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LIST WITH FREEDOM

AGENT VISUAL INSPECTION DISCLOSURE

This inspection disclosure concerns the residential property situated in the City of Racine, County of Racine, State of Wisconsin, described 1433 doctor Martin Luther King Drive ("Property").

□ This Property is a duplex, triplex, or fourplex. This AVID form is for unit # _____. Additional AVID forms required for other units.

(Name of Wisconsin licensed real estate professional and their license number)

Stephanie Stuart WI # 91340-94

Wisconsin law requires, *when listing real estate and prior to execution of the listing contract, a licensee shall inspect the real estate as required.*

Specific conduct regarding inspections. *A reasonably competent and diligent inspection of real estate improved with a structure does not require the operation of mechanical equipment; the opening of panels, doors or covers for access to mechanical systems; or the moving of furniture, boxes or other property; nor does it require a licensee to observe areas of the property for which entry presents an unreasonable risk of injury or areas accessible only by ladder, by crawling or other equivalent means of access. A licensee is not required to retain third party inspectors or investigators to complete a reasonably competent and diligent inspection. A reasonably competent and diligent inspection of vacant land does not require an observation of the entire property, but shall include, if given access, an observation of the property from at least one point on or adjacent to the property.*

What this means to you: An Agent's inspection is not intended to take the place of any other type of inspection, nor is it a substitute for a full and complete disclosure by a seller. Regardless of what the Agent's inspection reveals, or what disclosures are made by sellers, Wisconsin Law specifies that a buyer has a duty to exercise reasonable care to protect himself or herself. This duty encompasses facts which are known to or within the diligent attention and observation of the buyer. Therefore, in order to determine for themselves whether or not the Property meets their needs and intended uses, as well as the cost to remedy any disclosed or discovered defect, **BUYER SHOULD: (1) REVIEW ANY DISCLOSURES OBTAINED FROM SELLER; (2) OBTAIN ADVICE ABOUT, AND INSPECTIONS OF, THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS; AND (3) REVIEW ANY FINDINGS OF THOSE PROFESSIONALS WITH THE PERSONS WHO PREPARED THEM. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.**

Buyer's Initials (_____)(_____) Seller's Initials (BM-SIGNED _____)(_____)

Package ID: CEA172012865E4FAFE61E1F5CEFC1F7B

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LIST WITH FREEDOM

AGENT VISUAL INSPECTION DISCLOSURE

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____.

Inspection Performed By (Real Estate Broker Firm Name)
Epique Realty

Inspection Date/Time: 11/22/26 1pm

Weather conditions Cloudy with rain

Other persons present:
None

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY AND NORMALLY ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Entry (excluding common areas):
Entry way has some wood rot on the deck's ceiling, and the door frame needs some repairs. Deck stairs are in good condition.

Living Room:
Living room is connected to the kitchen. There is vinyl flooring and walls, windows, ceiling and electric appear to be in good condition.

Dining Room:
N/A

Kitchen:
The kitchen has a mixture of tile and vinyl flooring both in good condition. The walls, ceiling, counters, cabinets, and lighting all appear to be in good condition.

Other Room:
First floor laundry room is present with laundry hook ups. There is tile flooring in good condition. Walls, ceiling, window and electrical were all in good condition.

Hall/Stairs (excluding common areas):

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Bedroom #1 :

The first bedroom is on the first floor. Flooring is carpeted and the floor vent frame is missing. Heat is currently being pushed through a slit in the carpet. Walls, windows and ceiling are in good condition. some spaces are not complete with carpet

Bedroom # 2 :

The second bedroom is on the first floor. The room is carpeted. Walls, ceiling, and windows are in good condition.

Bedroom # 3 :

The third bedroom is on the upper level. This room is the only room upstairs and does not have a door. Flooring is hardwood and there are low ceilings. Walls, windows, and ceiling are in good condition.

Bath # 1 :

The bathroom is on the lower level and is shower only. Flooring is tile. And all walls, window, ceiling and flooring are in good condition.

Bath # ____:

Bath # ____:

Other Room:

The basement is partially stone and block style. There are signs of previous water intrusion, with dark black spaces. The furnace is currently making a hum noise and may not be working property.

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Other Room:

Other:

Other:

Other:

□ **See Addendum for additional rooms/structures**

Garage/Parking (excluding common areas):

The property has two parking spaces in the front of the property on a parking slab. Slab is in good condition and without cracks.

Exterior Building and Yard - Front/Sides/Back:

The property has a large front and back yard with no slope. Fence has some minor TLC needed. The exterior of the property is in good condition.

Other Observed or Known Conditions Not Specified Above

This disclosure is based on a reasonably competent and diligent visual inspection of

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reasonably and normally accessible areas of the Property on the date specified above.

Agent performing inspection certifies the agent performed the inspection on the behalf of the listing brokerage, ListWithFreedom.com (Wisconsin license # 938796-91).

The inspection was conducted in person and the inspector's brokerage is aware of this activity and has approved of them providing this service. Showami will be responsible for directly paying the brokerage identified below to be in compliance with State law.

By Stephanie Stuart Wisconsin License # 91340-94
(Signature of Associate Licensee or Broker identified above who performed the inspection)

Name of Brokerage Licensee is associated with and its Wisconsin license number

Epique Realty WI # 950150-91 Ben Gentile

Date 11/22/2026

Reminder: Not all defects are observable by a real estate licensee conducting an inspection. The inspection does not include testing of any system or component. Real Estate Licensees are not home inspectors or contractors. BUYER SHOULD OBTAIN ADVICE ABOUT AND INSPECTIONS OF THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.

I/we acknowledge that I/we have read, understand and received a copy of this disclosure.

SELLER BM-SIGNED AJ Vermiglio 11/23/26 10:48 AM EST Date Nov 23, 2026

SELLER _____ Date _____

BUYER _ _____ Date _____

BUY _____ Date _____

Real Estate Broker (Firm Representing Seller) List with Freedom

By BM-SIGNED Doug Nelson 11/23/26 12:49 PM EST

Date Nov 23, 2026 (Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) _____

By _____

Date _____ (Associate Licensee or Broker Signature)

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