

REAL ESTATE CONDITION REPORT

Page 1 of 6

DISCLAIMER

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT _____
232 N West Ave (STREET ADDRESS) IN THE city (CITY) (VILLAGE) (TOWN)
OF Jefferson, COUNTY OF Jefferson, 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 10 (MONTH), 09 (DAY), 26 (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. *Note that only statements D1, D3, D5, D7 and D9 can be marked as "not applicable." All other statements must be accurately noted as "yes" or "no."* 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

B I am providing a limited home warranty plan to buyer at closing. ☒ ☐ ☐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 defects in solar panels and systems, 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? ☐ ☐ N/A

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 or water conditioner system or water treatment system or other items affixed to or closely associated with the property? ☐ ☒

Such items may include reverse osmosis systems, iron fillers, or other filters.

B11. Are you aware of current or previous 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

B1 - Roof needs repair - 10% asbestos -
 No signs of leakage on interior ceilings
 B6 No CO detectors
 B11 - Minor leaks
 B9 - Garage door openers need replacement
 one works

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, carpenter ant infestations or defects caused by animal, reptile, or insect infestations, including infestations impacting trees? | ☒ | ☐ | |
| 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 <u>C3 - 10% asbestos in roofing tile/state</u>
<u>C5 - Squirrels chew on deck wood</u> | | | |

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 | ☐ | ☒ | ☒ City H ₂ O |
| 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? | ☐ | ☒ | ☒ City Septic |
| 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 _____ | | | |

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? | ☒ | ☐ | |

		YES	NO	N/A
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 New Curcipation Masterbedroom & living</u> <u>under refold, updated boiler & split units, tank was Hydrocoater</u> <u>outbuilding</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? 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 https://www.wheda.com)	☐	☒	
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, 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 call (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))	☐	☒	
	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))	☐	☒	

		YES	NO	N/A
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.wisconsinhistorical.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? <u>Spectrum</u> If so, who is your provider? _____	☒	☐	
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?	☐	☒	

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 27 years.

G7 The owner has lived in the property for 27 years.

G8 Explanation of "yes" responses

G5-Lead Service H2O line to the house - City treats H₂O which mitigates release of any lead - Treatment costs inside of H₂O lines

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>Robert A. Dehn</u>	Date <u>10/9/26</u>
Owner <u>Stephanie A. Dehn</u>	Date <u>10/9/26</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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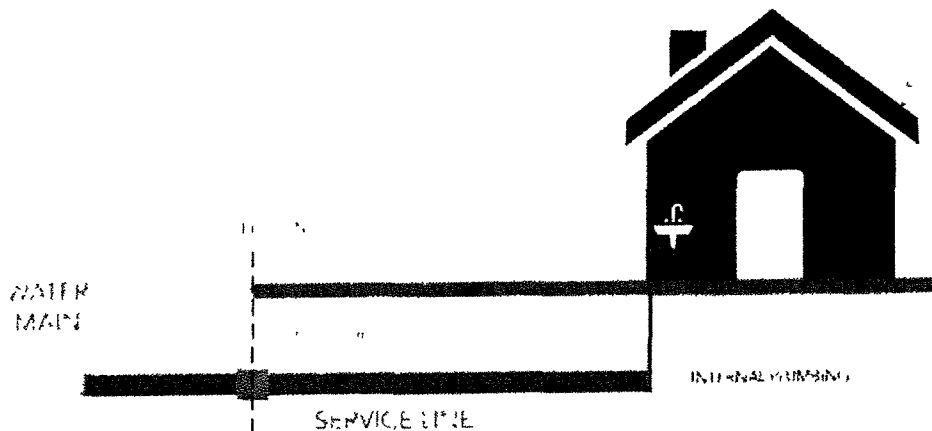
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction

Notice of confirmed lead service line

The City of Jefferson Water Utility is focused on protecting the health of every household in our community. This notice contains important information about your drinking water. Please share this information with anyone who drinks and/or cooks using water at this property.

During the installation of your new AMI water meter and during cross-connection inspections, the Jefferson Water Utility has determined that a portion of or the entire water pipe (called a service line) that connects your home to the water main is made from lead. People living in homes with a lead service line may have an increased risk of exposure to lead from their drinking water.

Below is a figure that represents a typical service line scenario for a residence. Lead can make up the entirety of the service line or either side of the curb stop. This does not represent all scenarios.



Health Effects of Lead

Exposure to lead in drinking water can cause serious health effects in all age groups. Infants and children can have decreases in IQ and attention spans. Lead exposure can lead to new learning and behavior problems or worsen existing learning and behavior problems. The children of women who are exposed to lead before or during pregnancy can have increased risk of these negative health effects. Adults can have increased risks of heart disease, high blood pressure, and kidney, or nervous system programs.

Steps you can take to reduce lead in drinking water

Below are recommended actions that you make take, separately or in combination, if you are concerned about lead in your drinking water. The list also includes where you may find more information and is not intended to be a complete list or to imply that all actions equally reduce lead in drinking water.

Use your filter properly. Using a filter can reduce lead in drinking water. If you use a filter, it should be certified to remove lead. Read any directions provided with the filter to learn how to properly install, maintain, and use your cartridge and when to replace it. Using the cartridge after it has expired can

5/14 4:21

make it less effective at removing lead. Do not run hot water through the filter. For more information on facts and advice on home water filtration systems, visit EPA's website at <http://www.epa.gov/water-research/consumer-tool-identifying-point-use-and-pitcher-filters-certified-reduce-lead>.

Clean your aerators. Regularly remove and cleaner your facet's screen (also known as an aerator). Sediment, debris, and lead particles can collect in your aerator. If lead particles are caught in the aerator, lead can get into your water.

Use cold water. Do not use hot water from the tap for drinking, cooking, or making baby formula as lead dissolves more easily into hot water. Boiling water does not remove lead from water.

Learn about construction in your neighborhood. Contact us at 920-674-7705 to find out about any construction or maintenance work that could disturb your service line. Construction may cause more lead to be released from a lead service line or galvanized service line if present

Have your water tested. Contact us, your water utility, at 920-674-7705 to join our list of homes to be tested and to learn more about the lead levels in your drinking water. Alternatively, you may contact a certified laboratory to have your water tested for lead. Note, a water sample may not adequately capture or represent all sources of lead that may be present. For information on sources of lead that include service liens and interior plumbing, please visit <http://www.epa.gov/ground-water-and-drinking-water/basic-information-about-lead-drinking-water#getinfo>.

Get your child tested to determine lead levels in their blood.

A family doctor or pediatrician can perform a blood test for lead and provide information about the health effects of lead. State, city, or county departments of health can also provide information about how you can have your child's blood tested for lead. The Centers of Disease Control and Prevention recommends public health actions when the level of lead in a child's blood is 3.5 micrograms per deciliter ($\mu\text{g}/\text{dL}$) or more. For more information and links to CDC's website, please visit <http://www.epa.gov/ground-water-and-drinking-water/basic-information-about-lead-drinking-water>.

Replacing lead service lines

If you are planning on replacing the portion of the service line that you own, please notify us at 920-674-7705 or email, toddclark@jeffersonwis.com.

For information about potential financing solutions to assist property owners with replacement of lead service lines, please contact us at 920-674-7705 or email, toddclark@jeffersonwis.com. **Currently the City does not qualify for any no-cost programs for property owners to utilize. We will be in contact when a program becomes available again.**

For more information on reducing lead exposure from your drinking water and the health effects of lead, visit EPA's website at <http://www.epa.gov/lead>.