APPENDIX: SELLER'S ADDITIONAL DISCLOSURES
Real Estate Condition Report

Property: 1376 Aldoro Drive, Waukesha, WI
Seller: Ryan Paugh
Date: September 24, 2026

This appendix provides additional detail for items referenced in the Real Estate Condition Report. The information below reflects the Seller's knowledge and experience during the period of ownership.

Item B1: Roof

The Seller is not aware of any material or imminent repairs needed to the roof. However, the roof is older, and replacement may be worth considering. At the time of purchase, the Seller, along with the previous owner, made several repairs to areas believed to need attention in order to prevent more significant issues.

Item B2: Electrical

Reverse polarity was identified on one outlet during the original inspection at the time of the Seller's purchase. The Seller has not experienced any material electrical issues during the period of ownership. The Seller installed an updated electrical panel to support modern household electrical needs and to address the overall age and reliability of the electrical system inside and outside the home, including additional breakers and a more modern system.

Item B3: Water Softener

The Seller has not used the water softener during the period of ownership, and it may not be connected. As a result, the Seller cannot speak to its functionality. The Seller chose not to activate it upon moving in, as City of Waukesha water does not typically require softening, and has not experienced any hard water issues without it.

Item B4: Central Air Conditioning and Water Heater

The central air conditioning unit and water heater were both replaced in Summer 2026. The Seller is not aware of any issues since installation.

Item B5: Chimney and Fireplace

The brick chimney is no longer in use. The prior inspection report identified some deterioration of the brickwork and chimney crown that should be considered for future repair. The gas fireplace operates on its own separate venting. The prior owners reported a leak near the venting that was repaired in 2021. The Seller has not experienced any leaks during the period of ownership.

Item B7: Crawl Space

Some discoloration may be present in the crawl space and is worth noting to an inspector for an expert opinion. The area has always been dry. The Seller had a mitigation company inspect the space, and no material issues were identified. As a precaution and part of routine upkeep, the Seller had certain areas sprayed and painted to help preserve the space against future issues.

Item B8: Structural and Exterior

Retaining Walls and Exterior Stairway: The inspection report completed at the time of the Seller's purchase noted some settling and unevenness in the retaining walls, as well as minor cracks in the stairway leading to the backyard. The Seller has not experienced any issues related to these conditions but discloses them for the Buyer's awareness.

Closet Drywall Behind Fireplace: There is a hole in the drywall of the closet space located behind the fireplace.

Lower-Level Bedroom Closet Wall: Additional drywall is needed to fully separate the downstairs bedroom closet wall from the back of the cellar.

Basement Windows: The basement windows in the downstairs bedroom and main bedroom areas do not stay open properly due to missing hardware. The basement windows are generally older, though the Seller is not aware of any leaks or insulation issues. Upgrading or replacing these windows may be worth considering.

Front Porch Siding and Awning: There is some wear on the wood siding panels and the wood on the front porch awning. The Seller is not aware of any leaks or imminent issues, though upgrading or replacing these materials may be worth considering.

Item B9: Refrigerator

The refrigerator functions properly for cooling and freezing. There has been no water line to the refrigerator space since the Seller's purchase, so the ice maker has never been used. A water line could be connected by a plumber; however, the Seller cannot verify the ice maker's functionality.

Item B11: Basement Drain

Earlier this year, there was minor overflow from the basement drain in the cellar area. Technicians diagnosed the cause as root overgrowth limiting drainage to the city sewer, which can be a common issue. Plumbers cleared the drain lines, and everything has worked properly since. The overflow was minimal, remained within the unfinished cellar area, and caused no water damage.

Item C2: Radon

A radon mitigation system was purchased and installed at the time of the Seller's purchase of the home.

Item E2: Remodeling and Updates

Please see the remodeling list provided by the listing agent for all updates made to the home during the Seller's occupancy.