	☐
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.	☐	☒	☐	☐

- ### ADDITIONAL INFORMATION

- ### OWNER'S CERTIFICATION

CERTIFICATION BY PERSON SUPPLYING INFORMATION

NOTICE REGARDING ADVICE OR INSPECTIONS

BUYER'S ACKNOWLEDGMENT

Wanda M. Grutt