WISCONSIN REAL ESTATE CONDITION REPORT

DISCLAIMER

This condition report concerns the real property located at 6416 W FREISTADT RD **in the** CITY **(city)(village)(town) of** Mequon**, county of** Ozaukee**, 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** 08 **(month),** 25 **(day),** 2016 **(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?	____	X	____
	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?	X	____	____
	Electrical defects may include items such as 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)?	____	X	____

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)?	___	X	___

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?	___	___	X

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?	___	X	___

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)?	X	___	___

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?	X		
	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?		X	
	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 water conditioner system or other items affixed to or closely associated with the property?		X	
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?	X		

B12. Explanation of "yes" responses:

See attached addendum

C. ENVIRONMENTAL

		YES	NO	N/A
C1.	Are you aware of the presence of unsafe levels of mold?	____	X	____
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.	____	X	____
C3.	Are you aware of the presence of asbestos or asbestos-containing materials on the property?	____	X	____
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?	____	X	____
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?	____	X	____
C6.	Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead?	____	X	____
C7.	Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property?	____	X	____

C8. Explanation of "yes" responses:

see addendum to property condition report - Attached

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.	____	X	____
D2.	Are you aware of a joint well serving the property?	____	X	____
D3.	Are you aware of a defect related to a joint well serving the property?	____	X	____
D4.	Are you aware that a septic system or other private sanitary disposal system serves the property?	____	____	X
D5.	Are you aware of defects in the septic system or other	____	____	X

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 pounding, 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.)	___	X	___
D7.	Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property?	___	X	___

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.)	___	___	X
D9.	Are you aware of defects in an "LP" tank on the property?	___	___	X

D10. Explanation of "yes" responses:

See attach KK

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?	____	X	____
E2.	Are you aware that remodeling was done that may increase the property's assessed value?	____	X	____
E3.	Are you aware of pending special assessments?	____	X	____
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?	____	X	____
E5.	Are you aware of any proposed construction of a public project that may affect the use of the property?	____	X	____
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?	____	X	____
E7.	Are you aware of any land division involving the property for which a required state or local permit was not obtained?	____	X	____

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?	____	X	____
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?	____	X	____
F3.	Are you aware of any zoning code violations with respect to the property?	____	X	____
F4.	Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area?	X	____	____
F5.	Are you aware of nonconforming uses of the property?	____	X	____
	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?	____	X	____
	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?	____	X	____
F8.	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?	____	X	____
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?	____	X	____
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 (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)?	____	X	____
	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))	____	X	____
	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))	____	X	____

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.	____	X	____
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?	____	X	____
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.)	____	X	____
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.	____	X	____
F15.	Are you aware there is not legal access to the property?	____	X	____
F16.	Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an	____	X	____

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.	___	X	___
F18.	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.wihist.org/burial-information.)	___	X	___

F19. Explanation of "yes" responses:

See addendum to property condition report - Attached

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?	X	___	___
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?	___	X	___
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?	___	X	___

G4. Are you aware of other defects affecting the property? X ____ ____

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.

G5. The owner has owned the property for 5 years.

G6. The owner has lived in the property for 5 years.

G7. Explanation of "yes" responses:

see addendum to property condition report - Attached

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 _____ Date 8/25/26

Owner _____ Date 08/25/26

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 _____

B2:
The front porch light switch doesn't work. We changed the light fixture and light bulb assuming that was the reason it didn't work. The light hasn't worked since we moved in.
B7:
See attached flood claims on structural damage from water damage.
New sump pumps were bought on 4/15/2026
B8:
See attached flood claims on structural damage to property.
B11:
See attached flood claims on structural damage from water damage.
Hydrostatic pressure occurs during heavy rain falls, seasonal changes such as snow melting. Water rises from the ground into all areas of the basement from the middle, corners, sides, and pantry.
C1:
We removed black mold beneath the washer and dryer during from deep cleaning after the flood. We removed all the mold, sprayed areas with mold mitigation and followed FEMA's verbal cleaning recommendation for at home remedies.
F4:
Property is required by FEMA for flood insurance as of 09/10/2024
Flood Zone: AE
Community Number 555654
Map Number 0251G

G1 Addendum: Flood Insurance Claims

- **Insured:** Kyra Kornely
- **Property:** 6416 West Freistadt Road
- **Type of Loss:** Flood
- **Date of Loss:** 8/10/2025 1:00 AM
- **Date Received:** 8/11/2025 1:00 AM
- **Date Inspected:** 8/12/2025 8:30 AM
- **Date Entered:** 8/11/2025 11:22 AM

Building -

Basement (Height: 8')

- 1068.33 SF Walls
- 1720.86 SF Walls & Ceiling
- 72.50 SY Flooring
- 140.83 LF Ceil. Perimeter
- 652.52 SF Ceiling
- 652.52 SF Floor
- 132.08 LF Floor Perimeter
- **Window:** 2' 10" X 2' (Opens into Exterior)
- **Door:** 2' 8" X 6' 8" (Opens into ROOT_CELLAR)
- **Missing Wall:** 2' 9" X 8' (Opens into UTILITY_ROO2)
- **Missing Wall - Goes to Floor:** 3' 7" X 6' 8" (Opens into UTILITY_ROO2)
- **Window:** 2' 10" X 2' (Opens into Exterior)
- **Missing Wall - Goes to Floor:** 2' 6" X 6' 8" (Opens into BATHROOM)
- **Window:** 3' X 2' (Opens into Exterior)

DESCRIPTION	QUANTITY
1. Muck-out/Flood loss cleanup	652.52 SF
2. NFIP Dry-out Allowance with HVAC (NFIP Bulletin W13025a Dry-out Method 1)	652.52 SF
3. Apply anti-microbial agent to the floor	652.52 SF
4. Clean foundation wall (Clean basement foundation walls to 26")	211.53 SF
5. Apply anti-microbial agent to part of the walls (Treat basement foundation walls to 26")	211.53 SF
6. Tear out wet drywall, no bagging (Tear out wet drywall to 4' and wet plywood to the ceiling. Drywall as on the opposite wall of the washer & dryer and stairwell. Plywood closes the utility room on the right side of the stairs.)	160.00 SF
7. 1/2" drywall - hung only (no tape or finish)	160.00 SF

8. R&R Sump pump - 1/3 hp up to 1 1/2" discharge (Replace Zoeller M53 series 1/3 HP cast iron submersible sump pump #1 that failed during the flood event. Model: 53-0001, Serial: Rusted over, illegible)	1.00 EA

CONTINUED - Basement

DESCRIPTION	QUANTITY
9. R&R Sump pump - 1/3 hp - up to 1 1/2" discharge (Replace Utilitech 1/3 HP submersible sump pump #2 that failed during the flood event. Model: 955622, Serial: Rusted over, illegible)	1.00 EA
10. R&R Stair tread - up to 4'	2.00 EA
11. R&R Stair riser - up to 4'	2.00 EA
12. Detach & Reset Outlet (Detach & reset electrical outlets mounted to the side of the furnace.)	1.00 EA

Utility Room (Height: 8')

- 520.78 SF Walls
- 689.03 SF Walls & Ceiling
- 18.69 SY Flooring
- 68.08 LF Ceil. Perimeter
- 168.25 SF Ceiling
- 168.25 SF Floor
- 64.50 LF Floor Perimeter
- **Missing Wall:** 2' 9" X 8' (Opens into BASEMENT)
- **Window:** 2' 10" X 2' (Opens into Exterior)
- **Window:** 2' 10" X 2' (Opens into Exterior)
- **Missing Wall - Goes to Floor:** 3' 7" X 6' 8" (Opens into BASEMENT)

DESCRIPTION	QUANTITY
13. Muck-out/Flood loss cleanup	168.25 SF
14. NFIP Dry-out Allowance with HVAC (NFIP Bulletin W13025a Dry-out Method 1)	168.25 SF
15. Apply anti-microbial agent to the floor	168.25 SF
16. Clean foundation wall (Clean basement foundation walls to 26")	56.24 SF
17. Apply anti-microbial agent to part of the walls (Treat basement foundation walls to 26")	56.24 SF

CONTINUED - Utility Room

DESCRIPTION	QUANTITY
18. Tear out wet drywall, no bagging (Tear out wet drywall to 4' under the stairs)	48.00 SF
19. 1/2" drywall - hung only (no tape or finish) (Replace unfinished 1/2" drywall to 4' under the stairs)	48.00 SF
20. R&R Furnace forced air - 80,000 BTU (Replace International Comfort Products 80,000 btu gas fired forced air furnace. Model # G9MVE0801716A, Serial # A143148672, DOM: 07/2014)	1.00 EA
21. Detach & Reset Coil - 2 ton - cased (Detach & Reset International Comfort Products 3 ton encased A/C coil mounted atop of the forced air furnace. Model # END4X36L17A1, Serial # X142443267, DOM: 06/2014)	1.00 EA
22. Install Filter cabinet/Furnace duct boxed - 7" (Detach, clean & reset Honeywell forced air furnace filter cabinet)	1.00 EA
23. Furnace or A/C - replace filter and service (Replace furnace filter model HCC16-28 17.25x28.5x7)	1.00 EA
24. Detach & Reset Humidifier unit - Small (Detach & reset Aprilaire 700 series duct mounted humidifier. Model # 700M, Serial # UPC coded only, DOM: New in 2022)	1.00 EA
25. R&R Condensate drain pump (Replace Little Giant condensation pump. Model # 554405, Serial # 21M14 27 15871W, DOM: 03/2021)	1.00 EA
26. Install Detach & Reset Outlet box (Detach & reset single gang electrical box mounted to the side of the furnace.)	1.00 EA
27. Detach & Reset Humidity sensor (Detach & reset Aprilaire duct mounted humidity sensor)	1.00 EA
28. Detach & Reset Outlet (Detach & reset electrical outlets mounted to the side of the furnace.)	1.00 EA
29. R&R Water heater - 50 gallon - Gas - 12 yr	1.00 EA

CONTINUED - Utility Room

DESCRIPTION	QUANTITY
(Item 29 description continued: Replace Smith 50 gallon gas fired water heater. Model # GPVL 50 200, Serial # 1349A035731, DOM: 12/09/2013)	
30. R&R Sump pump - 1/2 hp - up to 1 1/2" discharge (Replace Wayne Sump pump #3 in utility area. ID illegible)	1.00 EA
31. Clean water softener (Clean three Hellenbrand water softener/iron treatment tanks with the salt bin. Model # VIMADMD-01, VIHPBMZ-91HB, D1250-02, Serial # VLV07385198, VLV07395757, 21335A0062, DOM:)	1.00 EA
32. Detach & Reset Pressurized water tank - 40 gallons (Detach, clean & reset Waterworks 32 gallon well water pressure tank)	1.00 EA
33. Clean ductwork - (per LF)	6.00 LF
34. Detach & Reset Ductwork - hot or cold air (Detach & reset 6 ft of return air duct for cleaning.)	6.00 LF

Bathroom (Height: 8')

- 296.67 SF Walls
- 344.92 SF Walls & Ceiling
- 5.36 SY Flooring
- 39.17 LF Ceil. Perimeter
- 48.25 SF Ceiling
- 48.25 SF Floor
- 36.67 LF Floor Perimeter
- **Missing Wall - Goes to Floor:** 2' 6" X 6' 8" (Opens into BASEMENT)

DESCRIPTION	QUANTITY
35. Muck-out/Flood loss cleanup	48.25 SF
36. NFIP Dry-out Allowance with HVAC (NFIP Bulletin W13025a Dry-out Method 1)	48.25 SF

CONTINUED - Bathroom

DESCRIPTION	QUANTITY
37. Apply anti-microbial agent to the floor	48.25 SF
38. Clean foundation wall (Clean basement foundation walls to 26")	23.73 SF
39. Apply anti-microbial agent to part of the walls (Treat basement foundation walls to 26")	23.73 SF
40. Tear out wet drywall, no bagging (Tear out wet drywall to 4')	148.33 SF
41. 1/2" drywall - hung only (no tape or finish) (Replace unfinished 1/2" drywall to 4')	148.33 SF

Root Cellar (Height: 8')

- 174.22 SF Walls
- 205.53 SF Walls & Ceiling
- 3.48 SY Flooring
- 24.00 LF Ceil. Perimeter
- 31.31 SF Ceiling
- 31.31 SF Floor
- 21.33 LF Floor Perimeter
- **Door:** 2' 8" X 6' 8" (Opens into BASEMENT)

DESCRIPTION	QUANTITY
42. Muck-out/Flood loss cleanup	31.31 SF
43. NFIP Dry-out Allowance with HVAC (NFIP Bulletin W13025a Dry-out Method 1)	31.31 SF
44. Apply anti-microbial agent to the floor	31.31 SF

45. Clean foundation wall (Clean basement foundation walls to 18")	47.21 SF
46. Apply anti-microbial agent to part of the walls (Treat basement foundation walls to 18")	47.21 SF

Detached Garage -

Detached Exterior

DESCRIPTION	QUANTITY
47. Clean siding - wood (Clean exterior garage walls to 26")	149.50 SF
48. Seal & paint wood siding (Seal & paint bottom two courses of wood siding. Visible paint delamination on two bottom courses)	73.37 SF
49. Paint wood siding - 1 coat (One coat wood siding for blending & match)	551.67 SF
50. R&R Ground fault interrupter (GFI) outlet	1.00 EA

Det Garage (Height: 8') [0.1.11']

- 558.00 SF Walls
- 1053.83 SF Walls & Ceiling
- 55.09 SY Flooring
- 89.17 LF Ceil. Perimeter
- 495.83 SF Ceiling
- 495.83 SF Floor
- 69.67 LF Floor Perimeter
- **Window:** 2' 6" X 4' (Opens into Exterior)
- **Window:** 2' 6" X 4' (Opens into Exterior)
- **Door:** 2' 6" X 6' 8" (Opens into Exterior)
- **Window:** 4' 11" X 4' (Opens into Exterior)
- **Door:** 8' X 7' (Opens into Exterior)
- **Door:** 9' X 7' (Opens into Exterior)

DESCRIPTION	QUANTITY
51. Muck-out/Flood loss cleanup	495.83 SF

52. NFIP Dry-out Allowance without HVAC (NFIP Bulletin W13025a Dry-out Method 1)	495.83 SF

CONTINUED - Det Garage

DESCRIPTION	QUANTITY
53. Apply anti-microbial agent to the floor	495.83 SF
54. Clean stud wall (Clean walls to 23")	133.92 SF
55. Apply anti-microbial agent to part of the walls (Treat walls to 23")	133.92 SF
56. Tear out wet insulation, no bagging (Tearout wet wall insulation to 23")	133.92 SF
57. Batt insulation - 4" - R15 - paper/ foil faced (Replace wall insulation to 23")	133.92 SF
58. Install Detach & Reset Pegboard (Necessary to remove plywood wall sheeting.)	48.00 SF
59. Detach & Reset Shelving - 12" - in place (Necessary to remove plywood wall sheeting.)	23.00 LF
60. Detach & Reset Wall hook (Necessary to remove plywood wall sheeting.)	19.00 EA
61. Detach & Reset breaker panel door (Necessary to remove plywood wall sheeting.)	1.00 EA
62. R&R Detach & Reset overhead door button (button only) (Necessary to remove plywood wall sheeting.)	2.00 EA
63. R&R AC plywood - 1/2"	558.00 SF
64. Seal & paint plywood sheathing (Paint wall plywood. Unpainted stairwell area deducted from paint total. Just because its unpainted doesn't mean it's undamaged along with the damaged wall insulation behind it.)	445.50 SF
65. R&R Exterior door - metal - insulated - flush or panel style	1.00 EA
66. Door lite insert - half lite	1.00 EA
67. Prime & paint door slab only - exterior (per side)	2.00 EA
68. Detach & Reset Deadbolt	1.00 EA
69. Detach & Reset Door lockset - exterior	1.00 EA
70. R&R Overhead door panel - up to 12' (Replace bottom panels on both doors)	2.00 EA
71. Paint overhead door - Large - 2 coats (per side) (Paint exterior of both panels for blending & match)	2.00 EA
72. Overhead door bottom panel weather seal w/track	17.00 LF

CONTINUED - Det Garage

DESCRIPTION	QUANTITY
73. R&R Overhead (garage) door opener - sensors only (per pair)	2.00 EA
74. R&R Stair tread - up to 4'	1.00 EA

75. R&R Stair riser - up to 4'	1.00 EA
76. Install Detach & Reset Platform planking - treated lumber (per SF) (Remove & reset side door entry platform planking for cleaning beneath)	16.00 SF
77. Install Detach & Reset Outlet box (Detach & reset electrical boxes and EMT piping, flanking garage doors and behind refrigerator, to replace plywood wall sheeting)	1.00 EA
78. Detach & Reset Outlet (Detach & reset electrical outlets, between the garage doors and behind refrigerator, to replace plywood wall sheeting)	2.00 EA
79. Detach & Reset Switch (Detach & reset light switches, on the right of the garage doors, to replace plywood wall sheeting)	3.00 EA
80. R&R Refrigerator - top freezer - 18 to 22 cf (Replace Electrolux 21 cf top freezer refrigerator freezer. Model # FRT21S6AW5, Serial # LA32520515, DOM: 05/2003)	1.00 EA

Detached Garage - Net Claim Summary

Detached Exterior

- **Insured:** KYRA KORNELY
- **Home:** 6416 W FREISTADT RD, MEQUON, WI 53092-1554
- **Property:** 6416 W FREISTADT RD, MEQUON, WI 53092-1554
- **Type of Loss:** Flood
- **Date of Loss:** 4/15/2026 12:00 AM
- **Date Received:** 4/16/2026 12:00 AM

Building

Basement (Height: 8')

- 711.78 SF Walls
- 1181.78 SF Walls & Ceiling
- 52.22 SY Flooring
- 93.83 LF Ceil. Perimeter
- 470.00 SF Ceiling
- 470.00 SF Floor
- 88.00 LF Floor Perimeter
- **Missing Wall:** 3' X 8' (Opens into STAIRS)
- **Missing Wall - Goes to Floor:** 3' 4" X 6' 8" (Opens into BASEMENT_LAU)
- **Missing Wall - Goes to Floor:** 2' 6" X 6' 8" (Opens into BASEMENT_BAT)

DESCRIPTION	QUANTITY
1. Flood loss cleanup - Light	470.00 SF
2. Apply anti-microbial agent to the floor	470.00 SF
3. Apply anti-microbial agent to wall	176.00 SF
4. Structural drying per SF (Method # 1 per FEMA)	470.00 SF

Basement Bathroom

- 244.67 SF Walls

- 310.00 SF Walls & Ceiling
- 7.26 SY Flooring
- 32.67 LF Ceil. Perimeter
- 65.33 SF Ceiling
- 65.33 SF Floor
- 30.17 LF Floor Perimeter
- **Missing Wall - Goes to Floor:** 2' 6" X 6' 8" (Opens into BASEMENT)

CONTINUED - Basement Bathroom

DESCRIPTION	QUANTITY
5. Flood loss cleanup - Light	65.33 SF
6. Apply anti-microbial agent to the floor	65.33 SF
7. Apply anti-microbial agent to wall	60.33 SF
8. Structural drying per SF (Method # 1 per FEMA)	65.33 SF

Laundry Room (Basement Laundry Room)

- 386.22 SF Walls
- 524.78 SF Walls & Ceiling
- 15.40 SY Flooring
- 53.00 LF Ceil. Perimeter
- 138.56 SF Ceiling
- 138.56 SF Floor
- 47.33 LF Floor Perimeter
- **Missing Wall - Goes to Floor:** 3' 4" X 6' 8" (Opens into BASEMENT)
- **Missing Wall - Goes to Floor:** 2' 4" X 6' 8" (Opens into BASEMENT_FUR)

DESCRIPTION	QUANTITY
9. Flood loss cleanup - Light	138.56 SF
10. Apply anti-microbial agent to the floor	138.56 SF
11. Apply anti-microbial agent to wall	94.67 SF
12. Structural drying per SF (Method # 1 per FEMA)	138.56 SF

Basement Furnace Room

- 288.44 SF Walls
- 378.67 SF Walls & Ceiling
- 10.02 SY Flooring
- 38.00 LF Ceil. Perimeter
- 90.22 SF Ceiling
- 90.22 SF Floor
- 35.67 LF Floor Perimeter
- **Missing Wall - Goes to Floor:** 2' 4" X 6' 8" (Opens into BASEMENT_LAU)

DESCRIPTION	QUANTITY
13. Flood loss cleanup - Light	90.22 SF
14. Apply anti-microbial agent to the floor	90.22 SF
15. Apply anti-microbial agent to wall	71.33 SF
16. Structural drying per SF (Method # 1 per FEMA)	90.22 SF
17. Clean water softener	1.00 EA

Detached Garage - KORNELYKYRA

Detached Garage (Height: 8')

- 570.89 SF Walls
- 1068.67 SF Walls & Ceiling
- 55.31 SY Flooring
- 89.33 LF Ceil. Perimeter
- 497.78 SF Ceiling
- 497.78 SF Floor
- 68.67 LF Floor Perimeter
- **Door:** 2' 8" X 6' 8" (Opens into Exterior)
- **Door:** 9' X 7' (Opens into Exterior)
- **Door:** 9' X 7' (Opens into Exterior)

DESCRIPTION	QUANTITY
18. Flood loss cleanup - Light *(Insured had prior loss in 2025. She stated she cleaned the garage and sprayed to prevent mildew but the wall board was not changed. We have allowed for clean up and dry out)*	497.78 SF
19. Apply anti-microbial agent to the floor	497.78 SF
20. Apply anti-microbial agent to wall	137.33 SF

21. Structural drying per SF (Method # 1 per FEMA) 497.78 SF

G4:

Rotting wood window frames that were painted over from prior to our ownership

Peel paint on property after flood due to excessive moisture

Due to hydrostatic pressure and saturation from the ground water in the basement occurs during heavy rain falls, and when the snow melts.

During the ownership besides the flood claims we need to pump water out of the yard back into the bond