

DISCLAIMER

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 1065 Lower Ridgeway
IN THE village
(CITY) (VILLAGE) (TOWN) OF Elm Grove, COUNTY OF Waukesha
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 7/28/2026 (MONTH) _____ (DAY), _____ (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES 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 has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. 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.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate containing one to four dwelling units, including a condominium unit and time-share property, by sale, exchange, or land contract is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. 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.

A6. 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 the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

B. STRUCTURAL AND MECHANICAL

	YES	NO	N/A
B1. Are you aware of defects in the roof? Roof defects may include items such as leakage or significant problems with gutters or eaves.	☐	☒	☐
B2. Are you aware of defects in the electrical system?.. Electrical defects may include items such as <i>defects in solar panels and systems</i> , electrical wiring not in compliance with applicable code, knob and tube wiring, 60 amp service, or aluminum-branch circuit wiring.	☐	☒	☐
B3. Are you aware of defects in part of the plumbing system (including the water heater, water softener, and swimming pool)? Other plumbing system defects may include items such as leaks or defects in pipes, toilets, interior or exterior faucets, bathtubs, showers, or any sprinkler system.	☐	☒	☐
B4. Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers)? Heating and air conditioning defects may include items such as defects in the heating ventilation and air conditioning (HVAC) equipment, supplemental heaters, ventilating fans or fixtures, or solar collectors.	☐	☒	☐
B5. Are you aware of defects in a woodburning stove or fireplace or of other defects caused by a fire in a stove or fireplace or elsewhere on the property? Such defects may include items such as defects in the chimney, fireplace flue, inserts, or other installed fireplace equipment; or woodburning stoves not installed pursuant to applicable code.	☒	☐	☐
B6. Are you aware of defects related to smoke detectors or carbon monoxide detectors or a violation of applicable state or local smoke detector or carbon monoxide 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. ch. 101).	☐	☒	☐
B7. Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)? Other basement defects may include items such as flooding, defects in drain tiling or sump pumps, or movement, shifting, or deterioration in the foundation.	☐	☒	☐
B8. Are you aware of defects in any structure on the property? Structural defects with respect to the residence or other improvements may include items such as movement, shifting, or deterioration in walls; major cracks or flaws in interior or exterior walls, partitions, or the foundation; wood rot; and significant problems with driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors, floors, ceilings, stairways, or insulation.	☐	☒	☐
B9. Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property? Mechanical equipment defects may include items such as defects in any appliance, central vacuum, garage door opener, in-ground sprinkler, or in-ground pet containment system that is included in the sale.	☐	☒	☐
B10. Are you aware of rented items located on the property such as a water softener or other water conditioner system or <i>water treatment system</i> , or other items affixed to or closely associated with the property? <i>Such items may include reverse osmosis systems, iron filters, or other filters.</i>	☒	☐	☐
B11. Are you aware of basement, window, or plumbing leaks, overflow from sinks, bathtubs, or sewers, or other ongoing water or moisture intrusions or conditions?	☐	☒	☐
B12. Explanation of "yes" responses <u>(B5) Chimney? rebuilt in 2025 both exterior & some flue tiles replaced; main living rm fireplace converted to gas; IN 2025 basement fireplace mantel shelf, header, legs & face brick rebuilt; chimney, flue & living rm fireplaces swept & clean in 2023</u> <u>(B10) water softener & Iron filter rented from ZeroPoint</u> <u>Basement sewer pipes & front of house replaced 2013</u>			

C. ENVIRONMENTAL

	YES	NO	N/A
C1. Are you aware of the presence of unsafe levels of mold?	☒	☒	☐
C2. Are you 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, or other potentially hazardous or toxic substances on the property? NOTE: Specific	☐	☒	☐

federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.

	YES	NO	N/A
C3. Are you aware of the presence of asbestos or asbestos-containing materials on the property?	☐	☒	☐
C4. Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties?	☐	☒	☐
C5. Are you aware of current or previous termite, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations, <i>including infestations impacting trees</i> ?	☐	☒	☐
C6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead?	☐	☒	☐
C7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property?	☐	☒	☐
C8. Explanation of "yes" responses _____			

D. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

	YES	NO	N/A
D1. Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water? Well defects may include items such as an unused well not properly closed in conformance with state regulations, a well that was not constructed pursuant to state standards or local code, or a well that requires modifications to bring it into compliance with current code specifications. Well water defects might include, but are not limited to, unsafe levels of bacteria (total Coliform and E. coli), nitrate, arsenic, or other substances affecting human consumption safety.	☐	☒	☐
D2. Are you aware of a joint well serving the property?	☐	☒	☐
D3. Are you aware of a defect related to a joint well serving the property?	☐	☒	☐
D4. Are you aware that a septic system or other private sanitary disposal system serves the property?	☐	☒	☐
D5. Are you aware of defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations? Septic system defects may include items such as backups in toilets or in the basement; exterior ponding, overflows, or backups; or defective or missing baffles.	☒	☐	☐
D6. Are you 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 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.)	☐	☒	☐
D7. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property? Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards.	☐	☒	☐
D8. Are you aware of an "LP" tank on the property? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.)	☐	☒	☐
D9. Are you aware of defects in an "LP" tank on the property?	☐	☒	☐
D10. Explanation of "yes" responses _____			
"D6" 1,660 gal. oil tank removed from driveway in 1997 has cap on WI Dept of Industry Labor, Check list for underground tank closure			

E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

- | | YES | NO | N/A |
|--|-------------------------------------|-------------------------------------|--------------------------|
| E1. Have you received notice of property tax increases, other than normal annual increases, or are you aware of a pending property reassessment? | ☐ | ☒ | ☐ |
| E2. Are you aware that remodeling was done that may increase the property's assessed value? | ☒ | ☒ | ☐ |
| E3. Are you aware of pending special assessments? | ☐ | ☒ | ☐ |
| E4. Are you aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district? | ☐ | ☒ | ☐ |
| E5. Are you aware of any proposed construction of a public project that may affect the use of the property? | ☐ | ☒ | ☐ |
| E6. Are you aware of any remodeling, replacements, or repairs affecting the property's structure or mechanical systems that were done or additions to this property that were made during your period of ownership without the required permits? | ☐ | ☒ | ☐ |
| E7. Are you aware of any land division involving the property for which a required state or local permit was not obtained? | ☐ | ☒ | ☐ |
| E8. Explanation of "yes" responses <u>(E2) expanded patio in 4/6/2015 @ cost of \$5,500</u> | | | |

F. LAND USE

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| F1. Are you aware of the property being part of or subject to a subdivision homeowners' association, or other homeowners' association? | ☐ | ☒ | ☐ |
| F2. If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others? | ☐ | ☒ | ☐ |
| F3. Are you aware of any zoning code violations with respect to the property? | ☐ | ☒ | ☐ |
| F4. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area? | ☐ | ☒ | ☐ |
| F5. Are you aware of nonconforming uses of the property?
A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance. | ☐ | ☒ | ☐ |
| F6. Are you aware of conservation easements on the property?
A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes. | ☐ | ☒ | ☐ |
| F7. Are you aware of restrictive covenants or deed restrictions on the property? | ☐ | ☒ | ☐ |
| F8. Other than public rights of ways, are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements? | ☐ | ☒ | ☐ |
| F8a. Are you aware of any private road agreements or shared driveway agreements relating to the property? | ☐ | ☒ | ☐ |
| F9. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin 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? | ☐ | ☒ | ☐ |
| F10. The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx or (608) 266-2486. | | | |
| a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)? | ☐ | ☒ | ☐ |
| b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2)) | ☐ | ☒ | ☐ |

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|--------------------------|
| c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4)) | ☐ | ☒ | ☐ |
| F11. Is all or part of the property subject to or in violation of a farmland preservation agreement? 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 value" of the land.
Visit https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx for more information. | ☐ | ☒ | ☐ |
| F12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program? | ☐ | ☒ | ☐ |
| F13. Are you aware of a dam that 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.) | ☐ | ☒ | ☐ |
| F14. Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property?
Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses. | ☐ | ☒ | ☐ |
| F15. Are you aware there is not legal access to the property? | ☐ | ☒ | ☐ |
| F16. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items such as orders to correct building code violations. | ☐ | ☒ | ☐ |
| F17. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information. | ☐ | ☒ | ☐ |
| F18. Are you aware of a written agreement affecting riparian rights related to the property? | ☐ | ☒ | ☐ |
| F19. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator?
Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway. | ☐ | ☒ | ☐ |
| F20. Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information). | ☐ | ☒ | ☐ |
| F21. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |

G. ADDITIONAL INFORMATION

- | | YES | NO | N/A |
|--|-------------------------------------|-------------------------------------|--------------------------|
| G1. Have you filed any insurance claims relating to damage to this property or premises within the last five years? | ☐ | ☒ | ☐ |
| G2. Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district? | ☐ | ☒ | ☐ |
| G2a. Does the property currently have internet service?
If so, who is your provider? <u>wired for AT&T fiber optics, service cancelled 5/5/20</u> | ☒ | ☐ | ☐ |
| G2b. Does the property have an electric vehicle charging system and station or installed wiring for a future system or station?
Is the system or station affixed to the property? | ☐ | ☒ | ☐ |
| G2c. Does the property have accessibility features? If so, attach an Accessibility Features Report (see https://www.wra.org/Disabilities/). | ☐ | ☒ | ☐ |
| G3. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative? | ☐ | ☒ | ☐ |
| G3a. Are you aware of any right of first refusal, recorded or not, on all or any portion of the property? | ☐ | ☒ | ☐ |

YES
☐NO
☒N/A
☐

G4. Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g. a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.)
Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer.

G5. Are you aware of other defects affecting the property?
Other defects might include items such as drainage easement or grading problems; excessive sliding, settling, earth movements, or upheavals; or any other defect or material condition.

G6. The owner has owned the property for 52 years.

G7. The owner has lived in the property for 52 years.

G8. Explanation of "yes" responses: "F2a" cancelled Act fiber optics 5/5/26; fiber wiring still in place.

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at <http://www.doc.wi.gov> or by phone at 608-240-5830

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner <u>Jack Rukochs Jack Rukochs</u>	Date <u>7/28/2026</u>
Owner <u>MARY KUNZE Mary Kunze</u>	Date <u>7/28/2026</u>
Owner _____	Date _____
Owner _____	Date _____
Owner _____	Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person _____	Items _____	Date _____
Person _____	Items _____	Date _____
Person _____	Items _____	Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Prospective buyer _____	Date _____
Prospective buyer _____	Date _____
Prospective buyer _____	Date _____
Prospective buyer _____	Date _____
Prospective buyer _____	Date _____

Information appearing in italics is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

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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.

Wisconsin Department of Industry,
Labor and Human Relations

CHECKLIST FOR UNDERGROUND TANK CLOSURE

**Complete one form for
each site closure.**

The information you provide may be used by other
government agency programs [Privacy Law, s. 15.04 (1) (m)].

RETURN COMPLETED CHECKLIST TO:
Safety & Buildings Division
Fire Prevention & Underground
Storage Tank Section
P. O. Box 7969, Madison, WI 53707

A. IDENTIFICATION: (Please Print) Indicate whether closure is for: ☒ Tank System ☐ Tank Only ☐ Piping Only

1. Site Name MARY KUNZE			2. Owner Name SAME AS #1		
Site Street Address (not P.O. Box) 1065 Lower Ridge Way			Owner Street Address		
☐ City ELM GROVE	☒ Village	☐ Town of:	☐ City	☐ Village	☐ Town of:
State WI	Zip Code 53122	County WAUK.	County	Telephone No. (include area code) (414) 784-0323	
3. Closure Company Name (Print) GENES TANK SERVICE			Closure Company Street Address 14450 Club DR.		
Closure Company Telephone No. (include area code) (414) 782-8895			Closure Company City, State, Zip Code ELM GROVE, WI. 53122		
4. Name of Company Performing Closure Assessment			Assessment Company Street Address, City, State, Zip Code		
Telephone # (include area code) ()		Certified Assessor Name (Print)	Assessor Signature		Assessor Certification No.

Tank ID #	Closure	Temp. Closure	Closure In Place	Tank Capacity	Contents *	Closure Assessment
1.	☒	☐	☐	1000	04	☐ Y ☐ N
2.	☐	☐	☐			☐ Y ☐ N
3.	☐	☐	☐			☐ Y ☐ N
4.	☐	☐	☐			☐ Y ☐ N
5.	☐	☐	☐			☐ Y ☐ N
6.	☐	☐	☐			☐ Y ☐ N

* Indicate which product by numeric code: 01-Diesel; 02-Leaded; 03-Unleaded; 04-Fuel Oil; 05-Gasohol; 06-Other; 09-Unknown; 10-Premix
11-Waste oil; 13-Chemical (indicate the chemical name(s) or numbers(s)); 14-Kerosene; 15-Aviation.

Written notification was provided to the local agent 15 days in advance of closure date. ☒ Y ☐ N ☐ NA
All local permits were obtained before beginning closure. ☒ Y ☐ N ☐ NA

Check applicable box at right in response to all statements in Sections B - E.

B. TEMPORARILY OUT OF SERVICE

Written inspector approval of temporary closure obtained, which
is effective until (provide date) _____

1. Product Removed

- a. Product lines drained into tank (or other container) and resulting liquid removed, AND ☐ Y ☐ N ☐ NA
- b. All product removed to bottom of suction line, OR ☐ Y ☐ N ☐ NA
- c. All product removed to within 1" of bottom. ☐ Y ☐ N ☐ NA

2. Fill pipe, gauge pipe, tank truck vapor recovery fittings, and vapor return lines capped. ☐ Y ☐ N ☐ NA

3. All product lines at the islands or pumps located elsewhere are removed and capped, OR ☐ Y ☐ N ☐ NA

4. Dispensers/pumps left in place but locked and power disconnected. ☐ Y ☐ N ☐ NA

5. Vent lines left open. ☐ Y ☐ N ☐ NA

6. Inventory form filed indicating temporary closure. ☐ Y ☐ N ☐ NA

C. CLOSURE BY REMOVAL

1. Product from piping drained into tank (or other container). ☒ Y ☐ N ☐ NA

2. Piping disconnected from tank and removed. ☒ Y ☐ N ☐ NA

3. All liquid and residue removed from tank using explosion proof pumps or hand pumps. ☒ Y ☐ N ☐ NA

4. All pump motors and suction hoses bonded to tank or otherwise grounded. ☒ Y ☐ N ☐ NA

5. Fill pipes, gauge pipes, vapor recovery connections, submersible pumps and other fixtures removed. ☒ Y ☐ N ☐ NA

**NOTE: DROP TUBE SHOULD NOT BE REMOVED IF THE TANK IS TO BE PURGED THROUGH
THE USE OF AN EDUCTOR.**

6. Vent lines left connected until tanks purged. ☐ Y ☐ N ☐ NA

7. Tank openings temporarily plugged so vapors exit through vent. ☒ Y ☐ N ☐ NA

8. Tank atmosphere reduced to 10% of the lower flammable range (LEL) - see Section F. ☒ Y ☐ N ☐ NA

C. CLOSURE BY REMOVAL (continued)

Remover Verified	Inspector Verified	NA
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- | | | | |
|--|--|--------------------------|-------------------------------------|
| 11. Tank labeled in 2" high letters after removal but before being moved from site. | ☒ Y ☐ N | ☐ | ☐ |
| NOTE: COMPLETE TANK LABELING SHOULD INCLUDE WARNING AGAINST REUSE; FORMER CONTENTS; VAPOR STATE; VAPOR FREEING TREATMENT; DATE. | | | |
| 12. Tank vent hole (1/8 th " in uppermost part of tank) installed prior to moving the tank from site. | ☐ Y ☐ N | ☐ | ☒ |
| 13. Inventory form filed by owner with Safety and Buildings Division indicating closure by removal. | ☒ Y ☐ N | ☐ | ☐ |
| 14. Site security is provided while the excavation is open. | ☒ Y ☐ N | ☐ | ☐ |

D. CLOSURE IN PLACE**NOTE: CLOSURES IN PLACE ARE ONLY ALLOWED WITH THE PRIOR WRITTEN APPROVAL OF THE DEPARTMENT OF INDUSTRY, LABOR AND HUMAN RELATIONS OR LOCAL AGENT.**

- | | | | |
|--|---|--------------------------|--------------------------|
| 1. Product from piping drained into tank (or other container). | ☐ Y ☐ N | ☐ | ☐ |
| 2. Piping disconnected from tank and removed. | ☐ Y ☐ N | ☐ | ☐ |
| 3. All liquid and residue removed from tank using explosion proof pumps or hand pumps. | ☐ Y ☐ N | ☐ | ☐ |
| 4. All pump motors and suction hoses bonded to tank or otherwise grounded. | ☐ Y ☐ N | ☐ | ☐ |
| 5. Fill pipes, gauge pipes, vapor recovery connections, submersible pumps and other fixtures removed. | ☐ Y ☐ N | ☐ | ☐ |
| NOTE: DROP TUBE SHOULD NOT BE REMOVED IF THE TANK IS TO BE PURGED THROUGH THE USE OF AN EDUCTOR - EDUCTOR OUTPUT 12 FT ABOVE GRADE. | | | |
| 6. Vent lines left connected until tanks purged. | ☐ Y ☐ N | ☐ | ☐ |
| 7. Tank openings temporarily plugged so vapors exit through vent. | ☐ Y ☐ N | ☐ | ☐ |
| 8. Tank atmosphere reduced to 10% of the lower flammable range (LEL) - see Section F. | ☐ Y ☐ N | ☐ | ☐ |
| 9. Tank properly cleaned to remove all sludge and residue. | ☐ Y ☐ N | ☐ | ☐ |
| 10. Solid inert material (sand, cyclone boiler slag, pea gravel recommended) introduced and tank filled. | ☐ Y ☐ N | ☐ | ☐ |
| 11. Vent line disconnected or removed. | ☐ Y ☐ N | ☐ | ☐ |
| 12. Inventory form filed by owner with Safety and Buildings Division indicating closure in place. | ☐ Y ☐ N | ☐ | ☐ |

E. CLOSURE ASSESSMENTS**NOTE: DETERMINE IF A CLOSURE ASSESSMENT IS REQUIRED BY REFERRING TO ILHR 10.**

- | | | | |
|--|--|--------------------------|--------------------------|
| 1. Individual conducting the assessment has a closure assessment plan (written) which is used as the basis for their work on the site. | ☐ Y ☐ N | ☐ | ☐ |
| 2. Do points of obvious contamination exist? | ☐ Y ☒ N | ☐ | ☐ |
| 3. Are there strong odors in the soils? | ☐ Y ☒ N | ☐ | ☐ |
| 4. Was a field screening instrument used to pre-screen soil sample locations? | ☐ Y ☐ N | ☐ | ☐ |
| 5. Was a closure assessment omitted because of obvious contamination? | ☐ Y ☐ N | ☐ | ☐ |
| 6. Was the DNR notified of suspected or obvious contamination? | ☐ Y ☐ N | ☐ | ☐ |
| Agency, office and person contacted: _____ | | | |
| 7. Contamination suspected because of: ☐ Odor ☐ Soil Staining ☐ Free Product ☐ Sheen On Groundwater ☐ Field Instrument Test | | | |

F. METHOD OF ACHIEVING 10% LEVEL DESCRIPTION

- ☐ Educator Or Diffused Air Blower
Eductor driven by compressed air, bonded and drop tube left in place; vapors discharged minimum of 12 feet above ground.
Diffused air blower bonded and drop tube removed. Air pressure not exceeding 5 psig.
- ☐ Dry Ice
Dry ice introduced at 1.5 pounds per 100 gallons of tank capacity. Dry ice crushed and distributed over the greatest possible tank area. Dry ice evaporated before proceeding.
- ☐ Inert Gas (CO/2 or N/2) **NOTE: INERT GASSES PRODUCE AN OXYGEN DEFICIENT ATMOSPHERE. THE TANK MAY NOT BE ENTERED IN THIS STATE WITHOUT SPECIAL EQUIPMENT**
Gas introduced through a single opening at a point near the bottom of the tank at the end of the tank opposite the vent.
Gas introduced under low pressure not to exceed 5 psig to reduce static electricity. Gas introducing device grounded.
- ☒ Tank atmosphere monitored for flammable or combustible vapor levels.
Calibrate combustible gas indicator. Drop tube removed prior to checking atmosphere. Tank space monitored at bottom, middle and upper portion of tank. Readings of 10% or less of the lower flammable range (LEL) obtained before removing tank from ground.

G. NOTE SPECIFIC PROBLEMS OR NONCOMPLIANCE ISSUES BELOW**H. REMOVER/CLEANER INFORMATION**

<u>E. C. C. C.</u> Remover Name (print)	<u>[Signature]</u> Remover Signature	<u>4-1-97</u> Remover Certification No.	<u>7-2-97</u> Date Signed
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I. INSPECTOR INFORMATION

<u>[Signature]</u> Inspector Name (print)	<u>[Signature]</u> Inspector Signature	<u>[Signature]</u> Inspector Certification No.
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Village of Elm Grove Assessor

13600 Juneau Blvd
Elm Grove, WI 53122

Phone: (262)780-6649
Email: assessor@elmgroviewi.org

July, 31, 2026

MARY H. KUNZE
1065 LOWER RIDGEWAY
ELM GROVE WI 53122-2155

2026 Notice of Assessment This is not a tax bill

Under state law (Section 70.365 of the Wisconsin Statutes), your property assessment for 2026 is listed below.

Tax key number: EGV 1106-083 located in the Village of Elm Grove, Waukesha County
Legal description: LOT 3 BLK 6 SUNNY RIDGE NO 2 PT NW1/4 SEC 25 T7N R20E
Property address: 1065 Lower Ridgeway

Year	General Property			PFC/MFL
	Land	Buildings / Impts	Total	
2025	\$129,700	\$455,700	\$585,400	\$0
2026	\$129,700	\$537,500	\$667,200	\$0
Net change in assessment			\$81,800	\$0

Reasons for Change

Land	Revalue
Buildings/Impts	

Open Book: August 3rd, 2026
Board of Review: September 16th, 2026
Assessor: Jeff Thornton
Municipal clerk: Crystal Turner

(262)780-6647
(262)782-6700

assessor@elmgroviewi.org
cturner@elmgroviewi.org

Assessment Information

State law (Section 70.32 of the WI Statutes) requires the assessment of taxable property (except agricultural, agricultural forest, and undeveloped) at full value as of January 1 each year. Assessments at a percentage of full value are acceptable when applied uniformly. To determine if your assessment is fair, you must analyze it in relation to full value. This is done by dividing your assessment by the general level of assessment for your municipality, which is **estimated** to be 100.00%.

Under Wisconsin law, generally, the assessor may not change the assessment of property based solely on the recent arm's length sale of the property without adjusting the assessed value of comparable properties in the same market area. For information on the assessment of properties that have recently sold, visit the Internet site of the Department of Revenue at <https://www.revenue.wi.gov/Pages/ERETR/data-home.aspx>.

To Appeal Your Assessment

First, discuss with your local assessor. Questions can often be answered by the assessor and not require an appeal to Board of Review (BOR).

To file a formal appeal, give notice of your intent to appeal by contacting the BOR clerk at least 48 hours before the BOR begins. Complete and file your appeal form with the BOR clerk no later than the first two hours of the BOR's first meeting. Make sure you file a completed form or the BOR may not review your appeal.

For more information on the appeal process, contact the municipal clerk listed above. Review the "Guide for Property Owners" (<https://www.revenue.wi.gov/Pages/HTML/govpub.aspx>). For a paper copy, email bapdor@wisconsin.gov or call (608) 266-7750.