

AGENT VISUAL INSPECTION DISCLOSURE

This inspection disclosure concerns the residential property situated in the City of Kenosha, County of Kenosha, State of Wisconsin, described 2112 26th St ("Property").

- ☐ This Property is a duplex, triplex, or fourplex. This AVID form is for unit # _____.
Additional AVID forms required for other units.

(Name of Wisconsin licensed real estate professional and their license number):

Stephanie Stuart, WI License # 91340-94

Wisconsin law requires: When listing real estate and prior to execution of the listing contract, a licensee shall inspect the real estate as required.

Specific conduct regarding inspections: A reasonably competent and diligent inspection of real estate improved with a structure does not require the operation of mechanical equipment; the opening of panels, doors or covers for access to mechanical systems; or the moving of furniture, boxes or other property; nor does it require a licensee to observe areas of the property for which entry presents an unreasonable risk of injury or areas accessible only by ladder, by crawling or other equivalent means of access. A licensee is not required to retain third party inspectors or investigators to complete a reasonably competent and diligent inspection. A reasonably competent and diligent inspection of vacant land does not require an observation of the entire property, but shall include, if given access, an observation of the property from at least one point on or adjacent to the property.

What this means to you: An Agent's inspection is not intended to take the place of any other type of inspection, nor is it a substitute for a full and complete disclosure by a seller. Regardless of what the Agent's inspection reveals, or what disclosures are made by sellers, Wisconsin Law specifies that a buyer has a duty to exercise reasonable care to protect himself or herself. This duty encompasses facts which are known to or within the diligent attention and observation of the buyer. Therefore, in order to determine for themselves whether or not the Property meets their needs and intended uses, as well as the cost to remedy any disclosed or discovered defect, **BUYER SHOULD: (1) REVIEW ANY DISCLOSURES OBTAINED FROM SELLER; (2) OBTAIN ADVICE ABOUT, AND INSPECTIONS OF, THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS; AND (3) REVIEW ANY FINDINGS OF THOSE PROFESSIONALS WITH THE PERSONS WHO PREPARED THEM. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.**

Buyer's Initials: (____)(____)

Seller's Initials: ()()

AGENT VISUAL INSPECTION DISCLOSURE

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Inspection Performed By (Real Estate Broker Firm Name):

Stephanie Stuart, Epique Realty

Inspection Date/Time: **6/20/2026 11:00 am**

Weather conditions: **Clear and sunny**

Other persons present:

Sellers and Family members

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY AND NORMALLY ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Entry (excluding common areas):

Entry way is in the front of the home, three cement stairs up to a landing outside porch. Doorway is clear and appears undamaged.

Living Room:

This is the first room that you walk into. Room has two large windows and do not appear to have signs of water damage. Ceilings and floors are satisfactory. Flooring is hardwood flooring.

Dining Room:

This is the second room of the home. Space is connected to dining room and has two large windows as well that did not appear to have signs of water damage. This room has hardwood flooring as well.

Kitchen:

The dining room and hallway flow into the kitchen. The kitchen has recent updates, such as newer counter tops, paint, and vinyl flooring. Some cabinets are black and others are the original wood to the home that matches the trim throughout the property.

Other Room:

There is a sunroom going towards the backyard. This room is connected to the house and shares a wall with the second bedroom. This room has tile flooring and a fireplace. This room may be an addition to the house.

Hall/Stairs (excluding common areas):

Bedroom # 1 :

First room is blue, with hardwood floors. Two large windows with the original home wood trim. Flooring, walls, and ceiling appear to be in good condition, and without staining/dark spots. Floors appear to be leveled.

Bedroom # 2 :

Second bedroom has grey walls and has one large window on the side and another window that shows the sunroom. All walls, flooring and windows appear to be in good condition.

Bedroom # 3 :

Third bedroom is in the basement with an egress window. Room is spacious with a walk in closet, room for lounging furniture and has an attached storage room. Flooring, ceiling, LED lighting has been added as recent updates.

Bath # 1 :

This bathroom is on the main level and is a full bathroom with shower only. Flooring is vinyl and recently updated

Bath # 2 :

This bathroom is in the basement in the finished space. This is a full bathroom with a large shower.

Bath # ____:

N/A

Other Room:

In the basement there is another room that could be good for storage or an office. This room could be made into a bedroom by adding an egress window. It does have vinyl flooring and has been upgraded from a standard basement space.

Basement (In the report of the basement, please note (1) the number of bedrooms in the basement and (2) if the basement has windows allowing egress from the basement area):
The basement only have 1 room with an egress window the other rooms have standard glass block windows.

Other:

Other:

In the mechanical room, the water heater has been upgraged to a tankless water heater. Property does have a sump pump and furnance appears to be newer.

Other:

Roof of home is from 2018. Roofing shingles are single layer and does show some signs of being worn. I did not notice any missing shingles or obvious spaces for damage. Nor did I see any signs of roof leaks while in the property.

☐ See Addendum for additional rooms/structures

Garage/Parking (excluding common areas):

The garage is a two car garage with an additional storage area in the back. The house does have a long and wide driveway that would add additional parking spaces. Garage roof is from 2018 as well.

Exterior Building and Yard - Front/Sides/Back:

The exterior of the home is brick. The property has a large front and back yard. The back yard has space designated for a raised garden and the back yard is completely fenced in with a privacy fence.

Other Observed or Known Conditions Not Specified Above:

This disclosure is based on a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of the Property on the date specified above.

Agent performing inspection certifies the agent performed the inspection on the behalf of the listing brokerage, ListWithFreedom.com (Wisconsin license # 938796-91).

The inspection was conducted in person and the inspector's brokerage is aware of this activity and has approved of them providing this service, as indicated by the Broker's signature below.

Showami will be responsible for directly paying the brokerage identified below to be in compliance with State law.

By: Stephanie Stuart WI Lic #: 91340 - 94 Date: 06/20/2026
(Signature of Associate Licensee or Broker identified above who performed the inspection)

Name of Brokerage Licensee is associated with and its Wisconsin license number:
Epique Realty, Brokerage license # 950150-91

As broker for the above signed Licensee, I am aware of and approve of the Licensee engaging in this inspection activity on behalf of ListWithFreedom.com.

By: Ben Gentile WI Lic #: 55437 - 90 Date: 06/20/2026
(Signature of Broker)

Reminder: Not all defects are observable by a real estate licensee conducting an inspection. The inspection does not include testing of any system or component. Real Estate Licensees are not home inspectors or contractors. BUYER SHOULD OBTAIN ADVICE ABOUT AND INSPECTIONS OF THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.

I/we acknowledge that I/we have read, understand and received a copy of this disclosure.

SELLER:  Date: Jun 21, 2026
SELLER:  Date: Jun 21, 2026
BUYER: _____ Date: _____
BUYER: _____ Date: _____

Real Estate Broker (Firm Representing Seller): List with Freedom / Doug Nelson

By:  Date: Jun 22, 2026
(Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer): _____

By: _____ Date: _____
(Associate Licensee or Broker Signature)

