DigiSign Verified - 2a74288c-e893-4a7b-b756-e94eae5cab5e

LIST WITH FREEDOM

AGENT VISUAL INSPECTION DISCLOSURE

This inspection disclosure concerns the residential property situated in the City of Muskego, County of Waukesha, State of Wisconsin, described W135S6493 Windsor Rd ("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 License #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 (BM-SIGNED 10/17/20 05:37 PM EDT)(_____)

Package ID: E9DA05826641DF9D8AF14298C5BB541A

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AGENT VISUAL INSPECTION DISCLOSURE

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: 10/17/2026 9am

Weather conditions Sunny and 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):
Entry is in good condition. The driveway is on a slope and the front and rear enterences are leveled.

Living Room:
Living room is in good condition. It is the first room from the front entrance. There is new carpet, fresh paint throughout, updated light fixtures, and new vinyl flooring. Windows are secure and there are not any signs of water intrusion.

Dining Room:
Dining room is connected to the living room. Room features updated lighting, vinyl flooring, build in bookshelf, and updated windows.

Kitchen:
The kitchen has updated countertops, cabinets and new appliances. Light fixtures floorings, walls, and ceiling are in good condition. Kitchen sink is not GFCI protected.

Other Room:
There is a rear sunroom that goes out to the back patio. There is a fireplace that appears in good condition. Walls and ceiling are in good condition. New carpet and fresh paint throughout.

Hall/Stairs (excluding common areas):

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Bedroom # 1 :

This bedroom is connected to the main bathroom. Walls, ceiling, and flooring are in good/new condition. All outlets are grounded and windows appear to be in good condition. This room is carpeted.

Bedroom # 2 :

This bedroom has fresh paint, new carpet, and an updated window. The outlets are grounded and light fixture has been updated.

Bedroom # 3 :

The third bedroom is across from the bathroom. Walls, window and ceiling are in good condition. Flooring has new carpet in good condition.

Bath # 1 :

Bathroom is on the main level and has an updated vanity, light fixture, sink and shower. The flooring, walls, and ceilings are in good condition.

Bath # 2 :

The second bathroom is a half bath located near the rear entrance. Vanity, vinyl flooring, and light fixtures have been updated.

Bath # ___:

Other Room:

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Other Room:

Other:

The basement is unfinished. Some walls have beams and there was no sign of water intrusion or cracks in the foundation. Property has a water softener, older water heater, newer furnace (2024). Property has two sump pumps that did not have lids at time of viewing.

Other:

Other:

□ **See Addendum for additional rooms/structures**

Garage/Parking (excluding common areas):

Property has an attached 2 car garage with an updated garage door and no cracks in the garage floor. Walls, ceiling and electrical appeared in good condition.

Exterior Building and Yard - Front/Sides/Back:

The exterior of the property is in good condition. The property has a newer roof, extended downspouts on 3/4ths of the property and the chimney is missing a rain cap. There is a brick exterior with no signs of cracks and central air connected.

Other Observed or Known Conditions Not Specified Above

This disclosure is based on a reasonably competent and diligent visual inspection of

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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 licence # 950150-91 Ben Gentile

Date 10/17/2026

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 BM-SIGNED c4e50... James Lindsey 10/17/26 06:39 PM EDT Date Oct 17, 2026

SELLER _____ Date _____

BUYER _ _____ Date _____

BUY_____ Date _____

Real Estate Broker (Firm Representing Seller) ListWithFreedom

By BM-SIGNED 05f40... Doug Nelson 10/17/26 07:19 PM EDT

Date Oct 17, 2026 (Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) _____

By _____

Date _____ (Associate Licensee or Broker Signature)

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