WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road Madison, WI 53704

Basic Sellers' Accessibility Features Report

The Sellers' Accessibility Features Report is a checklist for sellers to complete to highlight the accessibility features in their home to help those seeking homes to accommodate a person using a wheelchair or persons with other disabilities requiring specific dimensional characteristics and features in the home. The following is provided with respect to the property at 34604 Sunset Dr, Oconomowoc WI 53066, Wisconsin.

Sellers, please check the appropriate box for each item below	YES	NO	NOT SURE
Exterior Accessibility Features:			
1. Ramped or level home entrance (no more than an 1/4–1/2 inch threshold)			
2. Entrance door has opening at least 36 inches wide			
3. Lever handle on entrance door 34–38 inches from the floor			
4. Ramped or level entrance in garage (1/4–1/2 inch threshold)			
5. Accessible level vehicle parking area			
6. Walkways to entrance are at least 36 inches wide			
7. Walkways to entrance are at least 42 inches wide			
8. No-step access to patios, balconies and terraces (no more than an 1/4–1/2 inch threshold)			
9. Handrails at home entrance if entrance not level (where there are steps, porches, etc.)			
10. 5-foot diameter open maneuvering space provided both outside and inside home entrance			
Interior Accessibility Features on Main Level of Home:			
1. Open Floor Plan	X		
2. Doorways have at least a 34-inch-wide clear opening			
3. Lever handles on doors 34–38 inches from the floor			
4. Hallways at least 36 inches wide			
5. Hallways at least 42 inches wide			
6. Level entrance transition on floors between rooms and hallways	X		
7. Sloping threshold transitions not higher than 1/2-inch between rooms and hallways			
8. Low pile or no carpeting			
9. Crank windows opening mechanisms no higher than 48 inches above the floor	X		
10. Stairways have tread widths at least 11 inches deep and risers no greater than 7 inches high			
11. Interior wheelchair ramp(s)			
12. Chair lift(s) or elevator			
Kitchen & Laundry:			
1. 5 feet diameter open maneuvering space			
2. 34-inch-high work area with open space underneath for seated activities			
3. Clear floor space of at least 30 x 48 inches in front of all appliances, fixtures and cabinetry			
4. Cabinetry in kitchen that allows a person to work in a seated position	X		
5. Task lighting under kitchen cabinets	X		
6. Lever handles on plumbing fixtures			
7. Motion sensors installed for light(s) and/or faucet(s)			
8. Sink with open space underneath for seated activities			
9. Stove-top cabinet with open space underneath for seated activities			
10. Wall mounted oven no higher than 48 inches above the floor (center shelf level with counter)			
11. Cabinets with pull out drawers and easy to grasp handles to open	X		
12. Kitchen outlets/switches at front of counter (or reachable from seated position)			
13. Pull out shelving and/or garbage bins	X		
14. Adjustable shelving reachable from seated position within 28–48 inches above the floor			

Sellers, please check the appropriate box for each item below	YES	NO	NOT SURE
15. Laundry hook-up on the first floor	X		
16. Clear floor space of at least 30 x 48 inches in front of all appliances, fixtures and cabinetry.			
First Floor Bathroom & Bathroom:			
1. Full bath with 5 feet diameter open maneuvering space	X		
2. Reinforced walls with grab bars at toilet and at tub or shower			
3. Grab bars in shower/tub			
4. Lever handles on plumbing fixtures for sink and shower/tub			
5. Motion sensors installed for light(s) and faucet(s)			
6. Open space under sink/vanity for seated activity			
7. Large, low-curb or curb-less stall shower (less than 2-inch curb on shower)			
8. 5 feet diameter open maneuvering space			
9. Lighted Closet space with shelving 28–48 inches above the floor			
Lighting and Electrical:			
1. Raised outlets at least 18 inches from the floor to the center of the outlet			
2. Lowered light switches/controls no higher than 48 inches above the floor	X		
3. Top of breaker box is no higher than 48 inches above the floor			
4. Entrances are well illuminated	X		
5. Doorbell with flashing strobe light and/or loud tone for hearing impaired			
6. Carbon monoxide and smoke/fire detectors with ADA-compliant strobe lights signals.			

Please note any additional accessibility features and make any other comments pertaining to property accessibility. Consider smart home technology features; motion detectors; rocker light switches; anti-scald valves; non-glare windows, flooring and work surfaces; compact fluorescent and/or LED lighting; detachable hand-held showerhead; chair lift or elevator; carbon monoxide detector(s) on every floor and in the basement, 5 feet above the floor or on the ceiling, within 10 feet of sleeping areas; smoke and fire detector(s) on every level; webcam surveillance of the exterior and/or of the interior; emergency egress windows with minimum opening area of 5.7 square feet and 44-inch maximum sill height above floor (per International Building Code) and other features making this home accessible for specific needs.

Additional Accessibility Features and Comments:

The Sellers represent that the information in this report is true and correct to the best of the Sellers' knowledge and ability as of the date on which the Sellers signed this report.

(x) Kenneth F. Gear — 7/31/2026
Seller's Signature ▲ Print Name Here ► Date ▲

(x) Cindy L. Gear — 7/31/2026
Seller's Signature ▲ Print Name Here ► Date ▲

(x) _____
Seller's Signature ▲ Print Name Here ► Date ▲

By initialing and dating below, Buyers acknowledge they have received and read a copy of this report.

(X) _____ (Buyer(s)' Initials) ▲ (Date) ▲ (X) _____ (Buyer(s)' Initials) ▲ (Date) ▲

Wisconsin REALTORS® Association (2021)
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.