REAL ESTATE CONDITION REPORT

DISCLAIMER

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 1677 Dellwood Ct. IN THE Village (CITY) (VILLAGE) (TOWN) OF Grafton, 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 November (MONTH) 11 (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.

Copyright © 2026 by Wisconsin REALTORS® Association. Drafted by Attorney Jennifer Lindsley.
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

B. STRUCTURAL AND MECHANICAL

		YES	NO	N/A
B1.	Are you aware of defects in the roof? 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? 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)? 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)? 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? 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? 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)? 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? 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? 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? *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 B7 - See paperwork attached

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.	☐	☒	☐
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?	☐	☒	☐

Copyright © 2026 by Wisconsin REALTORS® Association. Drafted by Attorney Jennifer Lindsley.
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

		YES	NO	N/A
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 C5 - See report attached

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? 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? 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? 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?	☐	☒	☐
E3m.	Are you aware of an existing neighborhood improvement special assessment?	☐	☒	☐

Copyright © 2026 by Wisconsin REALTORS® Association. Drafted by Attorney Jennifer Lindsley.
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

		YES	NO	N/A
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? 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? 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? 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.			
	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))	☐	☐	☒

Copyright © 2026 by Wisconsin REALTORS® Association. Drafted by Attorney Jennifer Lindsley.
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

		YES	NO	N/A
	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?* AT+T/Spectrum	☒	☐	☐
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?*	☐ ☐	☒ ☐	☐ ☒
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?*	☐	☒	☐

Copyright © 2026 by Wisconsin REALTORS® Association. Drafted by Attorney Jennifer Lindsley.
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

	YES	NO	N/A
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 7 ~~years~~ months (SLP) (SL)

G7. The owner has lived in the property for 10-20 years.

G8. Explanation of "yes" responses - My brother and I lived on the property for 10-20 years. We have not lived on the property since year 2020.

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 Shawl Pals Date 11/11/26

Owner Steven Lubar Date 11/11/2026

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.

Copyright © 2026 by Wisconsin REALTORS® Association. Drafted by Attorney Jennifer Lindsley.
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

PO Box 229
Port Washington, WI
53074-0229 USA
+12626894042
jordan@harborcityplumbers.com

HARBOR CITY PLUMBING
Locally owned & operated since 2009

INVOICE

INVOICE # 76031
DATE 11/03/2026
DUE DATE 11/18/2026
TERMS Net 15

BILL TO
Sherrie Pals
1677 Dellwood Ct.
Grafton, WI 53024

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

ACTIVITY	QTY	RATE	AMOUNT
Services Sanitary sewer lateral and building drain replacement *Bust-up/Remove concrete flooring to access underfloor building drain piping *Replace all cast-iron building drain with new PVC piping for (3) stacks and (1) floor drain *Replace cast-iron stack as needed *Re-instate main clean-out *Install new 67ft CIPP PVC liner from main clean-out in home to existing PVC lateral *Clean/Descale piping as needed for new liner installation *Remove/Reset laundry tub to access underfloor piping *Dispose of all concrete and spoils *Backfill trench with stone and pour back concrete flooring *Obtain local plumbing permit All plumbing materials and labor needed to complete the job	1	25,750.00	25,750.00

A 10% late fee will be applied to any invoices not paid by due date.

We accept check, credit card or bank transfer (ACH).
• Credit cards include a 3.5% processing fee
• Please contact the office so Brianna can approve card payments on your invoice
• Bank transfers through QuickBooks also include a fee (charged by QuickBooks, not HCP)
• Checks can be mail to our PO Box included on the invoice

Thank you for understanding and supporting our small business!

SUBTOTAL	25,750.00
TAX	0.00
TOTAL	25,750.00
BALANCE DUE	**$25,750.00**

Harbor City Plumbing
PO Box 229
Port Washington, WI
53074-0229 USA
+12626894042
jordan@harborcityplumbers.com

Estimate

ESTIMATE # 6343
DATE 10/08/2026

ADDRESS
Sherrie Pals
1677 Dellwood Ct.
Grafton, WI 53024

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

ACTIVITY	QTY	RATE	AMOUNT
Services Sanitary sewer lateral and building drain replacement *Bust-up/Remove concrete flooring to access underfloor building drain piping *Replace all cast-iron building drain with new PVC piping for (3) stacks and (1) floor drain *Replace cast-iron stack as needed *Re-instate main clean-out *Install new 67ft CIPP PVC liner from main clean-out in home to existing PVC lateral *Clean/Descale piping as needed for new liner installation *Remove/Reset laundry tub to access underfloor piping *Dispose of all concrete and spoils *Backfill trench with stone and pour back concrete flooring *Obtain local plumbing permit All plumbing materials and labor needed to complete the job	1	25,750.00	25,750.00

This proposal is an estimate only based on the project prior to start of work. Upon approval, a down payment invoice will be sent to confirm scheduling.

SUBTOTAL	25,750.00
TAX	0.00
TOTAL	**$25,750.00**

Accepted By

Accepted Date

VERETTE CONSTRUCTION
FOUNDATION REPAIR
262-250-7502

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

WARRANTY

Date: October 29th, 2026

Address: 1677 Dellwood Court
Grafton, WI 53024

The foundation work that was done in **October 2026** 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:
To Reinforce 48.3' ft of North wall 34.6' ft of the East wall and 34.6' ft of the West wall using 3X5 Structural Steel Columns without excavation.
To Tuckpoint cracks Adding wood blocking as needed for column installation Fabricating beams around plumbing.

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.

Verette Construction
N60 W14432 Kaul Ave
Menomonee Falls, WI 53051
Office: 262-250-7502

LIEN WAIVER

Date: 10/29/2026

For value received, we hereby waive all rights and claims for Lien on land and or buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

Address: 1677 Dellwood Court
Grafton, WI 53024

Contractor: Verette Construction

Job Description:
To Reinforce 48.3' ft of North wall 34.6' ft of the East wall and 34.6' ft of the West wall using 3X5 Structural Steel Columns without excavation.
To Tuckpoint cracks Adding wood blocking as needed for column installation Fabricating beams around plumbing.

Sincerely,

Allen C. Verette
President

Verette Construction
N60 W14432 Kaul Ave
Menomonee Falls, WI 53051 US
office@veretteconstruction.com

INVOICE

BILL TO
Steven Lubahn
1677 Dellwood Court
Grafton, WI 53024

INVOICE	3183
DATE	10/15/2026
TERMS	Due in 8 days
DUE DATE	10/15/2026

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Job Site #07346 1677 Dellwood Court Grafton, WI 53024	1	0.00	0.00
	Proposal Details	Proposal /Scope of Work To Reinforce 48.3' ft of North wall 34.6' ft of the East wall and 34.6' ft of the West wall using 3X5 Structural Steel Columns without excavation. To Tuckpoint cracks Adding wood blocking as needed for column installation Fabricating beams around plumbing. Please remit Payment to Verette Construction N60W14432 Kaul Avenue Menomonee Falls, WI 53051	1	10,850.00	10,850.00
	Services	Down Payment $ 4,850.00 10/13/2026 Check # 1019	1	-4,850.00	-4,850.00
	Services	Final Payment $ 6,000.00 10/29/2026 Check # 1024 Paid in Full Thank You Verette Construction			-6,000.00

BALANCE DUE **$0.00**

PAID

Proposal

Verette Construction
Office: 262-250-7502
N60 W14432 Kaul Ave
Menomonee Falls WI 53051

No.
07346

General Information

Name
Steven Lubahn

Phone
262-259-8978

Email
stevenlubahn9@gmail.com

Street Address
1677 Dellwood CT

City
Grafton

State
Wisconsin

Zip Code
53024

Date
08/18/2026

Closing Date

Potential Start Date

Summary

Additional Instructions
Per VM Engineering dated 7/29/26.
Reinforce 48.3 ft of North wall 34.6 ft of the East wall and 34.6 ft of the West wall using 3X5 structural steel columns without excavation.
Included in quote;
Tuckpointing cracks
Adding wood blocking as needed for column installation
Fabricating beams around plumbing
Permit
20 year transferable warranty

***Homeowner to have down shelving and wall coverings

All work done per the State of Wisconsin Uniform Building Code

Approximate amount of days to complete
2

☐ **Paying At Completion**

☐ **Paying Out of Closing**

Total
$10,850.00

Down Payment
$4,850.00 10/13/2026 #1019

☐ **Down Payment Received**

Completion
$6,000.00

Payment Type

☐ **Cash**

☐ **Check**

☐ **Credit Card (3.8% convenience fee added)**

Proposal Information

Chip out all major interior cracks where work is being performed and tuckpoint.
Applicable

Reinforce walls where shown with vertical steel columns; install approximately
Applicable

__" centers.
32-48

Proposal

Verette Construction
Office: 262-250-7502
N60 W14432 Kaul Ave
Menomonee Falls WI 53051

No.
07346

Photos of Work Area

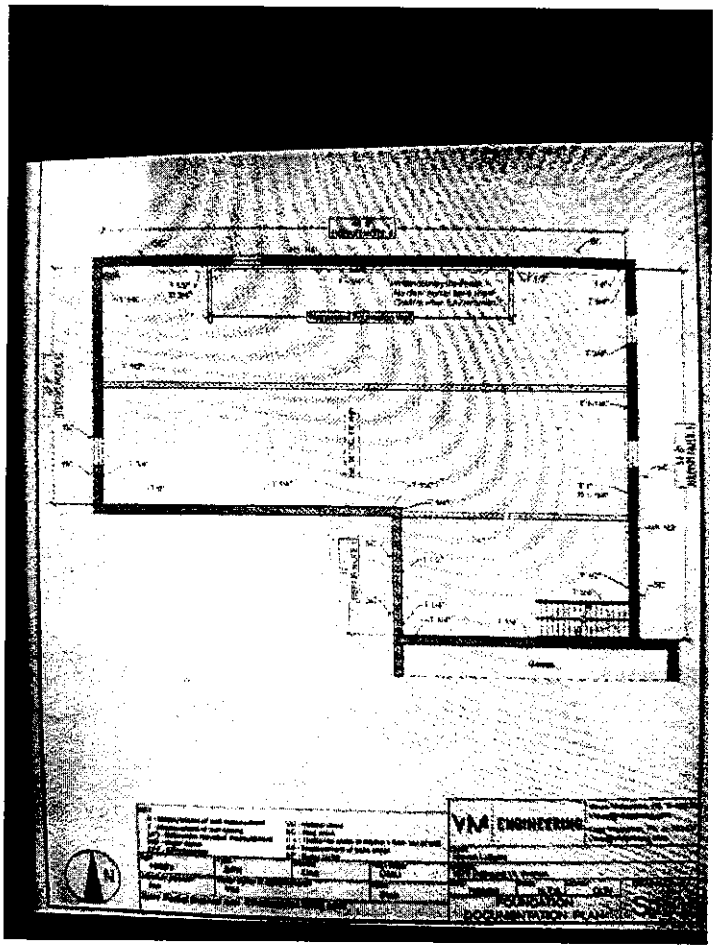


Photo of Work Area

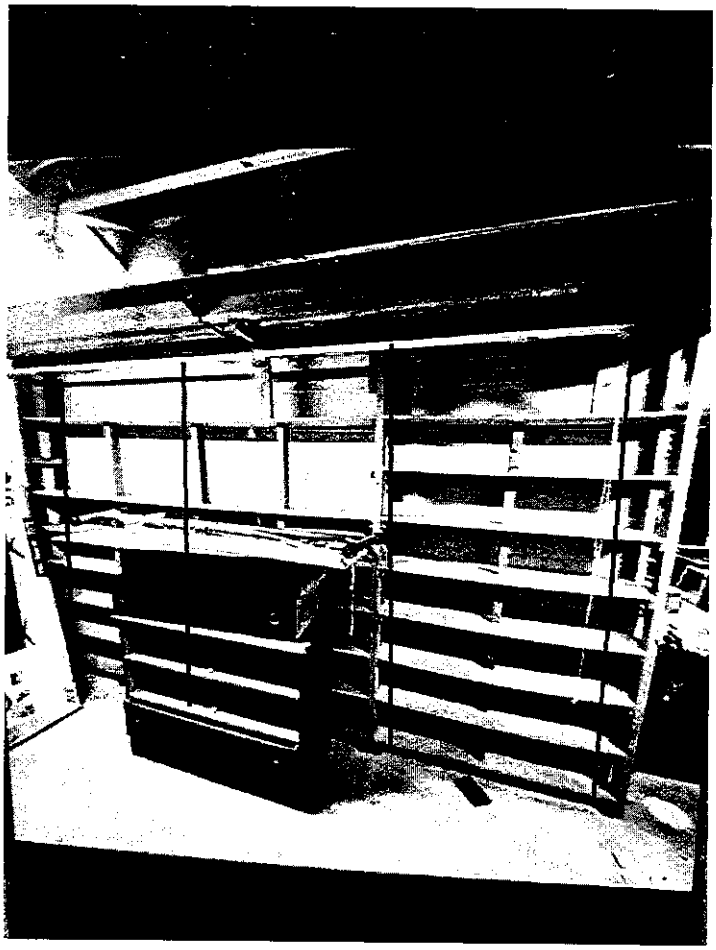


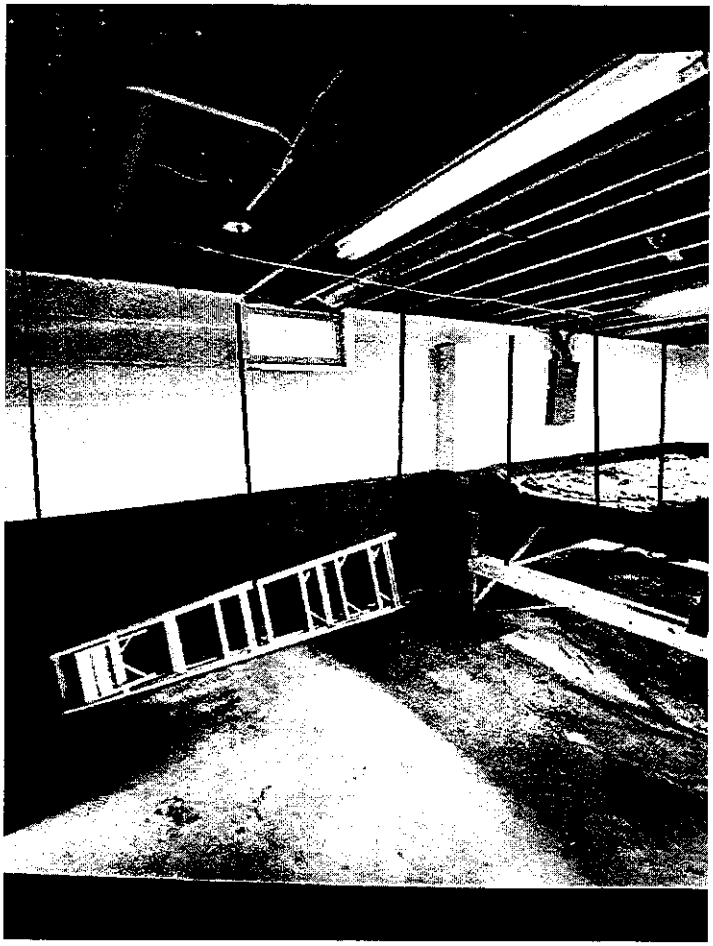
Photo of Work Area

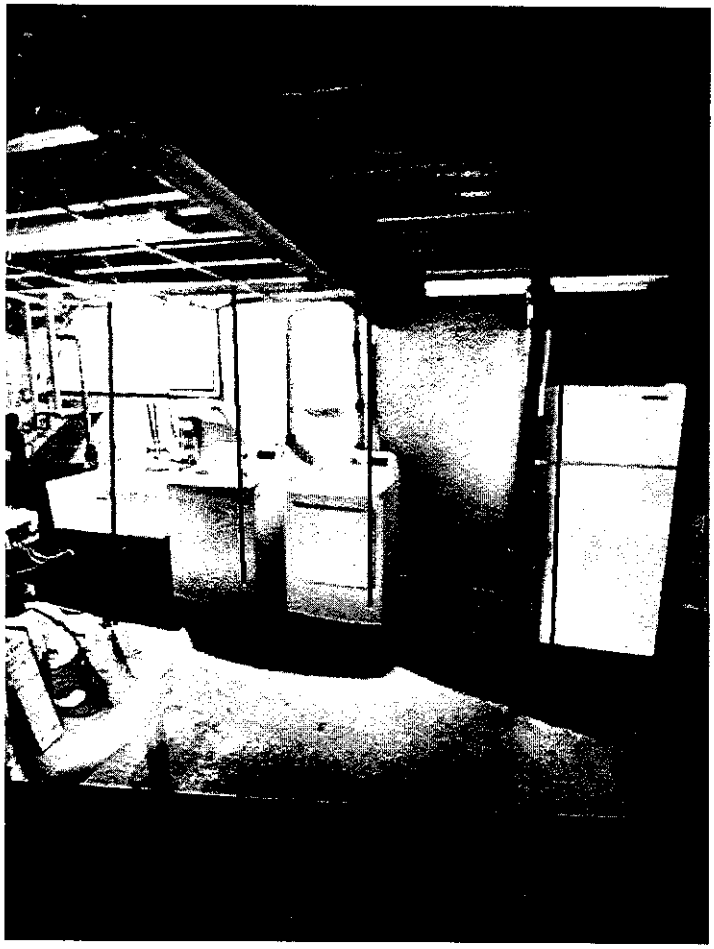
Photo of Work Area

Proposal

Verette Construction
Office: 262-250-7502
N60 W14432 Kaul Ave
Menomonee Falls WI 53051

No.
07346





Signature

CONTRACTOR IS NOT RESPONSIBLE FOR ANY FOUNDATION SETTLING AND CRACKING AS A RESULT OF SUB-SOIL MOVEMENT. THE GUARANTEE DOES NOT COVER DAMPNESS ON THE BASEMENT WALLS OR FLOOR. GUARANTEE IS TRANSFERABLE IN THE EVENT PROPERTY IS SOLD. CONTRACTOR AGREES FOR A PERIOD OF YEARS (BELOW) THE REPAIR OR REPLACEMENT OF ANY DEFECTIVE WORK AT NO ADDED COST TO OWNER.

Accepted By:

Date
08/18/2026

Submitted by:
Dave Lublin (414) 232-0268

Proposal

Verette Construction
Office: 262-250-7502
N60 W14432 Kaul Ave
Menomonee Falls WI 53051

No.
07346

Years of Warranty
20

Signature



Proposal

Verette Construction
Office: 262-250-7502
N60 W14432 Kaul Ave
Menomonee Falls WI 53051

No.
07346

TERMS AND CONDITIONS

1) BUYER REPRESENTS THAT HE OR SHE IS IN FACT THE LEGAL OWNER OF THE PREMISES ON WHICH LABOR AND MATERIALS ARE TO BE PERFORMED.
2) OWNERS INDIVIDUALLY AND ALL OTHER PERSONS, CO-SIGNING THIS CONTRACT SHALL BE SEVERALLY AND JOINTLY OBLIGATED AND LIABLE HEREIN.
3) GUTTERS AND DOWNSPOUTS MUST BE IN GOOD CONDITION. DOWNSPOUTS DISCHARGING AT GRADE MUST BE EXTENDED AT LEAST 5 FEET FROM FOUNDATION AT ALL TIMES.
4) PROPER PITCH OF GROUND, CONCRETE AND ASPHALT MUST BE MAINTAINED AT ALL TIMES (4 INCH PER 5 FEET) UNLESS OTHERWISE SPECIFIED IN WRITING.
5) ELECTRICAL OUTLETS AND/OR PLUMBING TO BE SUPPLIED BY OWNER UNLESS OTHERWISE SPECIFIED IN WRITING ON THIS CONTRACT.
6) 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.
7) SUMP PUMPS ARE WARRANTED BY MANUFACTURERS ONLY.
8) ALL TERMS AND CONDITIONS OF THE CONTRACT MUST BE COMPLIED WITH BY OWNER OR GUARANTEE AND SERVICE AGREEMENT IS INVALID.
9) CONDITIONS NOT VISIBLE WHICH MAY BE DISCOVERED AFTER WORK HAS COMMENCED THAT MAY REQUIRE ADDITIONAL COST WILL BE BROUGHT TO THE OWNERS ATTENTION. 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.
10) 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."
11) CANCELLATION OF SIGNED CONTRACT WILL RESULT IN A FEE OF 25% OF THE JOB TOTAL.
12) VERETTE CONSTRUCTION RESERVES THE RIGHT TO USE SUB CONTRACT SERVICES AS NEEDED.
13) VERETTE CONSTRUCTION IS NOT RESPONSIBLE FOR ANY UNDERGROUND UTILITES THAT ARE NOT MARKED BY DIGGERS HOTLINE (ie: UNDERGROUND DOWNSPOUTS, SPRINKLER SYSTEMS, ELECTRIC DOG FENCE, FRENCH DRAIN, ETC). DAMAGE TO THIS ITEMS, MAY RESULT IN AN ADDITIONAL COST TO THE SIGNEE, OR WILL BE THE RESPONSIBLITY OF THE SIGNEE TO REPAIR.
14) VERETTE CONSTRUCTION WILL ASSIST IN DISCONNECTING OF OLD UTLITIY SINKS, AND WILL ATTEMPT TO RECONNECT WITH THE SAME MECHANICALS. HOWEVER, IF THE MECHANICALS DO NOT REINSTALL PROPERLY, THERE MY BE AN ADDITIONAL COST PASSED ON TO THE HOMEOWNER FOR REPLACEMENT OF THESE PARTS.
15) EXTERIOR CONCRETE WORK WILL COME WITH A 1 YEAR WARRANTY. THIS WARRANTY DOES NOT APPLY TO CRACKING OR CHERTING.
16) NO USE OF SALT ON NEW EXTERIOR CONCRETE WITHIN THE FIRST YEAR. USE OF SALT, MAY RESULT IN A VOID OF THE WARRANTY.
17) IF FINAL PAYMENT HAS BEEN AGREED TO BE PAID OUT OF THE PROCEEDS OF CLOSING ON THE PROPERTY, THE CLOSE DATE NEEDS TO BE CONFIRMED WITH VERETTE CONSTRUCTION PRIOR TO SCHEDULING OF THE REPAIRS. IF THE CLOSE DATE DELAYS 2 WEEKS OR MORE FROM THE ORIGINIAL DATE PROVIDED, FOR ANY REASON NOT ASSOCIATED WITH THE WORK COMPLETED BY VERETTE CONSTRUCTION, A 2.5% INTEREST CHARGE WILL BE ASSESSED PER WEEK.
18) ANY PAYMENT MADE BY PERSONAL CHECK THAT DOES NOT CLEAR, THE SIGNEE OF THE CHECK, WILL BE RESPONSIBLE FOR ANY FEES ASSOCIATED WITH THE REJECTED CHECK.
19) DUST IS PREVALANT IN FOUNDATION REPAIR. IT IS THE HOMEOWNERS RESPONSIBLITY FOR COVERING OR REMOVING PERSONAL ITEMS FROM THE BASEMENT. VERETTE CONSTRUCTION WILL ATTEMPT TO COVER ITEMS LEFT BEHIND, HOWEVER, VERETTE CAN NOT GURANATEE THE COMPLETE PREVENTION OF DUST NOR WILL WE BE RESPONSIBLE FOR DAMAGES TO PROPERTY OR HEALTH PERTRAINING TO DUST CREATED DURING REPAIRS. VERETTE WILL CONDUCT A BROOM CLEAN AFTER ALL WORK IS COMPLETED.
20) IF IRON OCHRE IS DISCOVERED, VERETTE WILL NOT WARRANTY DRAIN TILE IN THE AREAS WHERE OCHRE IS FOUND.
21) VERETTE CONSTRUCTION CAN NOT TAKE RESPONSIBLITY FOR WATER THAT MAY DEVELOP AT THE BASE OF THE SUPPORT BRACE DUE TO A FAILING DRAIN TILE SYSTEM.
22) THIS QUOTE IS LIMITED TO THE COMPONENTS OF THE FOUNDATION THAT WERE VISIBLE ON THE DATE OF THE INSPECTION, AS WELL AS LIMITED TO THE INFORMATION PROVIDED AT TIME OF INSPECTION. VERETTE CAN NOT TAKE RESPONSIBLITY FOR CONCEALED DEFECTS THAT MAY OCCUR IN THE FUTURE THAT ARE NOT EVIDENT AT THIS TIME.
23) QUOTES ARE SUBJECT TO CHANGE AFTER 45 DAYS FROM SUBMISSION.
24) IN THE EVENT OF A LEGAL DISPUTE, IF VERETTE CONSTRUCTION IS NOT FOUND AT FAULT, ATTORNEY AND LEGAL FEES WILL BE THE



Proposal

Verette Construction
Office: 262-250-7502
N60 W14432 Kaul Ave
Menomonee Falls WI 53051

No. 07346

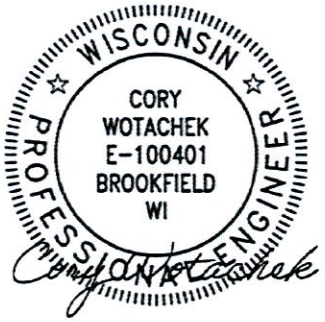
RESPONSIBILITY OF THE ACCUSING PARTY.
25) VERETTE CINSTRUCTION WILL TAKE PRECAUTIONS BY LAYING PLYWOOD ACROSS THE LAWN, BUT WILL NOT BE RESPONSIBLE FOR DAMAGED LAWN FROM PLYWOOD.
26) VERETTE CONSTRUCTION WILL OFFER UP TO A MAXIMUM OF $1,000.00 FOR ANY LEAD WATER LINE THAT IS DAMGED DURING FOUNDATION REPAIRS. IT WILL BE THE HOMEOWNERS RESPONSIBLITY TO REPAIR THE WATER SERVICE IN CONJUCTION WITH THE CITY TO MEET CODE.
27) VERETTE CONSTRUCTION CAN NOT GUARANTEE BRICK VENEER IS GOING TO STAY INTACT, SHOULD BRICK VENEER FALL OFF OR BECOME LOOSE AN ADDITIONAL COST TO BE DETERMINED.

VM ENGINEERING FOUNDATION INSPECTION REPORT

DATE: 7/29/26	CONDITIONS: 80's, Sunny

CLIENT: Steven Lubahn	PRESENT: Yes
INSPECTION ADDRESS: 1677 Dellwood Ct, Grafton	
PHONE: 262-259-8978	EMAIL: Stevenlubahn9@gmail.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 foundation 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.



Cory Wotachek, PE E-100401
(262) 282-8566
Cory@VMproeng.com

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 ranch home constructed with concrete masonry block (CMU) foundation walls. A self-leveling laser was used to measure walls and structural members for lateral deviations from plumb vertical and horizontal.

The foundation assessment was conducted following the Best Management Standards for Foundation Repair as outlined by the Wisconsin Association of Foundation Repair Professionals. Additionally, standards adopted by the Wisconsin Uniform Building Code, Chapter VI Foundation Repair & Damp Proofing were adhered to.

Repair Note 1 — North, East, and West Foundation Walls (See S1.0 for location)

The north (48'-3"), east (34'-6"), and west (22'-6") foundation walls, along with the 12'-0" west-facing wall segment at the south side of the basement, were found with inward tipping, step cracks, and horizontal cracking as noted on S1.0. The east wall exhibited the largest movement, with inward tipping up to 1-1/4", displacement of 1-1/4", horizontal cracks at the 1st and 3rd courses, and multiple step cracks. The north foundation wall is wainscoted; where the wainscoting was pulled back, approximately 3/4" of inward tipping was measured with horizontal cracks at the 3rd and 4th courses and no clear sign of base shear. The west wall and the south 12'-0" segment were found with up to 1/2" of inward tipping and step cracking.

The cracking and inward movement are consistent with lateral soil and hydrostatic pressure acting on the foundation walls. Hydrostatic pressure increases as the saturation level of the adjacent soil increases, particularly during heavy rainfall or poor drainage conditions, pushing the walls inward over time. At this time there are no immediate safety concerns; however, the magnitude and distribution of movement warrant structural reinforcement.

It is recommended to reinforce the walls within the Repair Note 1 areas with steel braces per the Wisconsin Uniform Building Code, Chapter VI. Although some sections of the east wall were at or exceeding 1" of inward lateral displacement, it is found permissible to reinforce the walls without excavation due to the minimal shearing, minimal block damage, crack characteristics and low water staining. The wainscoting along the north wall will need to be removed to perform the reinforcing, and the wall conditions behind the finishes, including the absence of base shear, are to be confirmed at the time of wainscoting removal. If additional damage is found once the finishes are removed, the repair approach should be re-evaluated.

Wall Note 1 — Remaining Foundation Walls (See S1.0 for location)

The remaining south foundation walls and the garage foundation were found with minimal tipping of 1/4" or less and no measurements indicating concerning displacement, as noted on S1.0. At this time there are no safety concerns or signs of instability along these walls, and any reinforcement would be proactive and not warranted (WI UBC & WAFRP). It is recommended to monitor these walls. If new wall cracks form, existing cracks widen, or measurements increase, then reinforcing should be re-evaluated.

REPORT SUMMARY AND RECOMMENDATIONS

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

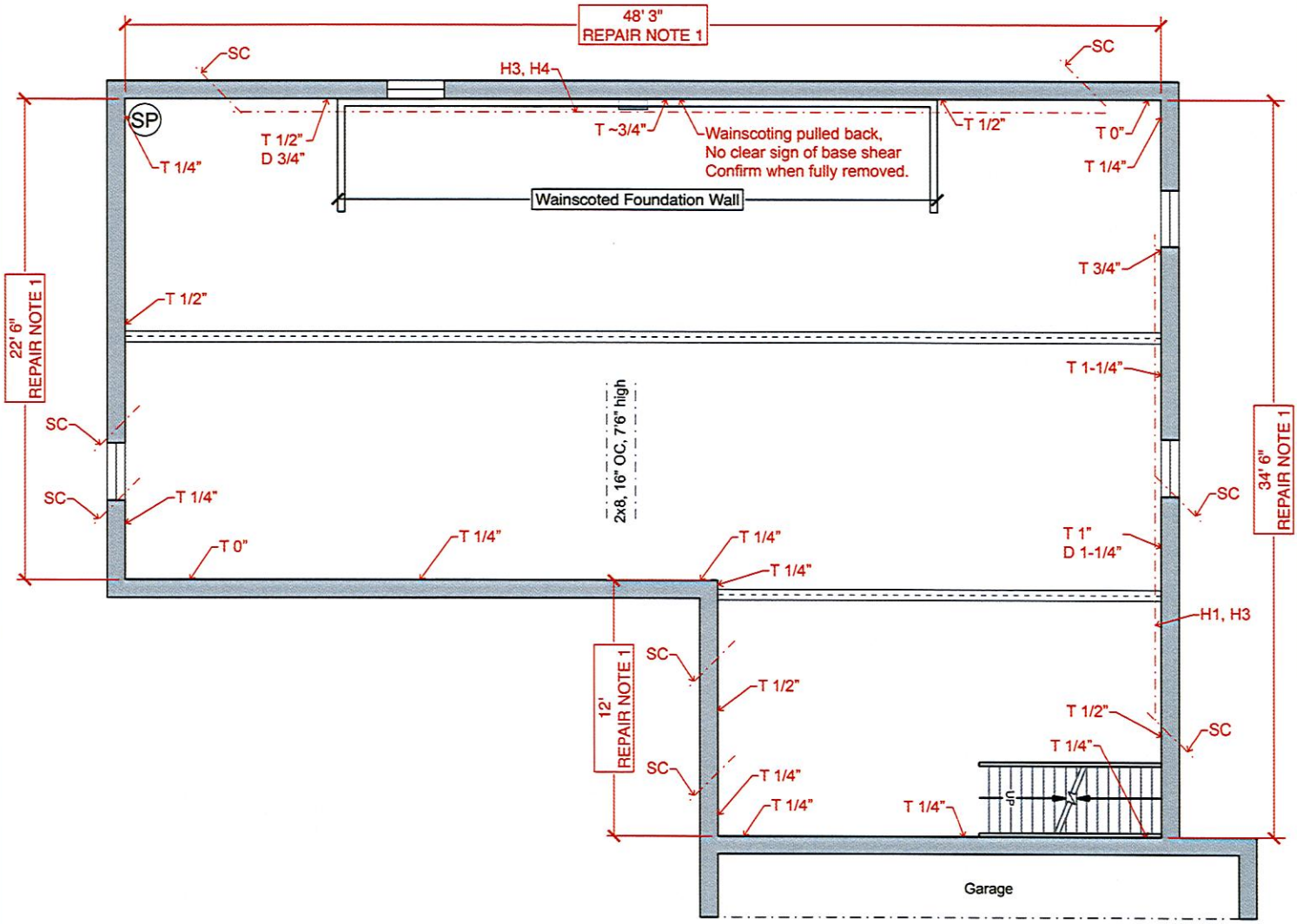
Damp Proofing Note

Efflorescence was found along the cove of the basement walls as noted on S1.0, with no active moisture present at the time of inspection. Due to the water staining along the cove and to ensure longevity of the new steel braces against corrosion, 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 the test results in accordance with the Wisconsin Uniform Building Code, Chapter VI.

Exterior Conditions

To reduce the total water volume entering the drainage system and the 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 as needed to maintain the proper pitch away from the foundation. All roof gutters should be clean and functioning as intended, and the downspouts should be extended a minimum of 5 ft away from the foundation or past landscaping gardens. In areas of the yard that are relatively flat, downspout extensions should remain long enough to discharge at a point where water will naturally flow away from the dwelling, ideally toward a slope, drain, or low area that can handle excess water without causing pooling or damage to the foundation.

This report is composed of my professional opinions to a reasonable probability based upon my training and experience as an engineer. I reserve the right to change my opinions based on new information that may be discovered. Please contact me with any questions or if you would like to discuss this report.



KEY:

D - Measurement of wall displacement	VC - Vertical crack
T - Measurement of wall tipping	SC - Step crack
(X") - Differential elevation measurement	H x - Horizontal crack at course x from top of wall
WS - Water stains	BS - Measurement of base shear
EFF - Efflorescence	SP - Sump pump

Age:	Type:	Stories:	FND Walls:
1960's	SFH	One	CMU

Moisture present?	Water stains or discolorations?	Floor:
No	Yes	Slab

Notes: Partial finished wall. Efflorescence along cove

VM ENGINEERING
Vince Matarrese, PE E-45530
Vince@VMproeng.com
Cory Wotachek, PE E-100401
Cory@VMproeng.com

Client: Steven Lubahn

Address: 1677 Dellwood Ct, Grafton

Date:	Scale:	Creator:
7/29/26	N.T.S.	CLW

FOUNDATION DOCUMENTATION PLAN

DRAWING No. S1.0

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.

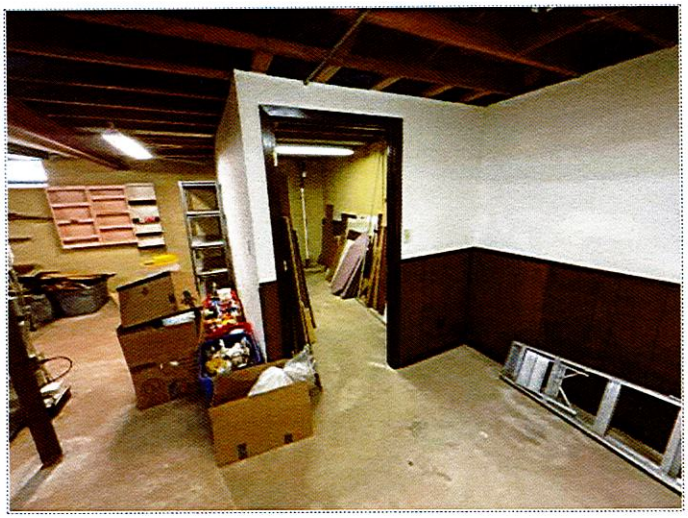
4. Exclusions from the Inspection
The following are not included in this inspection and report: determination of compliance with original construction plans, specifications, or building codes; material testing or determination of material properties; soil borings, soil testing, or geotechnical analysis. 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.

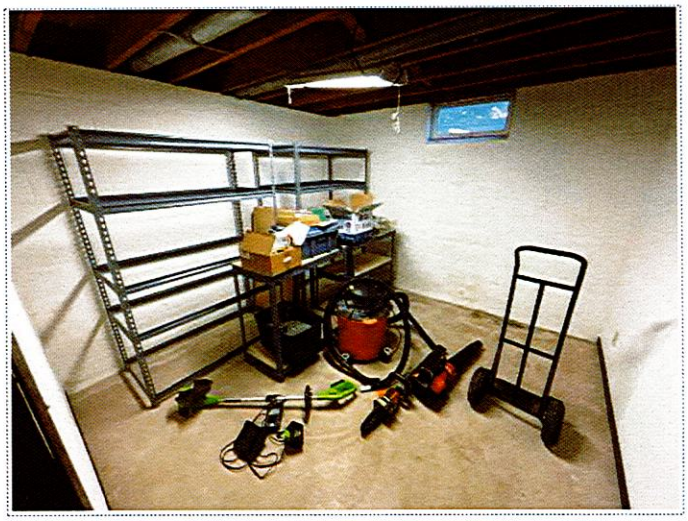
6. Agreement and Client Acknowledgment
By accepting the site visit and inspection, the Client acknowledges that they have read, understood, and agreed to these terms and conditions. The Client further acknowledges that this agreement and any subsequent report are not a warranty or guarantee of the foundation's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

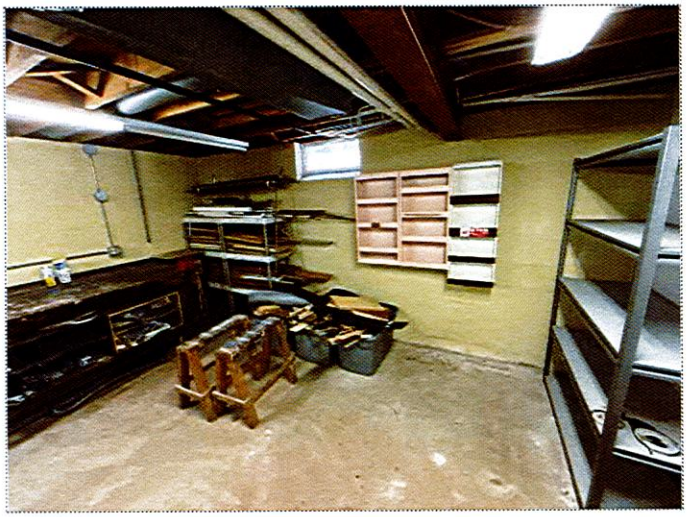
Client Acceptance
Acceptance of these terms occurs by signing this document, returning a confirmation email, accepting a meeting invite with these terms attached and authorizing the inspection, or otherwise proceeding with the inspection after receiving these terms.



Northwest Interior



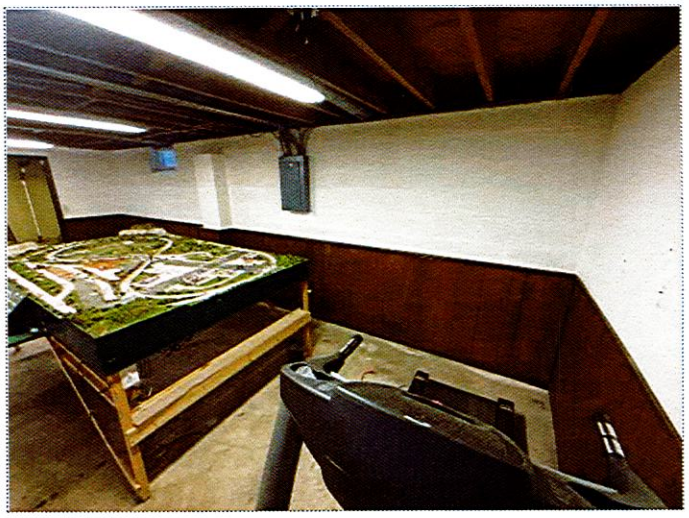
Northeast Interior



Southwest Interior



Southeast Interior



North Interior



South Interior

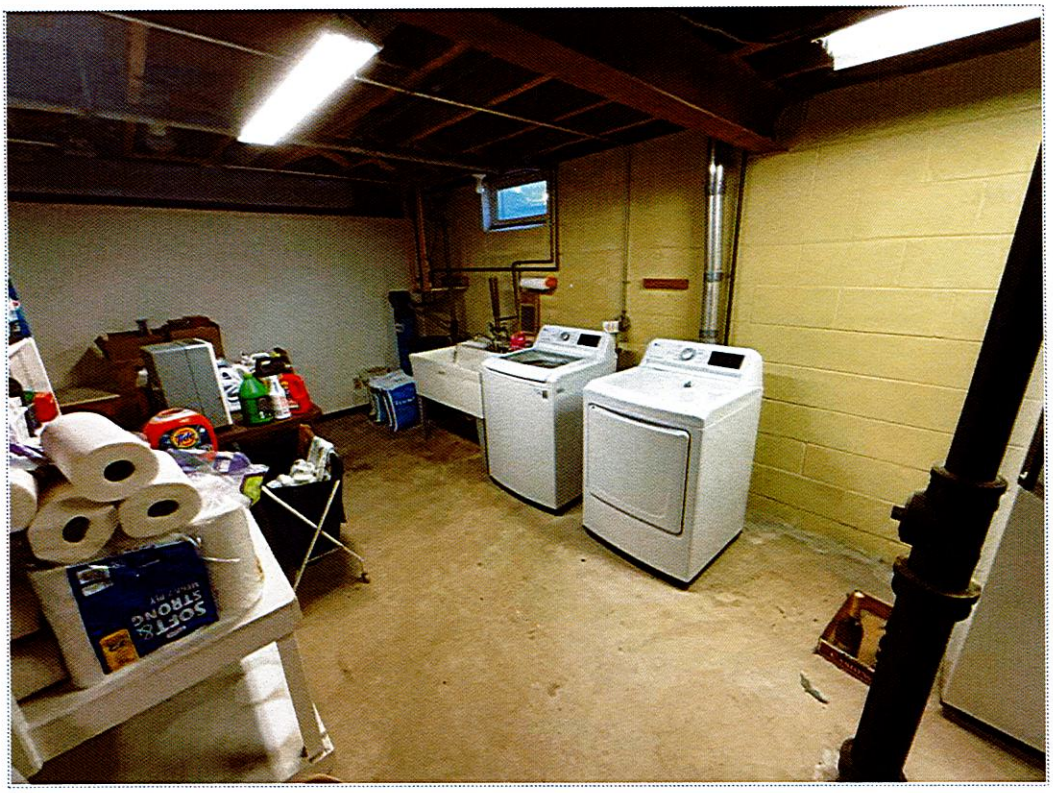
VM ENGINEERING

Vince Matarrese, PE E-45530
Vince@VMproeng.com

Cory Wotachek, PE E-100401
Cory@VMproeng.com

DRAWING No.

P2



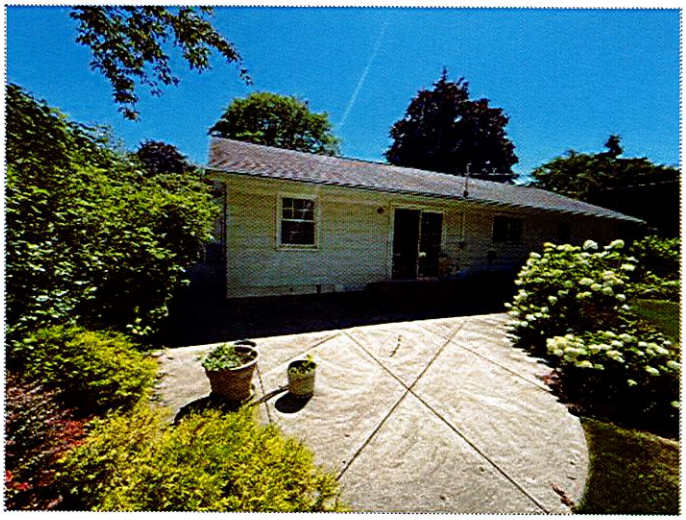
West Interior

VM ENGINEERING
Vince Matarrese, PE E-45530
Vince@VMproeng.com
Cory Wotachek, PE E-100401
Cory@VMproeng.com

DRAWING No.
P3



Northwest Exterior



Northeast Exterior



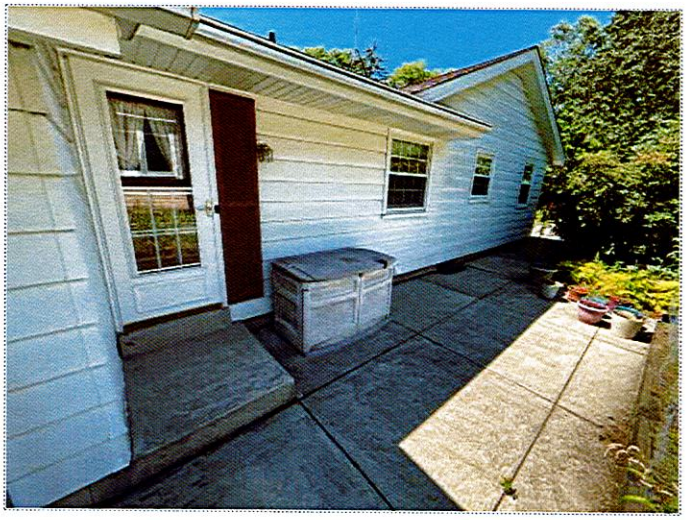
Southwest Exterior



Southeast Exterior



Southwest Exterior



East Exterior

VM ENGINEERING

Vince Matarrese, PE E-45530
Vince@VMproeng.com

Cory Wotachek, PE E-100401
Cory@VMproeng.com

DRAWING No.

P1

850 Enterprise Drive, Slinger, WI 53086
Tel: (262) 242-4390 - (414) 406-5785 - (262) 542-1250
www.advancedwildlifecontrol.com

Technician: Brian Blume
Reason for Call: Mice Final Report

Customer Address:
Sheryl Pals
1677 Dellwood Court
Grafton, WI, 53024
Phone: (262) 744-0188
Email: sherriepals@gmail.com

Billing Address:
Sheryl Pals
1677 Dellwood Court
Grafton, WI, 53024
Phone: (262) 744-0188
Email: sherriepals@gmail.com

Findings and Objectives:
I was called 1 month ago to investigate mice found in the basement and first floor. I inspected the perimeter and found two holes on the west side of the houses foundation, aligning with where clients reported highest activity. The mice had apparently been living in the insulation between the foundation and the walls. I sealed up any holes along the perimeter and left bait stations to reduce or eliminate the local population of mice. I also left bait stations in the basement to monitor any residual population.
The client found three dead mice a week after my initial visit. However, there was no activity for the next month upon my final visit. I found that all of the outdoor bait stations were empty of bait, and the indoor stations were untouched. One indoor station was unaccounted for, however, I believe it was thrown out with spoiled insulation. There is significant rodent and activity around the outside of the home. it is manageable with quarterly service.

Inspection/set-up fee, service fee, or quote fee	
Cost per animal removed	N/A
Bat inspection / quote fee	
Other program start fees	
Inspected Areas ***Estimated repairs and prevention costs***	
Chimney(s) / Chimney Flashing	N/A
Roof Vents / Attic Vent Fan / Gable Vent	N/A
Dormers	N/aa
Ridge Venting / Roof Valleys	N/A
Bath, Stove, and Dryer Vents	Intact and covered
Soffit and Fascia	Intact, no holes seen
Lower Level Rodent Entry	Main entry points along western side of house, in insulation directly above basement workshop area. All holes filled
Garage / Sheds	Some mice activity seen in garage at first visit. No activity after one month
Attic Activity	N/A
Deck and Patio	Some rodent activity along back patio, no entry points found.
Lawn and Landscaped Areas	Rodent activity present along exterior, continuing bait stations recommended to prevent reoccurring infestations
Other	
Guarantee on repairs? **No Length: N/A** **Total Estimated Cost**	

Guarantee on repair work is only for the target animals. Re-infestation caused by weather damage, structural modifcations by homeowners, contractors, or any work other than what was performed by Advanced Wildlife and Pest Control Inc. is NOT COVERED under our guarantee.
The customer is responsible for any replacement costs for any traps that are stolen or damaged while traps are on the premises. Advanced Wildlife and Pest Control Inc. reserves the right to terminate any agreement due to undisclosed prior removal attempts or the tampering of traps while the current work is being performed. **No discounts will be given for any goodwill involvement such as releasing animals or observing traps. Payment is due upon completion of job. Invoices 30 days past due will be assessed a 2.5% per month service charge on the unpaid balance which is an annual percentage rate of 30%.**
Lien waivers are available on request and can typically be issued once service is paid in full. Notice of Consumer's Right to Receive Lien Waiver: If a consumer requests a lien waiver, a seller of home improvement services must provide lien waivers from all contractors, subcontractors, and material suppliers. This Wisconsin law protects consumers from having liens filed against their property. Lien waivers prevent the filing of a lien on your home in the event that a contractor does not pay suppliers or subcontractors. For more information about home improvement law, contact the Wisconsin Consumer Protection Bureau at 1-800-422-7128 or www.datcp.wi.gov Wis. Admin Code 110.025(1)(a)

Homeowner or Representative Signature _____ **Date:** 10/26/26

COPYRIGHT ADVANCED WILDLIFE CONTROL INC. ALL RIGHTS RESERVED.
LICENSED, BONDED, AND INSURED