

AGENT VISUAL INSPECTION DISCLOSURE

This inspection disclosure concerns the residential property situated in the City of Elkhorn, County of Walworth, State of Wisconsin, described 1222 Meadowlark Ln ("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)

Shelly Cronin 66714-44

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)

Century 21 Affiliated

Inspection Date/Time: 10/11/2026 12:00 PM

Weather conditions Sunny + clear

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):

No defects

Living Room:

No defects

Dining Room:

n/a

Kitchen:

No defects

Other Room: Sun room

Ripped screen

Hall/Stairs (excluding common areas):

n/a

Bedroom # 1:

No defects

Bedroom # 2:

No defects

Bedroom # 3:

No defects

Bath # 1:

No defects

Bath # 2:

No defects

Bath # ____:

Other Room: Laundry

No defects

Other Room:

Other:

Other:

Other:

☐ See Addendum for additional rooms/structures

Garage/Parking (excluding common areas):

No defects

Exterior Building and Yard - Front/Sides/Back:

No defects

Other Observed or Known Conditions Not Specified Above

No defects

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 Shelly Cron Wisconsin License # 66714-94
(Signature of Associate Licensee or Broker identified above who performed the inspection)

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

Century 21 Affiliated 833681-91

Date 10/11/2026

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 AT Vermiglio Date _____

SELLER _____ Date _____

BUYER _____ Date _____

BUY _____ Date _____

Real Estate Broker (Firm Representing Seller) List with Freedom

By Doug Nelson

Date Oct 13, 2026 (Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) _____

By _____

Date _____ (Associate Licensee or Broker Signature)

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E-SIGN INFO

Status:

SIGNED

Originator:

LWF TEAM
signatures_closings@listwithfreedom.com
IP: 122.52.26.37
Domain: listwithfreedom.brokermint.com
Date: Oct 13, 2026 01:40 AM

Package ID:

30CA1943BCCF2AEDEDCB51E8D3941D31

Time zone:

GMT+8 (UTC8)

Signers:

AV

AJ Vermiglio

hello@homeclosingpros.com

IP: 108.213.153.146

Signed

Oct 13, 2026 01:41 AM

id: 9c063b9712b976d493bc32f8666fd5ee



DN

Doug Nelson

dnelson@listwithfreedom.com

IP: 136.158.63.68

Signed

Oct 13, 2026 02:10 AM

id: 05fa012ef046981ca3ed45b2979d5511

