100 (½) E 2ND STREET FOND DU LAC, WI 54935 HOME INFORMATION

IMPORTANT PROPERTY INFORMATION DISCLAIMER & NOTICE TO BUYER

All information, timelines, and estimated ages regarding the property components (including but not limited to the roof, HVAC system, furnace, water heater, electrical systems, plumbing, and appliances ETC) are provided strictly as an informational courtesy and to the best of the Seller's personal knowledge.

Please be advised of the following conditions:

- ***Estimates Only: All stated ages, dates of installation, and conditions are approximate estimates only. They are not guaranteed, verified, or warranted for accuracy.***
- ***No Warranty: This information does not constitute a legal representation, express warranty, implied warranty, or structural guarantee of any kind.***
- ***Buyer Duty to Verify: The Seller is not a professional home inspector, contractor, or builder. The Buyer is explicitly advised and expected to independently inspect, test, and verify the age, operational status, and condition of all property components using a licensed Wisconsin home inspector or professional contractors prior to closing.***
- ***Release of Liability: By accepting and reviewing this informational sheet, the recipient acknowledges that the Seller assumes no liability for any unintentional errors, inaccuracies, or omissions regarding the history or remaining useful lifespan of these property components. The property is being sold in an "as-is" structural condition except as otherwise agreed in writing.***

FURNACE: 2026 (verified)
ROOF: 2020 (replacement date not verified)
WATER HEATER: 2020? (replacement date not verified)
ELECTRICAL: updated in 2020 to two separate panels (replacement date not verified)
SUMP PUMP: 2026 (verified)
UPPER UNIT: 2026 Entire kitchen remodel NEW: cabinets, sink, plumbing, lighting, paint, bathroom faucet (verified)
Home has ONE WATER HEATER AND ONE FURNACE
Owner currently pays water & Heat average $110/month
TENANTS pay Their own separate electric bill
–various updated plumbing since 2023 in both units
LOWER UNIT: Pays $865
UPPER UNIT: Pays $850

UTILITIES: ALLIANT ENERGY, CITY OF FOND DU LAC