REAL ESTATE CONDITION REPORT SUMMARY

2237 N. Lefeber Avenue
Wauwatosa, WI
October 15, 2026

B1 – Roof/Gutters
In 2026, a minor gutter repair was completed.

B7 – Basement/Foundation
A previous owner installed structural bracing along the basement walls. To the seller's knowledge, there has been no evidence of additional movement since the installation.

B8 – Structural Conditions
Per a previous engineering report, the structure has experienced southward movement since its original construction. To the seller's knowledge, there has been no evidence of additional structural movement within the past 10 years. Please refer to the engineering report for further details.

Separately, minor settling and shifting have been observed in portions of the garage concrete, front walkway, and driveway, consistent with typical aging and seasonal conditions.

Some windows are older and may not always stay open if not locked properly.

B11 – Previous Water Intrusion/Plumbing
In 2022, a minor leak in the water heater piping was identified and repaired. In 2025, a dripping kitchen faucet was replaced. Efflorescence was present along the west basement wall and in root cellar storage area prior to the seller's ownership and was subsequently professionally treated. Per the previous owner's disclosure, backyard regrading was completed in approximately 2012 to address drainage conditions. To the seller's knowledge, no further drainage-related issues have occurred since that time.

E1 – Property Assessment
The property was subject to the 2025 citywide reassessment. The assessed value increased, reflecting, in part, improvements completed to the property.

E2 – Remodeling/Improvements
Various remodeling projects and property improvements were completed prior to the 2025 citywide reassessment. Please refer to the separate list of property improvements and updates for additional information.

G5 – Additional Disclosures
Please refer to the disclosures and explanations provided above, including the previously documented foundation and structural conditions. There is also normal shifting and