AGENT VISUAL INSPECTION DISCLOSURE

This inspection disclosure concerns the residential property situated in the City of Pleasant Prairie VILLAGE, County of Kenosha, State of Wisconsin, described 12079 43rd Ave ("Property").

☐ This Property is a duplex, triplex, or fourplex. This AVID form is for unit # N/A
Additional AVID forms required for other units.

(Name of Wisconsin licensed real estate professional and their license number): JERRY T. JARDINA #1336-90

Wisconsin law requires: When listing real estate and prior to execution of the listing contract, a licensee shall inspect the real estate as required.

Specific conduct regarding inspections: A reasonably competent and diligent inspection of real estate improved with a structure does not require the operation of mechanical equipment; the opening of panels, doors or covers for access to mechanical systems; or the moving of furniture, boxes or other property; nor does it require a licensee to observe areas of the property for which entry presents an unreasonable risk of injury or areas accessible only by ladder, by crawling or other equivalent means of access. A licensee is not required to retain third party inspectors or investigators to complete a reasonably competent and diligent inspection. A reasonably competent and diligent inspection of vacant land does not require an observation of the entire property, but shall include, if given access, an observation of the property from at least one point on or adjacent to the property.

What this means to you: An Agent's inspection is not intended to take the place of any other type of inspection, nor is it a substitute for a full and complete disclosure by a seller. Regardless of what the Agent's inspection reveals, or what disclosures are made by sellers, Wisconsin Law specifies that a buyer has a duty to exercise reasonable care to protect himself or herself. This duty encompasses facts which are known to or within the diligent attention and observation of the buyer. Therefore, in order to determine for themselves whether or not the Property meets their needs and intended uses, as well as the cost to remedy any disclosed or discovered defect, **BUYER SHOULD: (1) REVIEW ANY DISCLOSURES OBTAINED FROM SELLER; (2) OBTAIN ADVICE ABOUT, AND INSPECTIONS OF, THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS; AND (3) REVIEW ANY FINDINGS OF THOSE PROFESSIONALS WITH THE PERSONS WHO PREPARED THEM. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.**

BM-SIGNED 09/23/26 06:05 PM EDT

Buyer's Initials: (_____)(_____) Seller's Initials: (_____)(_____)

☐

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If this Property is a duplex, triplex, or fourplex, this AVID is for unit # N/A.

Inspection Performed By (Real Estate Broker Firm Name): JERRY T. JARDINA, BROKER

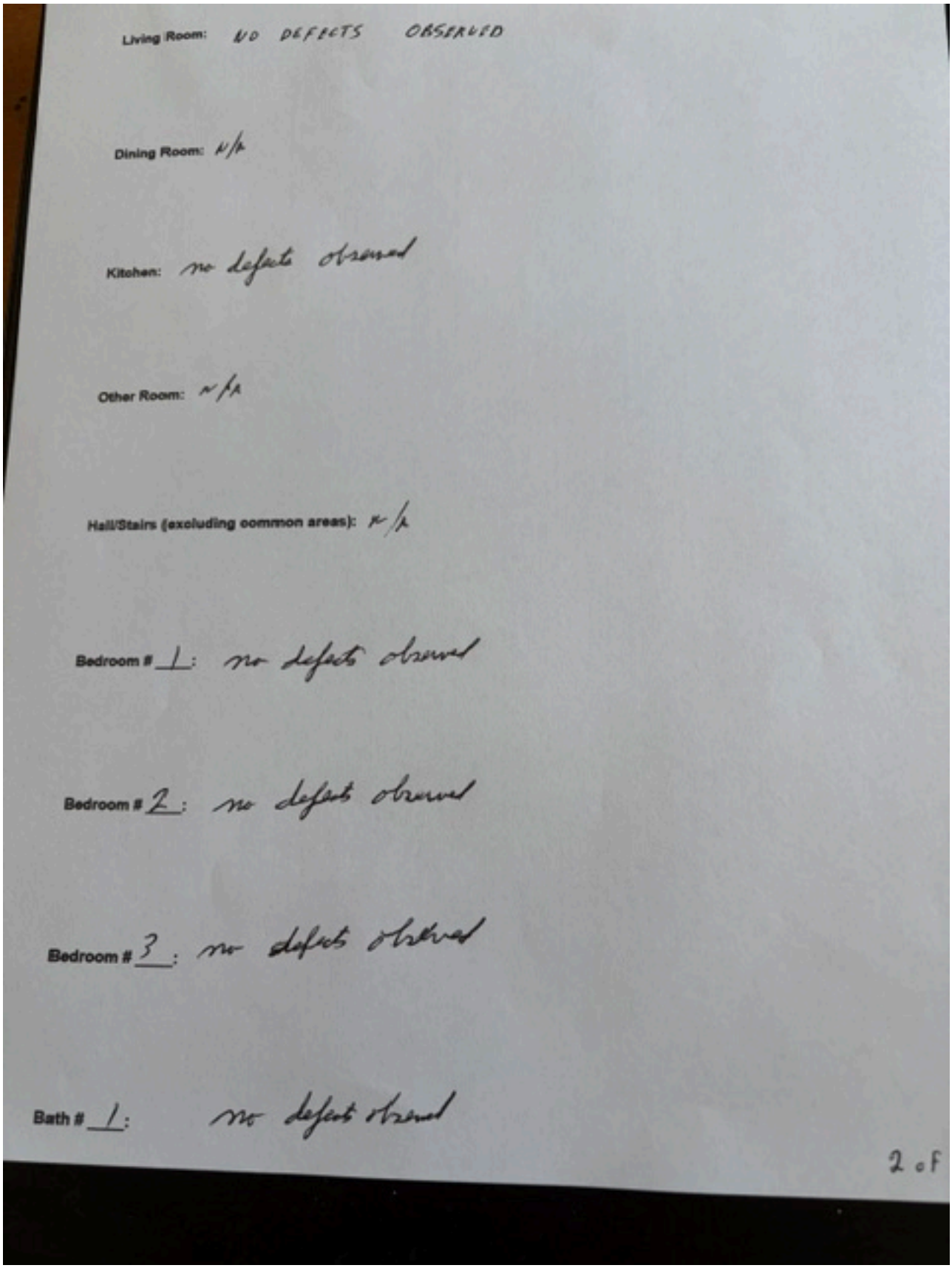
Inspection Date/Time: September 21, 2026 1:00 PM

Weather conditions: Good

Other persons present: None

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY AND NORMALLY ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Entry (excluding common areas): N/A



Living Room: NO DEFECTS OBSERVED

Dining Room: N/A

Kitchen: no defects observed

Other Room: N/A

Hall/Stairs (excluding common areas): N/A

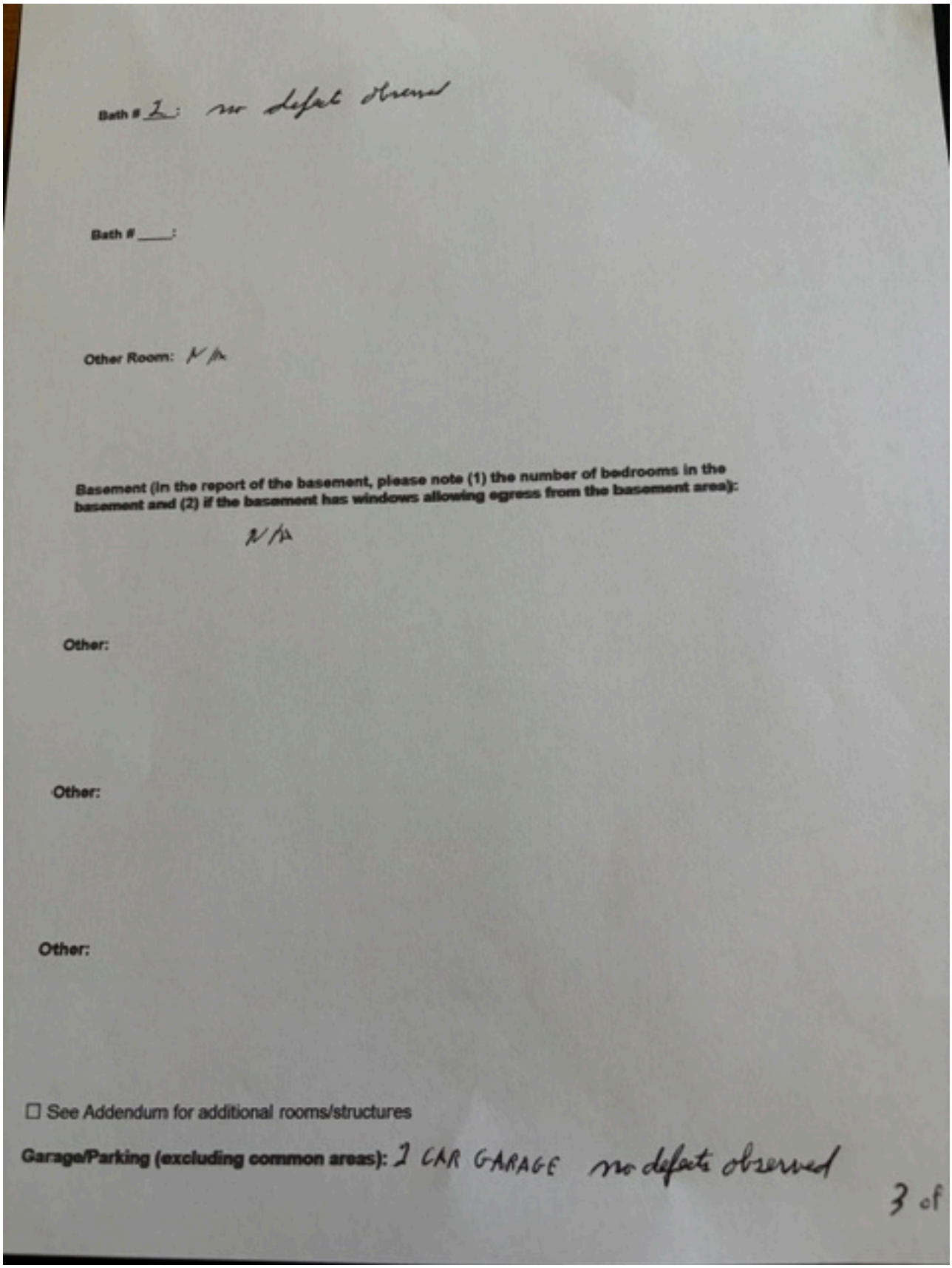
Bedroom # 1: no defects observed

Bedroom # 2: no defects observed

Bedroom # 3: no defects observed

Bath # 1: no defects observed

2 of



Bath # 2: no defect observed

Bath # ____:

Other Room: N/A

Basement (In the report of the basement, please note (1) the number of bedrooms in the basement and (2) if the basement has windows allowing egress from the basement area):

N/A

Other:

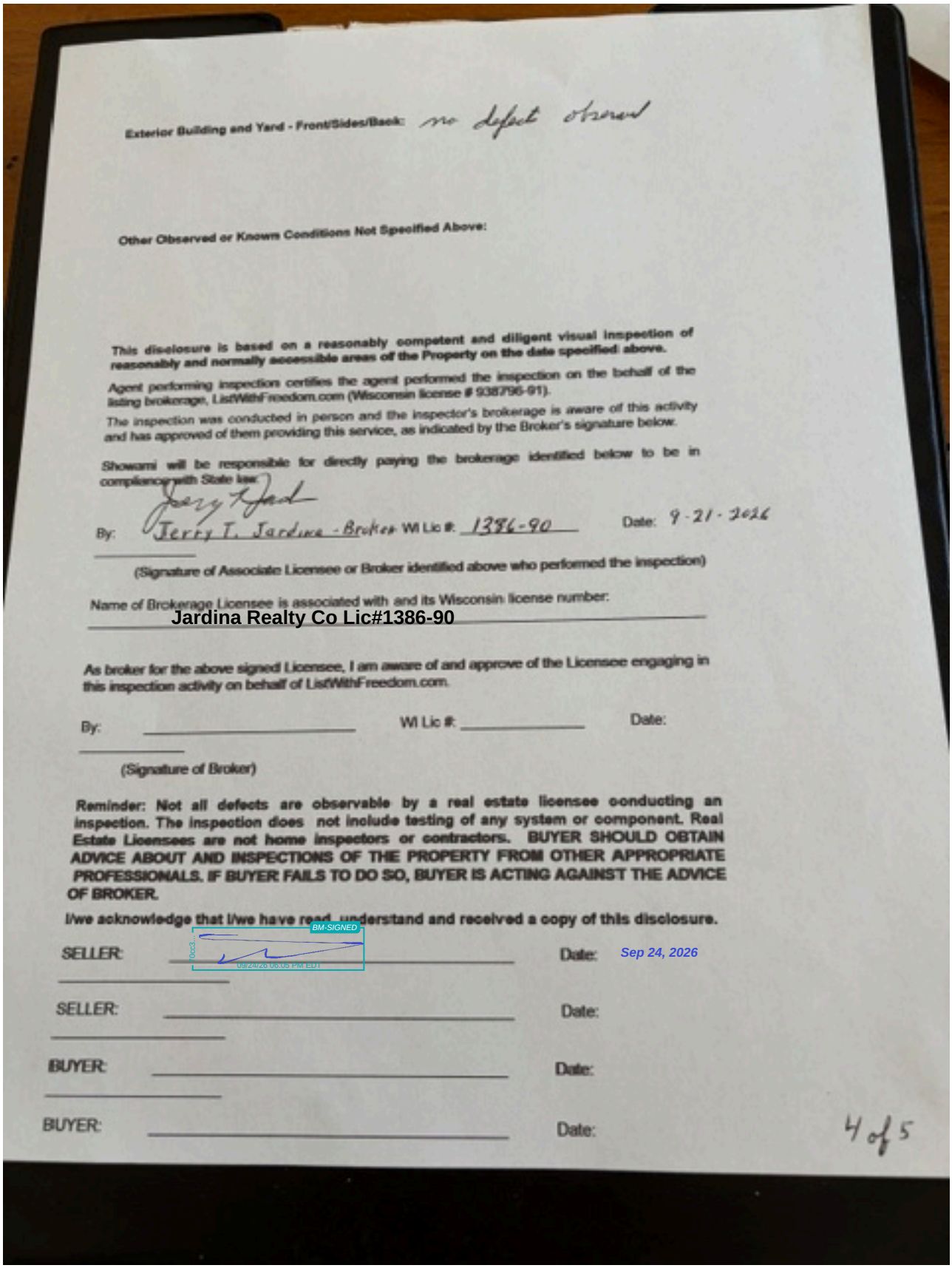
Other:

Other:

☐ See Addendum for additional rooms/structures

Garage/Parking (excluding common areas): 2 CAR GARAGE no defects observed

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Exterior Building and Yard - Front/Sides/Back: no defect observed

Other Observed or Known Conditions Not Specified Above:

This disclosure is based on a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of the Property on the date specified above.

Agent performing inspection certifies the agent performed the inspection on the behalf of the listing brokerage, ListWithFreedom.com (Wisconsin license # 938796-91).

The inspection was conducted in person and the inspector's brokerage is aware of this activity and has approved of them providing this service, as indicated by the Broker's signature below.

Showami will be responsible for directly paying the brokerage identified below to be in compliance with State law.

By: Jerry T. Jardina - Broker WI Lic #: 1386-90 Date: 9-21-2026

(Signature of Associate Licensee or Broker identified above who performed the inspection)

Name of Brokerage Licensee is associated with and its Wisconsin license number:

Jardina Realty Co Lic#1386-90

As broker for the above signed Licensee, I am aware of and approve of the Licensee engaging in this inspection activity on behalf of ListWithFreedom.com.

By: _____ WI Lic #: _____ Date: _____

(Signature of Broker)

Reminder: Not all defects are observable by a real estate licensee conducting an inspection. The inspection does not include testing of any system or component. Real Estate Licensees are not home inspectors or contractors. BUYER SHOULD OBTAIN ADVICE ABOUT AND INSPECTIONS OF THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.

I/we acknowledge that I/we have read, understand and received a copy of this disclosure.

SELLER: _____ Date: Sep 24, 2026

SELLER: _____ Date:

BUYER: _____ Date:

BUYER: _____ Date:

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Package ID: 42299E91FA051BB7042697DC20B817A6

