1711 Mt Moriah Drive

Twin Lakes, WI 53181

REAL ESTATE CONDITION REPORT

ADDITIONAL INFORMATION SHEET

(Explanation of "Yes" Reponses)

B8 – The home experienced foundation movement toward Lake Elizabeth in the 1990s. In 1997, a foundation reinforcement system was installed to address the movement. In 2007, a licensed professional engineer inspected the system and concluded that the home likely had not experienced any additional movement since the reinforcement was installed. At that time, the engineer did not recommend any further structural repairs, only routine maintenance of the exposed steel components.

D1 – Twin Lakes Park Cooperative (TLPC) operates three wells: one primary well and two backup wells. The primary well is currently undergoing refurbishment, and the community's water supply has temporarily transitioned to the two backup wells. Water quality testing conducted in July 2026 showed a combined radium level of 0.55 pCi/L in the well currently serving as the primary water source. The secondary backup well recorded a slightly elevated level of 5.06 pCi/L, compared to the EPA's maximum contaminant level of 5.0 pCi/L. Refurbishment of the original primary well is expected to be completed within the next 30 days, at which time it is anticipated to resume supplying the community's water. This information is based on updates posted on the TLPC website. Additional information and updates may be obtained directly from the TLPC Board.

The refurbishment of Well #1 is expected to be completed within approximately 60 days or sooner, at which time it is anticipated to resume its role as TLPC's primary water source.

D2 – The property is part of Twin Lakes Park Cooperative (TLPC) and receives its water from a private community well system. TLPC is responsible for managing, maintaining, and regularly testing the wells.

F1 – The property is part of Twin Lakes Park Cooperative (TLPC).

F2 – TLPC owns and maintains the private community roads, wells, community beach, two community entrances, and potentially other small areas of common property.

F4 – We have maintained a mortgage on this property since purchasing it in 2007, and our original mortgage lenders have never required flood insurance.

Based on the attached FEMA flood map, the home and property do not appear to be located within a designated flood zone, although the piers extending into the lake are shown within the flood zone.

In November 2025, we obtained a Home Equity Line of Credit (HELOC). As a condition of approving the loan, that lender required flood insurance. We obtained the coverage to satisfy the lender's requirement. The current annual premium is $1,013.

F8a – The property is part of Twin Lakes Park Cooperative (TLPC), which is responsible for managing and maintaining the private community roads.

F14 – The last several steps of the staircase leading to the lake encroach onto the neighboring vacant lot to the north. This encroachment existed when we purchased the property in 2007 and is reflected in the attached survey.

The encroachment did not present an issue with the title company at the time of our purchase, and the neighboring property owner has not objected to it.

The staircase is not a permanent structure and could be relocated if necessary. We believe the encroachment has existed since the staircase was built, prior to our ownership. Given its long-standing existence; there may be potential legal consideration relating to adverse possession.

G1 – On January 24, 2026, the water supply connection to the dishwasher failed, resulting in a water leak while the home was unoccupied. The property is used as our second home.

The incident caused water damage to approximately one-third of the home, affecting portions of all three levels.

We hired Mid-American Restoration Services to perform the water damage restoration and repairs, utilizing licensed tradespeople for the necessary work. All restoration and repair work has been completed.

An insurance claim was filed on January 26, 2026, and is expected to be closed prior to the sale closing.