

AGENT VISUAL INSPECTION DISCLOSURE

This inspection disclosure concerns the residential property situated in the City of West Allis, County of West Allis, State of Wisconsin, described 2507 S 94th St ("Property").

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

(Name of Wisconsin licensed real estate professional and their license number)

Stephanie Stuart, WI # 91340-94

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.**

Buyer's Initials (____)(____) Seller's Initials (____)(____)



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If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____.

Inspection Performed By (Real Estate Broker Firm Name)

Epique Realty

Inspection Date/Time: October 10th, 2026 9am

Weather conditions sunny, clear

Other persons present:

Tenant

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):

~~There are two entry ways. Both the front and side entry ways are in working order. There are some signs of common wear and tear on the door.~~

Living Room:

~~The living room is the first room that you walk into from the front entrance. Flooring is hardwood, half of the walls have decorative wood panelling and the other walls are drywall. All walls, windows, floors and lighting are in good condition. The front window opens outward and is original to the home. The side window has been updated~~

Dining Room:

N/A

Kitchen:

~~The kitchen is near the side entryway. Windows have been updated. Flooring, walls, ceiling, countertops and appliances are in good condition. There is a small crack in the ceiling coming from across the kitchen exit, to the pantry. Right before the hallway to the living room.~~

Other Room:

Hall/Stairs (excluding common areas):

Bedroom # 1 :

~~The first bedroom is across from the main level bathroom. The room has hardwood flooring, some wood accents on the walls and two large closets. Windows (original to home), walls, and ceiling all appear to be in good condition.~~

Bedroom # 2 :

~~The second bedroom sits between the 1st and the bathroom. Windows appear to be original to home and are in good condition. Walls, ceilings, flooring (hardwood) and lighting appear to be in good condition.~~

Bedroom # :

Bath # 1 :

~~Bathroom is on the main level and has an updated window. Shower/tub, ceiling, walls, and flooring are in good condition~~

Bath # 2 :

~~The property features a half bath in the basement. This space is mostly finished.~~

Bath # :

Other Room:

~~There is a laundry room to the back left of the basement. This area holds storage, laundry and the electrical panels. This room leads into a hallway passing the half bath and going into the front of the basement. This area holds additional storage space and the mechanicals. Water heater is 2009, Furnance was last serviced in 2025. There is a sump pump and radon mitigation system on the property. Flooring, foundation walls, and lighting appear to be in good condition.~~

Other Room:

~~In the basement to the right there is a finished space. The flooring is carpeted and there are some additional lighting that has been added.~~

Other:

Other:

Other:

☐ See Addendum for additional rooms/structures

Garage/Parking (excluding common areas):

~~There is a 1 car garage on the property with an additional parking slab for an additional vehicle. Garage has an electric door opener and a work space. Siding and roofing appeared to be in good condition.~~

Exterior Building and Yard - Front/Sides/Back:

~~The exterior of the building including siding, roofing, and chimney appear to be in good condition. With proper flashing, gutters with extended downspouts. Property has central air and there is a cement patio in the back with a privacy fence. All appear in good condition.~~

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

By Stephanie Stuart Wisconsin License # 91340-94
(Signature of Associate Licensee or Broker identified above who performed the inspection)

Name of Brokerage Licensee is associated with and its Wisconsin license number
Epique Realty, WI #950150-91 Ben Gentile

Date 10/10/2026

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 Oct 11, 2026

SELLER _____ Date _____

BUYER _____ Date _____

BUY _____ Date _____

Real Estate Broker (Firm Representing Seller) List with Freedom

By  _____

Date Oct 11, 2026 (Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) _____

By _____

Date _____ (Associate Licensee or Broker Signature)

113998

5 pages

Wisconsin_AVID (4).pdf

5 pages

E-SIGN INFO

Status:

SIGNED

Originator:

LWF TEAM
signatures_closings@listwithfreedom.com
IP: 122.52.26.37
Domain: listwithfreedom.brokermint.com
Date: Oct 11, 2026 08:41 PM

Package ID:

C9871C9025CE61AF307BAC878E25ACD1

Time zone:

GMT+8 (UTC8)

Signers:

DN

Doug Nelson

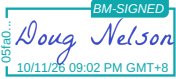
dnelson@listwithfreedom.com

IP: 74.235.49.18

Signed

Oct 11, 2026 09:02 PM

id: 05fa012ef046981ca3ed45b2979d5511



JL

James Lindsey

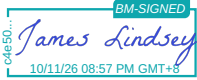
riversky8@gmail.com

IP: 174.252.51.53

Signed

Oct 11, 2026 08:57 PM

id: c4e50f5b4c0413106232e8a64ddefcad



QR Code



HISTORY						
Oct 11, 2026	08:56 PM	JL	James Lindsey	riversky8@gmail.com	IP: 174.252.51.53 Viewed	
Oct 11, 2026	08:57 PM	JL	James Lindsey	riversky8@gmail.com	IP: 174.252.51.53 Signed	
Oct 11, 2026	09:02 PM	DN	Doug Nelson	dnelson@listwithfreedom.com	IP: 74.235.49.18 Viewed	
Oct 11, 2026	09:02 PM	DN	Doug Nelson	dnelson@listwithfreedom.com	IP: 74.235.49.18 Signed	
Oct 11, 2026	09:02 PM		Package has been fully signed and sealed			Completed

Package ID: C9871C9025CE61AF307BAC878E25ACD1