WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

REAL ESTATE CONDITION REPORT

DISCLAIMER

A. _____ THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT W144N9880 Sun Valley Trl _____ (STREET ADDRESS) IN THE village (CITY) (VILLAGE) (TOWN) OF Germantown, COUNTY OF _____, 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 September (MONTH), 15th (DAY), 2026 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PRINCIPAL IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PRINCIPALS MAY WISH TO OBTAIN.

OWNER'S INFORMATION

B.1. In this form, "am aware" means to have notice or knowledge. 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.

B.2. 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 any agent representing any principal in this transaction to provide a copy of this statement, and to disclose any information in the statement, to any person in connection with any actual or anticipated sale of the property.

B.3. The owner represents that to the best of his or her knowledge the responses to the following statements have been accurately noted as "yes," "no," or "not applicable" to the property being sold. If the owner responds to any statement with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the statement is "yes."

B.4. 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.

*PROPERTY CONDITION STATEMENTS**

		Yes	No	N/A	*See Expert's Report*
C.1.	I am aware of defects in the roof.	____	____	____	____
C.2.	I am aware of defects in the electrical system.	____	____	____	____
C.3.	I am aware of defects in part of the plumbing system (including the water heater, water softener and swimming pool) that is included in the sale.	____	____	____	____
C.4.	I am aware of defects in the heating and air conditioning system (including the air filters and humidifiers).	____	____	____	____
C.5.	I am aware of defects in the well, including unsafe well water.	____	____	____	____
C.6.	I am aware that this property is served by a joint well.	____	____	____	____
C.7.	I am aware of defects in the septic system or other sanitary disposal system.	____	____	____	____
C.8.	I am 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.)	____	____	____	____
C.9.	I am aware of an "LP" tank on the property. (If "yes," specify in the additional information space whether or not the owner of the property either owns or leases the tank.)	____	____	____	____
C.9m.	*I am aware that a dam 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 [illegible] 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.)				
C.10.	I am aware of defects in the basement or foundation (including cracks, seepage and bulges). *Other basement defects might include, but are not limited to, flooding, extreme dampness [illegible] unsafe concentrations of mold, or defects in drain tiling or sump pumps.*	____	____	____	____
C.11.	I am aware that the property is located in a floodplain, wetland or shoreland zoning area	____	____	____	____
C.12.	I am aware of defects in the structure of the property.	____	____	____	____
C.13.	I am aware of defects in mechanical equipment included in the sale either as fixtures or personal property.	____	____	____	____
C.14.	I am aware of boundary or lot line disputes, encroachments or encumbrances (including a joint driveway).	____	____	____	____
C.15.	I am 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, lead in water supplies or plumbing system or other potentially hazardous or toxic substances on the premises. *Such defects might also be caused by unsafe levels of mold. NOTE: specific federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.*	____	____	____	____
C.16.	I am aware of the presence of asbestos or asbestos-containing materials on the property.	____	____	____	____
C.17.	I am aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic substances on neighboring properties.	____	____	____	____
C.18.	I am aware of current or previous termite, powder-post beetle or carpenter ant infestations *or defects caused by animal or other insect infestations.*	____	____	____	____
C.19.	I am aware of defects in a woodburning stove or fireplace or of defects caused by a fire in a stove or fireplace or elsewhere on the property *or a violation of applicable state or local smoke detector laws; 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. §§ 101.149 & 101.647).*	____	____	____	____
C.20.	I am aware either that remodeling affecting the property's structure or mechanical systems was done or that additions to this property were made during my period of ownership without the required permits.	____	____	____	____
C.21.	I am aware of federal, state or local regulations requiring repairs, alterations or corrections of an existing condition.	____	____	____	____

		Yes	No	N/A	See Expert's Report
C.22.	I have received notice of property tax increases, other than normal annual increases, or am aware of a pending property reassessment.	____	____	____	____
C.23.	I am aware that remodeling that may increase the property's assessed value was done.	____	____	____	____
C.24.	I am aware of proposed or pending special assessments.	____	____	____	____
C.24.m	I am 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.	____	____	____	____
C.25.	I am aware of the proposed construction of a public project that may affect the use of the property.	____	____	____	____
C.26.	I am aware of subdivision homeowners' associations, common areas co-owned with others, zoning violations or nonconforming uses, *any land division involving the property for which required state or local permits had not been obtained, conservation easements, restrictive covenants,* rights-of-way, easements or another use of a part of the property by nonowners, other than recorded utility easements *or burial grounds.*	____	____	____	____
C.26.m	I am aware that the property is subject to a mitigation plan required under administrative rules of the 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.	____	____	____	____
C.27.	I am aware of other defects affecting the property.	____	____	____	____

ADDITIONAL INFORMATION

D.1.	I am aware that a structure on the property is designated as a historic building or that part of the property is in a historic district.	____	____	____	____
D.1.a	*I am aware of a pier attached to the property that is not in compliance with state or local pier regulations. See http://dnr.wi.gov/ for information.*	____	____	____	____
D.1.b	*All or part of the land has been assessed as agricultural land under Wis. Stat. § 70.32(2r) (use-value assessment).*	____	____	____	____
D.1.c	*The owner has been assessed a use-value assessment conversion charge under Wis. Stat. § 74.485(2).*	____	____	____	____
D.1.d	*The payment of the use-value assessment conversion charge has been deferred under Wis. Stat. § 74.485(4).*	____	____	____	____

Notice: 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 [illegible] may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the [illegible] Department of Revenue's Equalization Section at 608-266-2149 or visit http://www.revenue.wi.gov/faqs/slf/useassmt.html.

D.1.e	*I am aware that the property is subject to a farmland preservation agreement.*	____	____	____	____
	Notice: The 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. Call 608-224-4500 or [illegible]wi.gov/Environment/Working_Lands_Initiative/ for more information.				
[illegible]	*[illegible] the presence of unsafe levels of mold, or roof, basement, window or plumbing leaks, or [illegible] from sinks, bathtubs or sewers, or other water or moisture intrusions or conditions that might initiate the growth of unsafe levels of mold.*	____	____	____	____
D.1.g	*I am aware that all, or part, of the property is subject to, enrolled in or in violation of a Farmland Preservation Agreement (see D.1.e.), Forest Crop Law, Managed Forest Law (see disclosure requirement in Wis. Stat. § 710.12), the Conservation Reserve Program or a comparable program.*	____	____	____	____
D.2.	The owner has lived on the property for _____ years.				
D.3.	Explanation of "yes" responses. (See B. 3.) Seller has never occupied the property				

Note: Any sales contract provision requiring the inspection of a residential dumbwaiter or elevator must be performed by a state-licensed elevator inspector.

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.widocoffenders.org or by phone at 608-240-5830.

OWNER'S CERTIFICATION

E. 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. *NOTE: Wisconsin Statute §709.035 requires owners who, prior to acceptance, obtain information which would change a response on this report, to submit a new report or an amended report to the prospective buyer.*

Owner ____ Date _____ Owner _____ Date 9/16/26

Owner _____ Date _____ Owner DSJ General Contracting LLC Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

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

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

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

NOTICE REGARDING ADVICE OR INSPECTIONS

G. THE PROSPECTIVE BUYER AND THE OWNER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTIONS, DEFECTS OR WARRANTIES.

BUYER'S ACKNOWLEDGMENT

H.1. 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.

H.2. I ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT

Prospective Buyer _____ Date _____ Prospective Buyer _____ Date _____

Prospective Buyer _____ Date _____ Prospective Buyer _____ Date _____

**NOTE: All information appearing in italics in this REAL ESTATE CONDITION REPORT is purely of a supplemental nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.* 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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