HOMEOWNER DISCLOSURE STATEMENT

Homeowner (s) Name (s) : Armando Gonzalez Gonzalez
Lilian Ivveth Nova Hasbun

Property Address : N24W24045 Brandon Oaks Drive Unit B, Pewaukee, Wisconsin 53072

Approximate Age of Property : _____ Date Purchased : _____

IN CONNECTION WITH MY/OUR RELOCATION, I/WE MAKE THE FOLLOWING DISCLOSURE TO THE BEST OF MY/OUR KNOWLEDGE REGARDING MY/OUR PROPERTY WITH THE KNOWLEDGE THAT EVEN THOUGH THIS IS NOT A WARRANTY, PROSPECTIVE BUYERS MAY RELY ON THIS INFORMATION DECIDING WHETHER OR ON WHAT TERMS TO PURCHASE THE PROPERTY. I/WE FURTHER UNDERSTAND THAT AN OFFER TO PURCHASE WILL NOT BE MADE UNTIL THIS DISCLOSURE IS COMPLETED.

Most questions that are checked 'yes' will require an explanation.

1. HOUSE SYSTEMS

Are there any problems affecting:

a. Electrical? No
b. Air Conditioning/Cooling System? No
c. Plumbing? No
d. Heating? No
e. Pool/Hot Tub/Spa? No
f. Appliances? No
g. Floors? No
h. Water System(Well)? No
i. Sprinkler System? No
j. Chimneys/Fireplaces? No
k. Are any of the property's systems (alarm, water softener, etc.) leased or rented? No

l. Does the property have "hard wired" systems, such as security, stereo, media or cameras? If so, all parts necessary for these systems to function must remain with the property, such as controllers, amplifiers, etc. No

The following component parts are considered personal property and are EXCLUDED from the sale:
Refrigetar and microwave located on basement level

2. LAND/FOUNDATION

a. Is the property located on an earthquake fault? No
b. Is the property located on filled or expansive soil? No
c. Have any sliding, settling, earth movement, upheaval, or earth stability problems occured to your property or in the immediate neighborhood? No
d. Are there any defects or problems relating to the foundation/basement? No
e. Has a water leak or dampness condition ever existed in your basement/crawlspace, or any other area of the home? No

3. ROOF

a. Age of roof in years? 12

b. Has the roof ever leaked during your ownership? No

c. Has the roof been replaced or repaired during your ownership? No

d. Are there any current problems with the roof? No

4. SEWAGE

a. Is the property connected to a public sewer system? Yes
Is a public sewer system available?

b. Is there a septic tank/cesspool system serving this property? No
When was it last serviced?

c. Do you know of any current problems relating to the public sewer system, septic tank, cesspool? No

5. DRAINAGE/WATER

a. Is this property located in a Flood Hazard Area? No

b. Are you required to carry flood insurance on the property? No
Is the policy still in force?

c. Has the property ever had drainage or flooding problems? No

d. Have any properties in the immediate neighborhood ever had drainage or flooding problems? No

6. BOUNDARIES

a. Are there any encroachments, overlaps, boundary line disputes or unrecorded easements relating to this property? No

b. Have you ever had a survey of your property completed? No

c. Are the boundaries of your property marked in any way? No
Please describe

d. Is your property situated on protected wetlands? No
Have the protected wetlands ever been modified, or has your property ever violated wetland?

7. ADDITIONS/REMODELS

a. Were any structural additions, changes, or repairs made to the property by former owners without obtaining all necessary permits from the city/county and homeowners association? No

b. Have you made any structural additions, changes, or repairs to the property? No
Please describe and include the year of completion.

Were the necessary permits and HOA approvals obtained for the structural additions, changes or repairs?

Note: Please provide a copy of all permits and/or transferrable warranties to your consultant when you submit this form.

8. HOMEOWNERS ASSOCIATION

a. Is the property subject to rules and regulation of any Homeowners Association? Yes
Are there currently any disputes or issues between the HOA and the homeowners? No

Are there any conditions which may result in an increase in HOA dues or assessments? No

Are there any pending or threatened claims or lawsuits against the HOA? No

9. NEIGHBORHOOD

a. Is there any unusual amount of noise from any source that affects the property? No
(for example, airplanes, traffic, schools or businesses)

b. Are there any other neighborhood conditions or problems affecting the property? No

c. Is the property located next to or in close proximity to a dump, junk yard or toxic disposal site? No

10. SIDING

What type of siding does your home have?

Wood	No
Aluminum/Vinyl	Yes
Brick	Yes
Synthetic Stucco (EIFS)	No
Cement Stucco	Yes
Cement Asbestos	No
Masonite Hardboard	Yes
Other Composition Board Siding?	No

List type, name of manufacturer and year installed: No

11. MISCELLANEOUS

a. Does the property now or has it ever contained any toxic substances such as radon, mold, asbestos or lead? No

b. Has the property ever been remediated for elevated radon readings? No

c. Does the property now contain or has it ever contained any underground oil tanks? No
If known, please provide location

Is your oil tank currently active?
Has your oil tank been properly decommissioned?
Are you aware if your oil tank is leaking, or has ever leaked?

d. Is corrosive drywall present in your home? No

e. Does your property emit a sulfur-like odor, or are any of the metal surfaces showing signs of corrosion, such as metal hinges, mirrors or electrical components? No

f. Has repair or replacement of plumbing pipes occurred due to polybutylene piping? No

g. Have any termites/pest control problems on the property been addressed in the last five years? No

h. Are there any violations of local, state or federal government laws or regulations relating to this property? No

i. Are there any existing or threatened legal actions affecting this property? No

j. Are there any past or present problems with shared driveways, walkways, patios, seawalls, fences, retaining or party walls on the property or adjacent property? No

k. Are there any bonds or assessments affecting this property? No

l. Is the residence equipped with an operable smoke detector? Yes

m. Is the residence equipped with an operable carbon monoxide detector? Yes

n. Have there been any significant repairs made to the property or to any of its systems or components within the last five years? No

o. Do you own water shares or mineral rights? No

p. Are you aware, or have you been notified, of any supplemental property taxes that have been assessed on your property? No

q. Is there currently a homestead exemption on your property? No

r. Do you know of any other facts, conditions or circumstances which may affect the value, beneficial use or desireability of this property? No

s. Does your property contain Solar Panels? No

12. INSURANCE

a. Have any insurance claims been filed for loss or damage to this property No
Please describe

b. Have you ever received payment for an insurance claim and did not complete the intended repair? No

13. REPORTS/DOCUMENTS

Please select the reports and documents below that you will be providing to NuCompass.
Please upload all reports and documents through your CoPilot Portal (NuCompass website), or email them directly to your Consultant.

- X a. Surveys
- X b. Building Permits
- X c. Pest Control Warranties or Maintenance Contracts
- X d. Inspection Reports (less than 6 months old)
- X e. Transferrable warranties for completed work or repairs
- f. Other No

Please provide any additional information that should be disclosed relative to the property, or expand on any of the content within this disclosure.

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE AND, EXCEPT AS PREVIOUSLY STATED, NO MATERIAL PROBLEMS EXIST WITH RESPECT TO THE PROPERTY AS OF THE DATE OF EXECUTION. I/WE AUTHORIZE PROVIDING A COPY OF THIS DISCLOSURE AND/OR REPORTS TO ANY PROSPECTIVE PURCHASER.

SELLER(S):

Date of Execution: 09/22/26 | 17:50:38 PM PDT

Signed by:
Armando Gonzalez Gonzalez
DDA7CADD39854C5...

Armando Gonzalez Gonzalez

Firmado por:
Lilian Ivveth Nova Hasbun
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Lilian Ivveth Nova Hasbun

Buyer Date

Buyer Date