REAL ESTATE CONDITION REPORT

DISCLAIMER

A. ____ THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 103 Evans Ct _____ (STREET ADDRESS) IN THE City (CITY) (VILLAGE) (TOWN) OF Sheboygan Falls, COUNTY OF Sheboygan, 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 October (MONTH), 19 (DAY), 2026 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PRINCIPAL IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PRINCIPALS MAY WISH TO OBTAIN.

OWNER'S INFORMATION

B.1. In this form, "am aware" means to have notice or knowledge. 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.

B.2. 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 any agent representing any principal in this transaction to provide a copy of this statement, and to disclose any information in the statement, to any person in connection with any actual or anticipated sale of the property.

B.3. The owner represents that to the best of his or her knowledge the responses to the following statements have been accurately noted as "yes", "no" or "not applicable" to the property being sold. If the owner responds to any statement with "yes", the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the statement is "yes".

B.4. 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.

	PROPERTY CONDITION STATEMENTS*	Yes	No	N/A	*See Expert's Report*
C.1.	I am aware of defects in the roof.		X		
C.2.	I am aware of defects in the electrical system.		X		
C.3.	I am aware of defects in part of the plumbing system (including the water heater, water softener and swimming pool) that is included in the sale.		X		
C.4.	I am aware of defects in the heating and air conditioning system (including the air filters and humidifiers).		X		
C.5.	I am aware of defects in the well, including unsafe well water.		X		
C.6.	I am aware that this property is served by a joint well.		X		
C.7.	I am aware of defects in the septic system or other sanitary disposal system.		X		
C.8.	I am 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 department of safety and professional services at P.O. Box 7970, Madison, Wisconsin, 53707, whether the tanks are in use or not. Regulations of the department of safety and professional services may require the closure or removal of unused tanks).		X		
C.9.	I am aware of an "LP" tank on the property. (If "yes", specify in the additional information space whether or not the owner of the property either owns or leases the tank).		X		
C.10.	I am aware of defects in the basement or foundation (including cracks, seepage and bulges). *Other basement defects might include, but are not limited to, flooding, extreme dampness or wet walls, unsafe concentrations of mold, or defects in drain tiling or sump pumps.*		X		
C.11.	I am aware that the property is located in a floodplain, wetland or shoreland zoning area.	X			
C.12.	I am aware of defects in the structure of the property.		X		
C.13.	I am aware of defects in mechanical equipment included in the sale either as fixtures or personal property.		X		
C.14.	I am aware of boundary or lot line disputes, encroachments or encumbrances (including a joint driveway)		X		
C.15.	I am 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, lead in water supplies or plumbing system or other potentially hazardous or toxic substances on the premises. *Such defects might also be caused by unsafe levels of mold. NOTE: specific federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.*		X		
C.16.	I am aware of the presence of asbestos or asbestos-containing materials on the premises.		X		
C.17.	I am aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic substances on neighboring properties.		X		
C.18.	I am aware of current or previous termite, powder-post beetle or carpenter ant infestations or defects caused by animal or other insect infestations.		X		
C.19.	I am aware of defects in a woodburning stove or fireplace or of defects caused by a fire in a stove or fireplace or elsewhere on the property *or a violation of applicable state or local smoke 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. §§ 101.149 & 101.647).*				
C.20.	I am aware either that remodeling affecting the property's structure or mechanical systems was done or that additions to this property were made during my period of ownership without the required permits.		X		
C.21.	I am aware of federal, state or local regulations requiring repairs, alterations or corrections of an existing condition.		X		

		Yes	No	N/A	*See Expert's Report*
C.22.	I have received notice of property tax increases, other than normal annual increases, or am aware of a pending property reassessment.		X		
C.23.	I am aware that remodeling that may increase the property's assessed value was done.	X			
C.24.	I am aware of proposed or pending special assessments.		X		
C.24.m	I am 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		
C.25.	I am aware of the proposed construction of a public project that may affect the use of the property.		X		
C.26.	I am aware of subdivision homeowners' associations, common areas co-owned with others, zoning violations or nonconforming uses, *any land division involving the property for which required state or local permits had not been obtained,* rights-of-way, easements or another use of a part of the property by nonowners, other than recorded utility easements.	X			
C.26.m	I am aware that the property is subject to a mitigation plan required under administrative rules of the 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		
C.27.	I am aware of other defects affecting the property.		X		

ADDITIONAL INFORMATION

D.1.	I am aware that a structure on the property is designated as a historic building or that part of the property is in a historic district.		X		
D.1.a	*I am aware of a pier attached to the property that is not in compliance with state or local pier regulations. See http://dnr.wi.gov/ for information.*		X		
D.1.b	*All or part of the land has been assessed as agricultural land under Wis. Stat. § 70.32(2r) (use-value assessment).*		X		
D.1.c	*The owner has been assessed a use-value assessment conversion charge under Wis. Stat. § 74.485(2).*		X		
D.1.d	*The payment of the use-value assessment conversion charge has been deferred under Wis. Stat. § 74.485(4).*				
	Notice: 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. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit http://www.revenue.wi.gov/faqs/slf/useassmt.html.				
D.1.e	*I am aware that the property is subject to a farmland preservation agreement.*		X		
	Notice: The 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. Call 608-224-4500 or visit http://datcp.wi.gov/Environment/Working_Lands_Initiative/ for more information.				
D.1.f	*I am aware of the presence of unsafe levels of mold, or roof, basement, window or plumbing leaks, or overflow from sinks, bathtubs or sewers, or other water or moisture intrusions or conditions that might initiate the growth of unsafe levels of mold.*		X		
D.1.g	*I am aware that all, or part, of the property is subject to, enrolled in or in violation of a Farmland Preservation Agreement (see D.1.e.), Forest Crop Law, Managed Forest Law (see disclosure requirement in Wis. Stat. § 710.12), the Conservation Reserve Program or a comparable program.*		X		

D.2. The owner has lived on the property for 0 years.

D.3. Explanation of "yes" responses. (See B. 3.) Property was converted into condos, some improvements were made, and there may be an increase in value. The property is river water frontage (shoreland).

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.widocoffenders.org or by phone at 608-240-5830.

OWNER'S CERTIFICATION

E. 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. NOTE: Wisconsin Statute §709.035 requires owners who, prior to acceptance, obtain information which would change a response on this report, to submit a new report or an amended report to the prospective buyer.

Owner _____ Date 9-23-26 Owner _____ Date _____

Owner Toby Watson Date _____ Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

F. A person other than the owner certifies that he or she has supplied information on which the owner relied for this report and that information is true and correct to the best of that person's knowledge as of the date on which the person signs this report.

Person _____ Items ____ Date ____ Person _____ Items ____ Date ____

Person _____ Items ____ Date ____ Person _____ Items ____ Date ____

NOTICE REGARDING ADVICE OR INSPECTIONS

G. THE PROSPECTIVE BUYER AND THE OWNER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTIONS, DEFECTS OR WARRANTIES.

BUYER'S ACKNOWLEDGMENT

H.1. 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.

H.2. I ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Prospective Buyer _____ Date _____ Prospective Buyer _____ Date _____

Prospective Buyer _____ Date _____ Prospective Buyer _____ Date _____

**NOTE: All information appearing in italics in this REAL ESTATE CONDITION REPORT is purely of a supplemental nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.*