# REAL ESTATE CONDITION REPORT

## DISCLAIMER

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 10034 N Grassly Rd. 20W IN THE (CITY) (VILLAGE) (TOWN) OF Mequon, COUNTY OF Ozaukee, 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) 25 (DAY), 2026 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

## NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

## A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. 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.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate containing one to four dwelling units, including a condominium unit and time-share property, by sale, exchange, or land contract is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. 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.

A6. 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 the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

## B. STRUCTURAL AND MECHANICAL

| | | YES | NO | N/A |
|---|---|---|---|---|
| B1. | Are you aware of defects in the roof?<br>Roof defects may include items such as leakage or significant problems with gutters or eaves. | ☐ | ☐ | ☒ |
| B2. | Are you aware of defects in the electrical system?<br>Electrical defects may include items such as *defects in solar panels and systems*, electrical wiring not in compliance with applicable code, knob and tube wiring, 60 amp service, or aluminum-branch circuit wiring. | ☐ | ☐ | ☒ |
| B3. | Are you aware of defects in part of the plumbing system (including the water heater, water softener, and swimming pool)?<br>Other plumbing system defects may include items such as leaks or defects in pipes, toilets, interior or exterior faucets, bathtubs, showers, or any sprinkler system. | ☐ | ☐ | ☒ |
| B4. | Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers)?<br>Heating and air conditioning defects may include items such as defects in the heating ventilation and air conditioning (HVAC) equipment, supplemental heaters, ventilating fans or fixtures, or solar collectors. | ☐ | ☐ | ☒ |
| B5. | Are you aware of defects in a woodburning stove or fireplace or of other defects caused by a fire in a stove or fireplace or elsewhere on the property?<br>Such defects may include items such as defects in the chimney, fireplace flue, inserts, or other installed fireplace equipment; or woodburning stoves not installed pursuant to applicable code. | ☐ | ☐ | ☒ |
| B6. | Are you aware of defects related to smoke detectors or carbon monoxide detectors or a violation of applicable state or local smoke detector or carbon monoxide detector laws?<br>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. ch. 101). | ☐ | ☐ | ☒ |
| B7. | Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)?<br>Other basement defects may include items such as flooding, defects in drain tiling or sump pumps, or movement, shifting, or deterioration in the foundation. | ☐ | ☐ | ☒ |
| B8. | Are you aware of defects in any structure on the property?<br>Structural defects with respect to the residence or other improvements may include items such as movement, shifting, or deterioration in walls; major cracks or flaws in interior or exterior walls, partitions, or the foundation; wood rot; and significant problems with driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors, floors, ceilings, stairways, or insulation. | ☐ | ☐ | ☒ |
| B9. | Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property?<br>Mechanical equipment defects may include items such as defects in any appliance, central vacuum, garage door opener, in-ground sprinkler, or in-ground pet containment system that is included in the sale. | ☐ | ☐ | ☒ |
| B10. | Are you aware of rented items located on the property such as a water softener or other water conditioner system *or water treatment system*, or other items affixed to or closely associated with the property?<br>*Such items may include reverse osmosis systems, iron filters, and other filters.* | ☐ | ☐ | ☒ |
| B11. | Are you aware of basement, window, or plumbing leaks, overflow from sinks, bathtubs, or sewers, or other ongoing water or moisture intrusions or conditions? | ☐ | ☐ | ☒ |

B12. Explanation of "yes" responses while likely not a "defect" I realized while cleaning the house and heating up a cup of coffee that the microwave timer switch does not turn off.

## C. ENVIRONMENTAL

| | | YES | NO | N/A |
|---|---|---|---|---|
| C1. | Are you aware of the presence of unsafe levels of mold? | ☐ | ☐ | ☒ |
| C2. | Are you 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, or other potentially hazardous or toxic substances on the property? NOTE: Specific federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.

| | | YES | NO | N/A |
|---|---|---|---|---|
| C3. | Are you aware of the presence of asbestos or asbestos-containing materials on the property? | ☐ | ☐ | ☒ |
| C4. | Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties? | ☐ | ☐ | ☒ |
| C5. | Are you aware of current or previous termite, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations, *including infestations impacting trees*? | ☐ | ☐ | ☒ |
| C6. | Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead? | ☐ | ☐ | ☒ |
| C7. | Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property? | ☐ | ☐ | ☒ |

C8. Explanation of "yes" responses _____

## D. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

| | | YES | NO | N/A |
|---|---|---|---|---|
| D1. | Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water?<br>Well defects may include items such as an unused well not properly closed in conformance with state regulations, a well that was not constructed pursuant to state standards or local code, or a well that requires modifications to bring it into compliance with current code specifications. Well water defects might include, but are not limited to, unsafe levels of bacteria (total Coliform and E. coli), nitrate, arsenic, or other substances affecting human consumption safety. | ☐ | ☐ | ☒ |
| D2. | Are you aware of a joint well serving the property? | ☐ | ☐ | ☒ |
| D3. | Are you aware of a defect related to a joint well serving the property? | ☐ | ☐ | ☒ |
| D4. | Are you aware that a septic system or other private sanitary disposal system serves the property? | ☐ | ☐ | ☒ |
| D5. | Are you aware of defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations?<br>Septic system defects may include items such as backups in toilets or in the basement; exterior ponding, overflows, or backups; or defective or missing baffles. | ☐ | ☐ | ☒ |
| D6. | Are you 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 Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer Protection may require the closure or removal of unused tanks.) | ☐ | ☐ | ☒ |
| D7. | Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property?<br>Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards. | ☐ | ☐ | ☒ |
| D8. | Are you aware of an "LP" tank on the property? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.) | ☐ | ☐ | ☒ |
| D9. | Are you aware of defects in an "LP" tank on the property? | ☐ | ☐ | ☒ |

D10. Explanation of "yes" responses _____

## E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

| | | YES | NO | N/A |
|---|---|---|---|---|
| E1. | Have you received notice of property tax increases, other than normal annual increases, or are you aware of a pending property reassessment? | ☐ | ☐ | ☒ |
| E2. | Are you aware that remodeling was done that may increase the property's assessed value? | ☐ | ☐ | ☒ |
| E3. | Are you aware of pending special assessments? | ☐ | ☐ | ☒ |
| E4. | Are you 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? | ☐ | ☐ | ☒ |
| E5. | Are you aware of any proposed construction of a public project that may affect the use of the property? | ☐ | ☐ | ☒ |
| E6. | Are you aware of any remodeling, replacements, or repairs affecting the property's structure or mechanical systems that were done or additions to this property that were made during your period of ownership without the required permits? | ☐ | ☐ | ☒ |
| E7. | Are you aware of any land division involving the property for which a required state or local permit was not obtained? | ☐ | ☐ | ☒ |

E8. Explanation of "yes" responses _____

## F. LAND USE

| | | YES | NO | N/A |
|---|---|---|---|---|
| F1. | Are you aware of the property being part of or subject to a subdivision homeowners' association, *or other homeowners' association*? | ☐ | ☐ | ☒ |
| F2. | If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others? | ☐ | ☐ | ☒ |
| F3. | Are you aware of any zoning code violations with respect to the property? | ☐ | ☐ | ☒ |
| F4. | Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area? | ☐ | ☐ | ☒ |
| F5. | Are you aware of nonconforming uses of the property?<br>A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance. | ☐ | ☐ | ☒ |
| F6. | Are you aware of conservation easements on the property?<br>A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes. | ☐ | ☐ | ☒ |
| F7. | Are you aware of restrictive covenants or deed restrictions on the property?<br>A restrictive covenant or deed restriction may include a provision that imposes resale price limits, occupancy requirements, or other restrictions for a specific period of time (e.g., a development that received Infrastructure Access or Vacancy-to-Vitality funds from the Wisconsin Housing and Economic Development Authority (WHEDA). For more information, visit https://www.wheda.com.). | ☐ | ☐ | ☒ |
| F8. | Other than public rights of ways, are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements? | ☐ | ☐ | ☒ |
| *F8a.* | *Are you aware of any private road agreements or shared driveway agreements relating to the property?* | ☐ | ☐ | ☒ |
| F9. | Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin 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? | ☐ | ☐ | ☒ |
| F10. | 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. For more information visit https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx or (608) 266-2486.

| | | YES | NO | N/A |
|---|---|---|---|---|
| | a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)? | ☐ | ☐ | ☒ |
| | b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2)) | ☐ | ☐ | ☒ |
| | c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4)) | ☐ | ☐ | ☒ |
| F11. | Is all or part of the property subject to or in violation of a farmland preservation agreement? 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. Visit https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx for more information. | ☐ | ☐ | ☒ |
| F12. | Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program? | ☐ | ☐ | ☒ |
| F13. | Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.) | ☐ | ☐ | ☒ |
| F14. | Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property? Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses. | ☐ | ☐ | ☒ |
| F15. | Are you aware there is not legal access to the property? | ☐ | ☐ | ☒ |
| F16. | Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items such as orders to correct building code violations. | ☐ | ☐ | ☒ |
| F17. | Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information. | ☐ | ☐ | ☒ |
| F18. | Are you aware of a written agreement affecting riparian rights related to the property? | ☐ | ☐ | ☒ |
| F19. | Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator? Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway. | ☐ | ☐ | ☒ |
| F20. | Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information). | ☐ | ☐ | ☒ |

F21. Explanation of "yes" responses _____

## G. ADDITIONAL INFORMATION

| | | YES | NO | N/A |
|---|---|---|---|---|
| G1. | Have you filed any insurance claims relating to damage to this property or premises within the last five years? | ☐ | ☐ | ☒ |
| G2. | Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district? | ☐ | ☐ | ☒ |
| *G2a.* | *Does the property currently have internet service?* *If so, who is your provider?* _____ | ☐ | ☐ | ☒ |
| *G2b.* | *Does the property have an electric vehicle charging system and station or installed wiring for a future system or station?* *Is the system or station affixed to the property?* | ☐ | ☐ | ☒ |

| | | YES | NO | N/A |
|---|---|---|---|---|
| G2c. | *Does the property have accessibility features? If so, attach an Accessibility Features Report (see https://www.wra.org/Disabilities).* | ☐ | ☐ | ☒ |
| G3. | Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative? | ☐ | ☐ | ☒ |
| G3a. | *Are you aware of any right of first refusal, recorded or not, on all or any portion of the property?* | ☐ | ☐ | ☒ |
| G4. | Is the owner a foreign person, as defined in 26 USC 1445(f)? (E.g. a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.) Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer. | ☐ | ☐ | ☒ |
| G5. | Are you aware of other defects affecting the property? Other defects might include items such as drainage easement or grading problems; excessive sliding, settling, earth movements, or upheavals; or any other defect or material condition. | ☐ | ☐ | ☒ |

G6. The owner has owned the property for 27 years.
G7. The owner has lived in the property for 0 years.
G8. Explanation of "yes" responses "The undersigned is acting solely in the Capacity of trustee of the trust that owns the Property. The Property was formerly the residence of the trustee's parents. The trustee has not resided at the Property since approximately 1987. Given that the trustee has not lived at the Property for nearly four decades, the trustee has not been in position to personally observe or become aware of defects, deficiencies, maintenance issues or other conditions that have arisen or developed during that extensive period. Accordingly, the trustee lacks firsthand knowledge sufficient to make informed representations regarding the Property's condition or existence or absence of defects."

*Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at http:www.doc.wi.gov or by phone at 608-240-5830.*

## OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

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.

Owner Cynthia R Kohli, Trustee Date 10/25/2026
Owner _____ Date _____
Owner _____ Date _____
Owner _____ Date _____

## CERTIFICATION BY PERSON SUPPLYING INFORMATION

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

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

## BUYER'S ACKNOWLEDGEMENT

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.

I acknowledge receipt of a copy of this statement.

Prospective buyer _____ Date _____
Prospective buyer _____ Date _____
Prospective buyer _____ Date _____
Prospective buyer _____ Date _____

*Information appearing in italics is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.*

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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VERETTE CONSTRUCTION
262-250-7502
**N60 W144232 Kaul Ave**
**Menomonee Falls, WI 53051**
**Office- 262-250-7502**
**Fax- 262-364-2059**

# WARRANTY

**Date:** 11/14/2025

**Address: 10034 N. Grasslyn Road**
**Mequon, WI 53092**

The foundation work that was done in November 2025 at the above address is **guaranteed for (20) years,** which is transferable to a new homeowner if home is sold. Please refer to the original contract for terms and conditions.

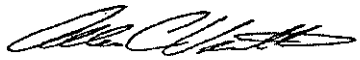
**Job Description:**
**Based on VM Engineering Report Dated 10/8/25.**
**On the original part of the home Excavate 22' ft. of the South Wall, along with Reinforcing 49' ft. of the West Wall, 54' ft. of the East wall and 22' ft. of the South wall using 2x5 Structural Steel Column.**
**To also excavate 15' ft. of the Northern addition wall along with reinforcing Northern & Southern addition walls with 2x5 Structural Steel Columns**

**Removing and replacing concrete as needed for excavation.**

**Tuckpointing cracks.**

**Drain Tile Test completed 10/1/25.**
**Based on test replace 20' ft of interior perimeter drain tile on West Wall starting from inspection hole moving South coming around the corner on South Wall 22' ft. connecting to existing Sump Crock Basin.**

Any questions or concerns please feel free to contact me at my office.
Sincerely,



Allen C. Verette
President

## TERMS AND CONDITIONS

BUYER REPRESENTS THAT HE OR SHE IS IN FACT THE LEGAL OWNER OF THE PREMISES ON WHICH LABOR AND MATERIALS ARE TO BE PERFORMED.

OWNERS INDIVIDUALLY AND ALL OTHER PERSONS CO-SIGNING THIS CONTRACT SHALL BE SEVERALLY AND JOINTLY OBLIGATED AND LIABLE HEREIN.

GUTIERS AND DOWNSPOUTS MUST BE IN GOOD CONDITION. DOWNSPOUTS DISCHARGING AT GRADE MUST BE EXTENDED AT LEAST 5 FEET FROM FOUNDATION AT ALL TIMES.

PROPER PITCH OF GROUND, CONCRETE ANO ASPHALT MUST BE MAINTAINED AT ALL TIMES (~ INCH PER 5 FEET) UNLESS OTHERWISE SPECIFIED IN WRITING.

ELECTRICAL OUTLETS ANO/OR PLUMBING TO BE SUPPLIED BY OWNER UNLESS OTHERWISE SPECIFIED IN WRITING ON THIS CONTRA

IT IS THE RESPONSIBILITY OF THE OWNER TO REMOVE AND REPLACE ALL EXTERIOR AND INTERIOR OBSTRUCTIONS FROM WALLS AND FLOOR IN AREAS WHERE WORK IS GOING TO BE PERFORMED.

SUMP PUMPS ARE WARRANTED BY MANUFACTURERS ONLY.

ANNIVERSARY DATE OF THIS CONTRACT SHALL BE THE DATE WORK IS COMPLETED, BUT SHALL NOT APPLY IF PAYMENTS ARE NOT MADE AS AGREED. ALL TERMS AND CONDITIONS OF THE CONTRACT MUST BE COMPLIED WITH BY OWNER OR GUARANTEE AND SERVICE AGREEMENT IS INVALID. FAILURE TO MAIL IN ANNUAL SERVICE AGREEMENT FEE DURING ANY YEAR OF THE EXTENSION PERIOD SHALL TERMINATE THE REMAINING PORTION OF THE SERVICE AGREEMENT.

CONDITIONS NOT VISIBLE WHICH MAY BE DISCOVERED AFTER WORK HAS COMMENCED, AND THAT MAY REQUIRE ADDITIONAL COST WILL BE BROUGHT TO THE OWNERS ATIENTION. OWNER SHALL HAVE THE OPTION TO ACCEPT THE PROPOSAL FOR SUCH ADDITIONAL COSTS DUE TO THE DISCOVERED CONDITIONS OR CONTRACTOR SHALL CEASE WORK AND OWNER SHALL BE CHARGED ONLY FOR WORK PERFORMED TO THE TIME THAT THE CONDITIONS WERE DISCOVERED.

WISCONSIN STATE ADMINISTRATIVE CODE 133 REQUIRES THAT "REMEDIAL WORK TO BE PERFORMED UNDER THIS GUARANTEE SHALL BEGIN WITHIN FORTY-FIVE (45} DAYS AND COMPLETED WITHIN SIX (6) MONTHS."

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES BUYER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR AND ON THE BUYERS LAND MAY HAVE LIEN RIGHTS ON BUYER AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE BUYER OR THOSE WHO GIVE THE BUYER NOTICE WITHIN SIXTY (60) DAYS AFTER THEY FURNISH LABOR AND MATERIALS FOR THE CONSTRUCTION AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY BUILDER AGREES TO COOPERATE WITH THE BUYER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

IF REQUESTED, A WAIVER OF LIEN WILL BE FURNISHED AT TIME OF FINAL PAYMENT. REQUEST SHOULD BE NOTED ON FRONT OF THIS CONTRACT.

A 1.5% INTEREST CHARGE PER MONTH WILL BE ENFORCE ON ALL ACCOUNTS NOT PAID BY DESIGNED TERMS OF THIS CONTRACT. FINAL PAYMENT SHOULD BE GIVEN TO FOREMAN UPON COMPLETION OF WORK, UNLESS OTHERWISE STATED IN WRITING ON THE FRONT OF THIS CONTRACT.

THIS AGREEMENT BECOMES A VALID CONTRACT WHEN EXECUTED BY OWNER AND APPROVED BY AN AUTHORIZED REPRESENTATIVE OF CONTRACTOR.

THIS INSTRUMENT CONTAINS THE ENTIRE AGREEMENT BETWEEN THE OWNER AND CONTRACTOR AND OWNER ACKNOWLEDGES THAT NO PROMISES, REPRESENTATIONS, OR WARRANTIES EXCEPT SUCH AS MAY BE HEREIN EXPRESSLY SET FORTH IN WRITING HAVE BEEN MADE BY CONTRACTOR OR ITS AGENT AND THAT NO MODIFICATION OF OR ADDITIONS TO ANY PROVISION HEREOF SHALL BE VALID OR BINDING UPON CONTRACTOR, IT SUCCESSORS, OR ASSIGNS. UNLESS EXPRESSLY SET FORTH HEREIN IN WRITING.

# VM ENGINEERING STRUCTURAL INSPECTION REPORT

| DATE: 10/8/25 | CONDITIONS: 50's Sunny, recent rain |
|---|---|

| CLIENT: Cindy Kohli | PRESENT: Yes |
|---|---|
| INSPECTION ADDRESS: 10034 N Grasslyn Rd, Mequon, WI 53092 | |
| PHONE: 262-893-5601 | EMAIL: clkohli1@yahoo.com |

The following report is the professional opinion of VM Engineering, which is not a warranty. The report is limited to the components of the structure that were visible on the date of the inspection and the engineer's opinion of their condition at the time of the inspection. This report does not address dormant or concealed defects that may occur in the future that are not evident at the time of this inspection.

WISCONSIN PROFESSIONAL ENGINEER
CORY WOTACHEK E-100401 BROOKFIELD WI

Cory Wotachek, PE E-100401
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## REPORT SUMMARY AND RECOMMENDATIONS

All repairs to be completed per the State of Wisconsin Uniform Building Code

The purpose of this inspection was to assess the foundation for structural stability and dampness/moisture. This property is a single-family home constructed with concrete masonry block foundation walls. A self-leveling laser was used to measure walls and structural members for lateral deviations from plumb vertical and horizontal.

Repair Note 1 (See S1.0 for location):

The foundation wall sections labeled on S1.0 were found with various cracks and signs of active movement. It is recommended to reinforce the wall with steel braces per the Wisconsin Uniform Building Code, Chapter VI. Although some sections were at or exceeding 1" of inward lateral displacement, it is found permissible to reinforce the wall without excavation due to the minimal shearing, minimal block damage, crack characteristics and low water staining.

Repair Note 2 (See S1.0 for location):

The foundation wall was found with various cracks and signs of active movement. It is recommended to correct and repair the foundation wall by excavating, waterproofing, and reinforcing per the Wisconsin Uniform Building Code, Chapter VI, Procedure 30.50 (6). Note, if contractor is unable to straighten or salvage the masonry block then replacement of masonry block is necessary.

Repair Note 3 (See S1.0 for location):

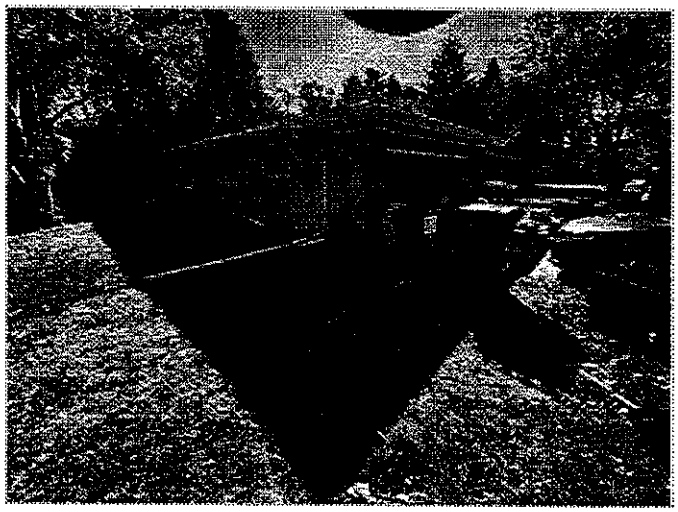
The wall was found to have cracks as noted on S1.0. The cracks were found painted over with no indications of recent or active movement since. At this time there are no safety concerns or signs of instability. Any reinforcement at this time would be proactive and not warranted without signs of recent or active movement (WI UBC & WAFRP). It is recommended to monitor the wall. If new wall cracks form or existing cracks widen, and measurements increase, then reinforcing should be re-evaluated.

Interior Damp Proofing:

It is recommended to test the existing drain tile system per the Wisconsin Uniform Building Code, Chapter VI, Appendix A Procedure. Drain tile replacement or repairs should be completed based on test results in accordance with the Wisconsin Uniform Building Code, Chapter VI.

Exterior Damp Proofing:

To reduce the total water volume entering the drainage system and soils adjacent to the foundation, it is recommended to maintain a pitch of 1/2" per foot away from the foundation for the exterior grading and landscaping. All sidewalks and patios should be mud jacked or replaced to maintain the proper pitch away from the foundation. All roof gutter downspouts should be extended a minimum of 5ft away from the foundation or past landscaping gardens. Due to portions of the yard and patio being relatively flat. Downspout extensions should remain long enough to discharge at a point where it will naturally flow away from the dwelling, ideally towards a slope, drain, or low area that can handle excess water without causing pooling or damage to the foundation.



Northwest Exterior



Northeast Exterior



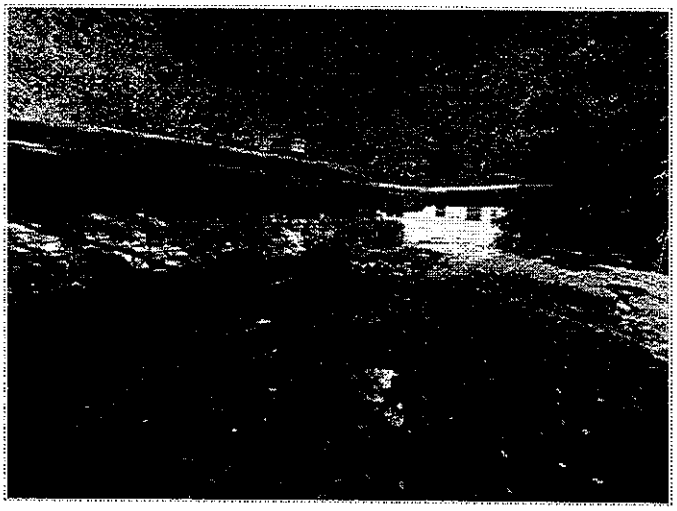
Southwest Exterior



Southeast Exterior



East Exterior



East Exterior

| | | |
|---|---|---|
| VM ENGINEERING | Vince Matarrese, PE E-45530<br>Vince@VMproeng.com<br>Cory Wotachek, PE E-100401<br>Cory@VMproeng.com | DRAWING No.<br>P1 |

VM | ENGINEERING

# SITE INSPECTION TERMS AND CONDITIONS

This agreement is between VM Engineering Ltd. ("VME") and the Client. By accepting the site visit and inspection, the Client agrees to the following terms and conditions.

**1. Scope of Services**
For the fee stated herein, the following will be provided to the Client: a single site visit, a limited visual inspection of the foundation of the home or building identified above, a report with measurements, observations, and recommendations, and a limited visual inspection of exposed framing or relevant structural members. Any additional inspection scope or charges will require prior written agreement between VME and the Client.

**2. Extent of Visual Inspection**
The inspection is limited to a basic visual assessment of portions of the foundation system that are visible and accessible on the day of the inspection. The inspection is restricted to areas of the foundation visible without moving or removing obstructions. No excavation, removal of finishes, or other obstructions will be conducted during the inspection. VME cannot and does not render any opinion regarding the condition of portions of the foundation system that are not reasonably visible during the inspection.

**3. Limitations of the Inspection**
VME is not responsible for identifying any defects or problems that are not visible during the inspection. VME will not be liable for any foundation issues that are hidden from view or cannot be detected through a reasonable visual inspection. VME does not provide any warranty or guarantee on the condition of the foundation or its performance over time.

**4. Exclusions from the Inspection**
The following are not included in this inspection and report: determination of compliance with original construction plans, specifications, or building codes; material testing or determination of material properties; soil borings, soil testing, or geotechnical analysis. VME cannot render opinions regarding soil properties or stability; such assessments must be conducted by a geotechnical engineer. Detection of hazardous materials, including asbestos, radon gas, mold, insects, or pests. Warranties or guarantees related to foundation performance. Advice regarding property purchase, sale, or value.

**5. Disclaimer of Future Conditions**
The Client understands that foundation problems may develop or worsen over time, and such changes cannot be predicted. VME does not guarantee the foundation's condition or that it will not deteriorate further after the inspection. Repair recommendations are based solely on the professional opinion of VME from the limited visual inspection performed and are not a guarantee that repairs will fully resolve all issues.

**6. Agreement and Client Acknowledgment**
By accepting the site visit and inspection, the Client acknowledges that they have read, understood, and agreed to these terms and conditions. The Client further acknowledges that this agreement and any subsequent report are not a warranty or guarantee of the foundation's condition or future performance.

**7. Notice of Lien Rights**
Pursuant to Wis. Stat. § 779.02, VM Engineering, hereby notifies you of our lien rights for engineering services. If unpaid, we may file a construction lien to secure payment, per Wisconsin law. Contact us for questions and retain this notice for your records.

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**Client Acceptance**
Acceptance of these terms occurs by signing this document, returning a confirmation email, accepting a meeting invite with these terms attached and authorizing the inspection, or otherwise proceeding with the inspection after receiving these terms.