REALTY PARTNERS

# COMMERCIAL PROPERTY MECHANICALS & PROPERTY SUMMARY FORM

**Property Address: 114 Watson St, Ripon, WI 54971**
**Listing Agent: Angelica Garro**
**Date Completed:** 02/04/2026

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## 1. BUILDING INFORMATION

- **Approximate Year Built:** 1870
- **Total Square Footage:** 6,716
- **Number of Floors:** 3

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## 2. ROOF

- **Roof Type (e.g., flat, membrane, shingle, metal):** Membrane
- **Approximate Age:** 20 years (estimate)
- **Last Repair/Replacement Date:** unknown
- **Estimated Remaining Useful Life:** ~~5-7 years~~ 7-10 yrs (estimate)
- **Estimated Repair/Replacement Cost:** $ unknown
- **Notes:** _____

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## 3. SIDING / EXTERIOR

- **Siding Type (e.g., brick, vinyl, metal, stucco):** Limestone
- **Approximate Age:** from first built years
- **Last Repair/Replacement Date:** unknown
- **Estimated Remaining Useful Life:** unknown
- **Estimated Repair/Replacement Cost:** $ unknown
- **Notes:** _____

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## 4. HVAC SYSTEM(S)

- **Type (Forced air, rooftop units, boiler, etc.):** 2 rooftop units & Boiler
- **Number of Units:** See above
- **Approximate Age(s):** unknown
- **Last Service Date:** Last Summer
- **Estimated Replacement Cost (per unit): $** unknown
- **Notes:** _____

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## 5. PLUMBING

- **Pipe Material (e.g., copper, PVC, galvanized):** copper, PVC, galvanized
- **Approximate Age:** unknown years
- **Last Major Repair/Upgrade Date:** unknown
- **Estimated Repair/Replacement Cost: $** unknown
- **Notes:** _____

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## 6. ELECTRICAL

- **Service Size (amps):** 225A See email body
- **Panel Type:** surface mount
- **Approximate Age:** unknown years
- **Last Upgrade Date:** unknown
- **Estimated Repair/Upgrade Cost: $** unknown
- **Notes:** _____

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## 7. APPLIANCES & EQUIPMENT (Included)

| Appliance / Equipment | Approx. Age | Condition | Est. Replacement Cost |
|---|---|---|---|
| _____ | _____ | _____ | $_____ |
| _____ | _____ | _____ | $_____ |
| _____ | _____ | _____ | $_____ |

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## 8. ESTIMATED RECENT OR UPCOMING REPAIRS / REPLACEMENTS

| Item | Estimated Date | Estimated Cost |
|---|---|---|
| _____ | _____ | $_____ |
| _ | | _ |
| _____ | _____ | $_____ |
| _ | | _ |

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## 9. INTERIOR LAYOUT

- **Total Rooms:** 15 - depends how you classify 'rooms'
- **Total Bathrooms:** 5
  - Full Bathrooms: 0
  - Half Bathrooms: 5
- **Additional Areas (offices, storage, warehouse, etc.):**

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## 10. EXCLUSIONS (Not Included in Sale)

- ☐ Tenant-owned equipment
- ☐ Furniture
- ☐ Trade fixtures
- ☐ Signage
- ☐ Other: _____

Already Answered

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## 11. SELLER DISCLOSURE STATEMENT

All information provided is approximate and believed to be accurate but is not guaranteed. Buyers are encouraged to conduct their own due diligence and inspections.

**Seller Signature:** _____

**Date:** 02/09/2026