

**WISCONSIN REALTORS® ASSOCIATION**  
4801 Forest Run Road, Madison, Wisconsin 53704

Pleasant View Realty, LLC  
Page 1 of 6

## REAL ESTATE CONDITION REPORT

### DISCLAIMER

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 1228 s 17th St  
IN THE \_\_\_\_\_ City \_\_\_\_\_  
(CITY) (VILLAGE) (TOWN) OF Sheboygan, COUNTY OF \_\_\_\_\_  
Sheboygan 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 September (MONTH) 16 (DAY), 2026 (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?<br>Roof defects may include items such as leakage or significant problems with gutters or eaves.                                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B2. Are you aware of defects in the electrical system?<br>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.                                                                                                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B3. Are you aware of defects in part of the plumbing system (including the water heater, water softener, and swimming pool)?<br>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.                                                                                                                                                                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B4. Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers)?<br>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.                                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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?<br>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.                                                                                                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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?<br>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).                                                                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B7. Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)?<br>Other basement defects may include items such as flooding, defects in drain tiling or sump pumps, or movement, shifting, or deterioration in the foundation.                                                                                                                                                                                                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B8. Are you aware of defects in any structure on the property?<br>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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B9. Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property?<br>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.                                                                                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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?<br><i>Such items may include reverse osmosis systems, iron filters, and other filters.</i>                                                                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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?                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B12. Explanation of "yes" responses _____                                                                                                                                                                                                                                                                                                                                                                                                                                         |                          |                          |                          |
| _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                          |                          |                          |
| _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                          |                          |                          |

## C. ENVIRONMENTAL

- |                                                                                                                                                                                                 | YES                      | NO                       | N/A                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|
| C1. Are you aware of the presence of unsafe levels of mold?                                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**WISCONSIN REALTORS® ASSOCIATION**

4801 Forest Run Road, Madison, Wisconsin 53704

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?                                                                                                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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?                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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> ? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| C6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead?                                                                                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| C7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property?                                                                                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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?<br>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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D2. Are you aware of a joint well serving the property?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D3. Are you aware of a defect related to a joint well serving the property?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D4. Are you aware that a septic system or other private sanitary disposal system serves the property?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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?<br>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.                                                                                                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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.)                                                                                                                                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D7. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property?<br>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.                                                                                                                                                                                                                                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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.)                                                                                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D9. Are you aware of defects in an "LP" tank on the property?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D10. Explanation of "yes" responses _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                          |                          |                          |
| _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                          |                          |                          |
| _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                          |                          |                          |

**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?                                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| E2. Are you aware that remodeling was done that may increase the property's assessed value?                                                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| E3. Are you aware of pending special assessments?                                                                                                                                                                                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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?                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| E5. Are you aware of any proposed construction of a public project that may affect the use of the property?                                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| E7. Are you aware of any land division involving the property for which a required state or local permit was not obtained?                                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| E8. Explanation of "yes" responses _____                                                                                                                                                                                                         |                          |                          |                          |
| _____                                                                                                                                                                                                                                            |                          |                          |                          |
| _____                                                                                                                                                                                                                                            |                          |                          |                          |

**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?                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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?                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F3. Are you aware of any zoning code violations with respect to the property?                                                                                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F4. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area?                                                                                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F5. Are you aware of nonconforming uses of the property?<br>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.                                                                                                                                                                                                                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F6. Are you aware of conservation easements on the property?<br>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.                                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F7. Are you aware of restrictive covenants or deed restrictions on the property?<br>A restrictive covenant or deed restriction may include a provision that imposes resale price limits, occupancy requirements, or other restrictions for a specific period of time (e.g., a development that received Infrastructure Access or Vacancy-to-Vitality funds from the Wisconsin Housing and Economic Development Authority (WHEDA). For more information, visit <a href="https://www.wheda.com">https://www.wheda.com</a> ). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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?                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F8a. Are you aware of any private road agreements or shared driveway agreements relating to the property?                                                                                                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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?                                                                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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                                                                                                                                                                                                                                      |                          |                          |                          |

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4801 Forest Run Road, Madison, Wisconsin 53704

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.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | YES                      | NO                       | N/A                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|
| 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)?                                                                                                                                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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))                                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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))                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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 <a href="https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx">https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx</a> for more information.                                                                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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?                                                                                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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.)                                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F15. Are you aware there is not legal access to the property?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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.                                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F17. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See <a href="http://dnr.wi.gov/topic/waterways">http://dnr.wi.gov/topic/waterways</a> for more information.                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| F18. Are you aware of a written agreement affecting riparian rights related to the property?                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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.                                                                                                                                                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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 <a href="http://www.wihist.org/burial-information">www.wihist.org/burial-information</a> ).                                                                                                                                                                                                                                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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?                                                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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?                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G2a. Does the property currently have internet service?<br>If so, who is your provider? _____                                                                                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G2b. Does the property have an electric vehicle charging system and station or installed wiring for a future system or station?<br>Is the system or station affixed to the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**WISCONSIN REALTORS® ASSOCIATION**

4801 Forest Run Road, Madison, Wisconsin 53704

Page 6 of 6

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | YES                      | NO                       | N/A                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|
| G2c. Does the property have accessibility features? If so, attach an Accessibility Features Report (see <a href="https://www.wra.org/Disabilities">https://www.wra.org/Disabilities</a> ).                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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?                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G3a. Are you aware of any right of first refusal, recorded or not, on all or any portion of the property?                                                                                                                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G5. Are you aware of other defects affecting the property?<br>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.                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| G6. The owner has owned the property for <u>13</u> years.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                          |                          |                          |
| G7. The owner has lived in the property for <u>0</u> years.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                          |                          |                          |
| G8. Explanation of "yes" responses _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                          |                          |                          |

PLEASE SEE ATTACHED HOME INSPECTION DEFECTS FOR DEFECTS.  
6 PAGES ATTACHED.

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>[Signature]</u> | Date <u>9/16/24</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 _____ |

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.



## 4-Square Home Inspections, LLC

Prepared for: Tom Jonet  
1228 S 17th St

47 of 52  
09/08/2026 11:30 AM

### Final Comments (Continued)

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- .. Watch for flickering lights or repeated circuit breaker resets
- .. Test attic fans or thermostatic vents
- .. Inspect the attic during hard rains for active leaks

#### UNDERSTANDING CODE AND CONSTRUCTION

- .. Home inspectors are not code enforcement officials
- .. We do not determine code compliance
- .. Codes apply from the date of construction or modification
- .. Wisconsin adopted the Uniform Dwelling Code on June 1, 1980

Older homes may not meet current code but may still be serviceable. This inspection does not grade the quality of past repairs only whether components are functioning as intended.

#### COMMON OLDER HOME ISSUES

Expect:

- .. Few or ungrounded outlets
- .. Loose or leaky wood windows
- .. Little to no insulation
- .. Energy loss from older construction practices

We recommend getting estimates from qualified contractors for upgrades. Avoid using extension cords or outlet multipliers long-term.

#### REPAIR REQUESTS & NEGOTIATIONS

- .. Home Inspectors are prohibited from providing this advice
- .. The inspection report is not a seller repair list
- .. Sellers are not legally obligated to repair all findings
- .. Repairs are usually negotiated between buyer and seller
- .. Safety or major system issues are often addressed voluntarily, but not guaranteed

Focus on:

- .. Health and safety
- .. Active roof or plumbing leaks
- .. Major HVAC or electrical problems

Consult your Realtor for guidance on negotiations.

#### PRE-CLOSING WALK-THROUGH

Conditions can change before closing. We recommend checking:

- .. HVAC Test both heating and cooling (if above 65F outside)
- .. Appliances Test oven, dishwasher, disposal, etc.
- .. Plumbing Run all fixtures and check for leaks
- .. Windows/Doors Open and close each; test locks
- .. Smoke/CO Detectors Use test button
- .. Remotes Ensure garage doors, fans, etc. work
- .. Formerly Blocked Areas Check for damage behind moved items

Any new issues found should be addressed with the seller before closing. Purchasing the home with visible, known defects releases the inspector from future responsibility.



## 4-Square Home Inspections, LLC

Prepared for: Tom Jonet  
1228 S 17th St

48 of 52  
09/08/2026 11:30 AM

### Maintenance-Monitor Summary

This summary is not the entire report. The photos mentioned in the summary section appear in the body of the report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. Items in this section may require further investigation as components may be concealed, the seller may have historical information not provided during the inspection, or a definitive conclusion could not be drawn on the day of inspection.

#### Garage/Carport

1. Detached Garage Fascia: Wood, Aluminum--> Section of fascia wrap missing east side roof line. Replacement recommended.
2. Detached Garage Roof: Asphalt shingle--> Roof nearing end of useful life, Tree limbs over hang the roof and should be cut back to prevent contact and damage to the roof.
3. Detached Garage Walls: Unfinished Drywall, Open framed--> Water damage visible along north wall.
4. Detached Garage Floor/Foundation: Poured slab--> Minor floor cracks noted-seal cracks with a self-leveling sealant (Stone Mason)

#### Lots and Grounds

5. Walks: Concrete--> Poor condition. Eroded and cracked. Eventually the walks may need replacing.
6. Porch: Covered--> Paint peeling. Trim pieces missing. Periodic maintenance is required on all exterior wood surfaces to protect them from the weather as part of normal home maintenance

#### Exterior Surface and Components

7. General Observations Exterior Components Exterior Electric Outlets: GFCI (Ground Fault Circuit Interrupter)--> Replace missing in-use receptacle covers.
8. General Observations Exterior Components Exterior Dryer Vent: South Side--> Exterior vent cap should be repaired, replaced, or cleaned to ensure the back-draft damper properly seals to improve the energy efficiency of the structure and to prevent unwanted creatures from entering the dwelling.
9. General Observations Exterior Components Soffits: Wood, Open frame--> Paint peeling. Periodic maintenance is required on all exterior wood surfaces to protect them from the weather as part of normal homeowner maintenance

#### Roof

10. Gutters: Aluminum--> Gutters leaking, recommend repairs up to and including re-caulking the seams with a high quality latex or butyl rubber caulk.

#### Bedroom

11. Upper unit, North Bedroom Doors: 5-panel wood--> Doors need trimming/adjustment to operate properly.

#### Living Space

12. Upper unit, Office Living Space Windows: Thermal Pane vinyl casement--> Missing hardware

#### Kitchen

13. Lower Unit Kitchen Pantry: Walk-in--> Water damage visible in ceiling. No active leaking on the day of inspection.
14. Lower Unit Kitchen Ceiling: Drywall and paint--> Past water damage visible along the east and south ceiling joints. No moisture detected on the day of inspection. Repairs recommended.
15. Upper Unit Kitchen Built-In Microwave: Samsung--> Door trim cracked

#### Heating System

16. Suspected Asbestos: Yes--> This home was built during a time when asbestos insulation was commonly used in heating system installations. Some areas of suspected asbestos-containing material were visible in habitable areas, such as transitions at heating system ductwork. Additional asbestos-containing materials may be concealed behind building components, wall coverings, or insulation.  
If there are concerns regarding asbestos, it is recommended to consult a qualified asbestos specialist, as testing and remediation exceed the scope of a standard home inspection.



## 4-Square Home Inspections, LLC

Prepared for: Tom Jonet  
1228 S 17th St

49 of 52  
09/08/2026 11:30 AM

### Maintenance-Monitor Summary (Continued)

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#### Basement

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17. Main Basement Walls: Painted brick--> Efflorescence is a white crystalline or powdery, often fluffy/fuzzy deposit on the surface of masonry materials like concrete, brick, clay tile, etc. It's caused by water seeping through the wall/floor/object. The water dissolves salts inside the object while moving through it, then evaporates leaving the salt on the surface.



## 4-Square Home Inspections, LLC

Prepared for: Tom Jonet  
1228 S 17th St

50 of 52  
09/08/2026 11:30 AM

### Defect Summary

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#### Garage/Carport

1. Detached Garage Vegetation: Trees--> Tree limbs or branches overhanging the roof should be cut back to prevent mechanical damage from contact and abrasion. Additionally, sap and debris from overhanging branches can promote moss and lichen growth on aging roofs, which can accelerate roof deterioration. Regular monitoring and pruning are recommended to maintain proper clearance and protect the roofs longevity.

#### Exterior Surface and Components

2. Foundation walls Exterior Surface Type: Cream city brick--> Sandstone mortar joints require repair as they are failing due to age. It is important NOT to use cement based mortar for these repairs as these types of mortar can actually cause more damage. A mass wall, like fieldstone and mortar, absorbs water, retains it within the wall, and then lets it back out into the air. The minute size and the amount of pores in the sandstone requires the building to rely on the mortar joints to allow the free passage of moisture into the outside air. Lime mortar is ideal for this purpose and where a mass wall is concerned it is of paramount importance. Anything that prevents the joints from breathing is likely to result in the deterioration and damage of the sandstone. Also, lime mortar is very flexible and can move with the normal temperature changes where cement based mortar cannot. A common cause of damage to the sandstone is the use of ordinary cement mortar. Be sure the contractor you select for repairs has experience with these types of repairs and the requisite materials necessary to make matters worse.
3. General Observations Exterior Components Trim: Wood--> Sections of trim missing around windows is a spot where water intrusion may occur and go unnoticed. Recommend inspection of trim, replace missing pieces and protecting them from the weather by a licensed contractor.

#### Bathroom

4. Lower unit Bathroom Tub/Surround: Cast iron tub, Plastic surround--> Spigot not adequately secured. Shower diverter not functional. Repairs recommended by a qualified contractor.

#### Kitchen

5. Lower Unit Kitchen Air Gap Present? No Air gap not installed. Current connection could allow waste water from sink to back up into dishwasher. Recommend installation of air gap in the kitchen sink cabinet. This is a requirement in Wisconsin.
6. Upper Unit Kitchen Air Gap Present? No Air gap not installed. Current connection could allow waste water from sink to back up into dishwasher. Recommend installation of air gap in the kitchen sink cabinet. This is a requirement in Wisconsin.

#### Structure

7. Piers/Pilasters/Posts: Telescoping adjustable posts--> Posts improperly installed. Posts should be restrained at the top and bottom to resist displacement. Also, posts that use a height adjusting screw should have the screw imbedded in concrete, remove the handle, or be otherwise disabled.



## 4-Square Home Inspections, LLC

Prepared for: Tom Jonet  
1228 S 17th St

51 of 52  
09/08/2026 11:30 AM

### Safety Defect Summary

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#### Garage/Carport

1. Detached Garage Stairs/Railings: Wood stairs with handrails--> The open side of the staircase lacks fall protection. Building safety standards recommend installing balusters or guardrails on all open sides of stair flights with more than three risers or where the elevation exceeds 24 inches above the floor. Additionally, the spacing between balusters should prevent the passage of a 4-inch diameter sphere to ensure child safety.
2. Detached Garage Electrical: 3-prong receptacle (UNGROUND) --> Open, missing, or loose ground connection indicated by test equipment at 3 prong receptacles. Note: Since there is no ground, it is possible the receptacle may GCFI protected but the tester used is unable to test the circuit and the circuit is not properly labeled. Recommend installing Ground Fault Circuit Interrupters as this is not considered an safe condition.

Also unsecured branch circuit and fused remote panel in attic space with fuses exceeding current carrying capacity of the conductors (30 amp fuses on 12 gauge conductors). Recommend further evaluation and repairs by a licensed electrical contractor.

#### Lots and Grounds

3. Balcony: West deck--> Steps too narrow. Tread should be minimum run of 9 inches. Service line too close to handrail. See notes in Roof Section.

#### Roof

4. Electrical Service: Surface Mount--> Service feeder and/or drip loop is too low. Maintain clearance above decks (10 feet), stairs and roofs for 3 feet past the edge. Repairs recommended by a licensed electrical contractor and/or the local Electric Utility Company.

#### Kitchen

5. Lower Unit Kitchen Electrical: Standard 3-Prong Grounded, 3-prong receptacle (UNGROUND) --> Testing indicates an open, missing, or loose ground connection at 3-prong receptacles in the kitchen within six feet of a water source. This condition is considered unsafe.

Recommendation: Install Ground Fault Circuit Interrupter (GFCI) protection on the affected receptacles to improve safety. Work should be performed by a licensed electrical contractor or other qualified individual.

6. Upper Unit Kitchen Electrical: Standard 3-Prong Grounded--> GFCI protection has been required in kitchens within 6 feet of a water source since 1987. Current electrical codes mandate that all receptacles serving kitchen countertops must be GFCI protected, regardless of distance from a water source.

There is visible evidence that electrical work has been performed on the kitchen countertop receptacles after these requirements went into effect. However, GFCI protection is not present at these locations.

Missing receptacle cover plate.

Recommendation: Repairs and/or upgrades are advised to bring the receptacles into compliance with current safety standards. A licensed electrical contractor or other qualified professional should evaluate and correct the issue.

#### Electrical System

7. Basement, East Electric Panel Breakers: ITE Type not rated for double taps--> Double-tapping was observed in the breaker panel. These breakers may not be rated for double-tapping. Therefore, further evaluation by a licensed electrical contractor is advised.
8. Basement, East Electric Panel 120 VAC Branch Circuits: Copper--> Neutral (white) conductors were observed sharing a termination with an equipment grounding conductor.



## 4-Square Home Inspections, LLC

Prepared for: Tom Jonet  
1228 S 17th St

52 of 52  
09/08/2026 11:30 AM

### Safety Defect Summary (Continued)

This wiring method was commonly used in older electrical installations, but it is no longer considered a best or recommended practice. While panel manufacturers and UL listing instructions generally did not permit this configuration, electrical code requirements were less explicit at the time of installation.

If future electrical work or panel modifications are performed, consideration should be given to separating each neutral conductor onto its own individual termination screw, with grounding conductors properly grouped only where permitted. Any electrical repairs or modifications should be performed by a licensed electrical contractor or other qualified individual.

9. Basement, East Electric Panel 240 VAC Branch Circuits: Copper--> See note above. Recommend further evaluation by a licensed electrical contractor.
10. Basement Electric Panel Manufacturer: I-T-E--> See notes above. Recommend further evaluation by a licensed electrical contractor.
11. Basement Electric Panel Breakers: ITE Type not rated for double taps--> See notes above. Recommend further evaluation by a licensed electrical contractor.
12. Basement Electric Panel 120 VAC Branch Circuits: Copper--> See notes above. Recommend further evaluation by a licensed electrical contractor.

#### Basement

13. Main Basement Electrical: Standard 3-Prong Grounded--> All current carrying wiring needs some form of protection from mechanical damage. Repairs recommended by a licensed electrical contractor., Replace missing cover plates to prevent possible electric shock and/or fire hazard.
14. Main Basement Basement Stairs/Railings: Wood stairs with handrails--> The open side of the staircase lacks fall protection. Building safety standards recommend installing balusters or guardrails on all open sides of stair flights with more than three risers or where the elevation exceeds 24 inches above the floor. Additionally, the spacing between balusters should prevent the passage of a 4-inch diameter sphere to ensure child safety.