Madison, Wisconsin 53704

C.1. leak Ċ.2.

REAL ESTATE CONDITION REPORT

DISCLAIMER

1502 8th St E, Menomonie, WI 54751

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 1502 8 ET ADDRESS) IN THE ______ City (VILLAGE) (TOWN) OF Α. Menomonie (STREET ADDRESS) IN THE , STATE OF WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT Dunn COUNTY OF (DAY). PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF 10 October (MONTH), 2017 (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. 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 SHALL HAVE THE RIGHT TO RESCIND THAT

CONTRACT (WIS. STATS, SECTION 709.02), PROVIDED THE OWNER IS SUBJECT TO WISCONSIN STATUTES CHAPTER 709.*

NOTE: All Information appearing in Italics in this REAL ESTATE CONDITION REPORT is purely of a supplemental nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

OWNER'S INFORMATION

In this form, "am aware" means have notice or knowledge. "Am aware" means that the owner has notice or knowledge based on an official notice issued by a governmental body, advice or recommendations received from a contractor, inspector or other person regarding a property condition or the correction of a property defect or problem, personal observation, or some other source of information. 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.

In this form, "owner" means that person or those persons, or the entity or organization, which is the owner of the above-described real property. If the In this form, owner means that person of those persons of the oning of organization, which is the owner of this above described real property. If the property is owned by two or more individuals as joint tenants or tenants-in-common, each joint owner or tenant-in-common must join in the execution of this real estate Condition Report or complete a separate report based on his or her individual awareness. "Owners" include all persons who transfer real estate containing one to four dwelling units by sale, exchange or land contract. "Owners" do not include personal representatives, trustees, conservators and fiduciaries appointed by or subject to supervision by a court if they have never occupied the property transferred; and do not include persons who transfer property which has not been inhabited or who transfer property by conveyance exempt from the real estate transfer fee. In this form, "principal" refers either to the owner or the buyer.

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 har 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 responde 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."

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.

Instead of responding to any statement below with a "yes," "no, "or "not applicable," and explaining the "yes" statements, the owner may substitute an answer supplied by a public or governmental agency or department (Wis, Stat. § 66.073(3)(h)); or information supplied by one of the following experts or professionals, provided the information is in writing, is furnished on time, and the statement to which it relates is identified; licensed engineers, and professionals, provided the information prestors; contractors with respect to matters within the scope of the contractor's occupation; or other persons who the surveyors and structural pest control operators; contractors with helieves her sufficient experience to meet the structural of profession of the tensor of tensor of the tensor of the tensor of t selveyors and such and section operation, control of the transaction reasonably believes has sufficient experience to meet the standards of practice for the kind of scrier, buyer of environmentation in the instantion reasonably beneves has administrate experience to most the standards of practice for the kind of Information provided (Wis, Stat. §§ 709.02 & 452.23 (2)(b)). If a statement is answered by such an expert's or professional's written information, report or document, the owner may place an "X" in the "See Expert's Report" column next to the statement(s) which are answered by the expert's information and attach the expert's written information to this Real Estate Condition Report, or provide the written information separately before the applicable deadline.

THE ITALICIZED LISTS OF POSSIBLE TYPES OF DEFECTS FOLLOWING EACH STATEMENT BELOW ARE EXAMPLES ONLY AND ARE NOT THE ONLY DEFECTS WHICH MIGHT PROPERLY BE DISCLOSED IN RESPONSE TO EACH RESPECTIVE STATEMENT. See

	PROPERTY CONDITION STATEMENTS	Yes	No	N/A	Expert's Report
Lankage ice buildeun of significant D	oof. Roof defects might include, but are not limited to such things as roblems with gutters or eaves.	Annon Surandi	$\frac{x}{x}$		plands line and all all of
C.2. I am aware of defects in the e electrical wiring not in compliance wi	lectrical system. Electrical defects might include, but are not immed to, th applicable code, or defects in an attached antenna and cables, satellite tercom		\mathbf{X}	<u></u>	
C.3. I am aware of defects in par swimming pool) that is included in th excessive or insufficient water press	t of the plumbing system (including the water heater, water solitien and a sale. Other plumbing system defects might include, but are not limited to, ure, leaks or other defects in pipes, toilets, interior or exterior faucets, bath			and the second	
Lunaldia - > Other heating and all	the heating and air conditioning system (including the air inters and r conditioning defects might include, but are not limited to, defects in				·
supplemental heaters, ventilating fai	ns or fixinges, of abian concerned.		-	X	
to, an unused well not properly close pursuant to state standards or local current code specifications.	n, including disale weinvaler, predictions, a well which was not constructed ad in conformance with state regulations, a well which was not constructed code, or a well which requires modifications to bring it into compliance with			X	
o o Long owere that this property	Is served by a joint well.		\overline{V}	<u>Alternationer</u>	
	he septic system or other sanitary disposal system. Septic system t limited to, back-ups in toilets or in the basement; exterior ponding,				ACTUALING - ACTUAL
Razzbech Realty LLC 2106 Stout Rd Menomonie, V Sil Razdach	21 5475) Produced with zlpForm® by zlpLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 <u>www.zipl.og</u>		<u>7235-4461</u>	Dr	un Maax 1502

Yes

No

See

N/A

Expert's

Réport

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 Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box B911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer

tanks are in use of not. Regulations of the visconain pepartner of Agriculture, frade 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 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 elmilar 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 cracka, eespage 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.

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. 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 plers or walls, windows, doors, floors, cellings, stainways 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 property in addition to negarity, ventuation, end an containing (news) equipment defects might include, but are not limited to, defects in env stove, oven, hood, microwave, equipment defects might include, but are not limited to, defects in env stove, oven, hood, microwave, dishwasher, rairigerator, 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

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 or other potentially nazardous of taking substances of the premises. Such denotes might and be caused by unsafe levels of mold or the production of mathamphatamine (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,

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.

C.18 I am aware of current or previous termite, powder-post beetle or carpenter ant infestationa.

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.

C.20 | 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.

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. C.26.1 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 parmits 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.

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 defacts 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 problems; substantial pet damage; excessive sliding, settling, earth movements, upheavals or other soil problems; substantial per damage; excessive sliding, settling, earth movements, upneavals or other soll problems; environmental nulsances affecting the property such as holse, smake, odor, or water diversion from neighboring property; high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property; deed restriction violations; lack of legal access; burial grounds; or any other defect or material condition.

Produced with sipform® by siplogix 18070 Fitteen Mile Road, Fraser, Michigan 48026 vorm siplogs.com

WRA-SCR		3 of 3			See
	ADDITION/	AL INFORMATION	Yes	No N/A	Expert's Report
D.1. I am aware that a structure on part of the property is in a historic di	errict			\nearrow $\overline{\checkmark}$	
D.1.4 I am aware of a pier attached to t	he property that is not in co. Ar information		, 2010-2010-2010-2010 1	$\overline{\mathbf{v}}$	<u> </u>
D.1.b All or part of the land has been (use-value assessment),	assessed as agricultural lar	nd under Wis. Stat. § 70.32(2r)		\bigcirc —	
D.1.c The owner has been assess			-	\wedge —	
D.1.d The payment of the use-value	assessment conversion cha	arge has been deferred under		<u> </u>	
Notice: The use value assessment rather than its fair market valu development), that person may or the Wisconsin Department of Reve. D.1.e. I am aware that the property is to a Notice: The early termination of a fain	e. When a person conven we a conversion charge. To nue's Equalization Section at farmland preservation agreen mland preservation agreement of und coll 606-224.4500 or visit bi	to://datcp.wi.gov/Environment/Working_1a	use velue law (enue wi.gov/faqs/ nent can trigger pa	r conversion cl sinuseassmt.htm X vment.of a conve	harge, contact IL
D.1.f I am aware of the presence of un	rsafe levels of mold, of root, which a sewers, or other	water or moisture intrusions or	•••••••••••••••	<u> </u>	
conditions that might initiate the gro	With of unsare levels of mold,	ed in ar in violation of a Familand		X	
Preservation Agreement (see D.1 requirement in Wis, Stat. § 710.12)	the Conservation Reserve P	aged Forest Law (see disclosure Program or a comparable program,			<u> </u>
D.2. The owner has lived on the property	foryears.	air has been made to	toradat	ran under	trant
	Place and	- NO BRANCE TO WAR	TIAPUL O	25 AMUL	<u>ccrect</u>
New uppil Rescotace	d/hg nucod tloa	B. May IA Forer Bar	r dototal	511 Cr 13	UNAWAR d
0,21 Seller has not I	WA ON PATAN 1342	WHILE WHILE WITH			
Note: Any sales contract provision re					Andre Barners and
elevator inspector. Notice: You may obtain informatic Wisconsin Department of Corrections	on about the sex offend s on the Internet at <u>http://w</u>	ler registry and persons regist <u>ww.widocoffenders.org</u> or by pho	ered with the	registry by o	
	OMNEK.	S CERTIFICATION			which the
E. The owner certifies that the inform ownersignsthisreport.NOTE: Wiscon a response on this report, to submit a	AIN STATITA & /IIM II SO FRAN		1100, www.un,	mation which	would change
Owner	Date	Owner		Date	
	D to	Owner		Date	
Owner	Date				анан на
F. A person other than the owner information is true and correct to the	ERTIFICATION BY PE	RSON SUPPLYING INFORM	ch the owner re	alied for this r	eport and that
information is true and correct to the	best of that person's know	viedge as of the date of which the	e person signo	Items	Date
Person Memor	$\frac{1}{\sqrt{2}}$ Items <u>XI/</u> Date	0/10/17Person Person		Items	Date
Person		· ·			
G. THE PROSPECTIVE BUYER A PROPERTY AND TO PROVIDE F ADVICE, INSPECTIONS, DEFECTS	ND THE OWNER MAY I OR APPROPRIATE PRO 3 OR WARRANTIES.	ACKNOW EDGMENT	NAL ADVICE TWEEN THEN		
H.1. THE PROSPECTIVE BUYER SIONAL INSPECTORS MAY BE RI CODE VIOLATIONS AND FLOODF H.2. I ACKNOWLEDGE RECEIPT	ACKNOWLEDGES THA EQUIRED TO DETECT C LAIN STATUS. OF A COPY OF THIS STA	T TECHNICAL KNOWLEDGE & ERTAIN DEFECTS SUCH AS T ATEMENT.			
Prospective Buver	Date	Prospective Buyer			Date
· _	Date	Prospective Buver			Date
Prospective Buyer NOTE: All Information appearing in italics in REPORT content required by Wis. Stat. § 705 Copyright © 2014 by Wiscohsin REALTORSG	INS REAL ESTATE CONDITION	N REPORT is purely of a supplemental n	alure and is not pa	n of the REAL ES	TATE CONDITION

No representation is made as to the legst validity of any provision or the adequady of any provision in any specific transaction. No representation is made as to the legst validity of any provision or the adequady of any provision in any specific transaction. Produced with zipForm@ by zipLogix 18070 Fifteen Mile Road, Freer, Michigan 48025 www.zipLogix.com

Dan Marx 1502