



# REAL ESTATE CONDITION REPORT

## DISCLAIMER

(1-4 Dwelling Units)

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT N5768 Christberg Road (STREET ADDRESS) IN THE \_\_\_\_\_ (CITY)(VILLAGE)(TOWN) OF Farmington, COUNTY OF Jefferson, 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 03 (MONTH), 09 (DAY), 2017 (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.

A PROSPECTIVE BUYER WHO DOES NOT RECEIVE A FULLY COMPLETED COPY OF THIS REPORT WITHIN 10 DAYS AFTER ACCEPTANCE OF THE CONTRACT OF SALE OR OPTION CONTRACT FOR THE ABOVE-DESCRIBED REAL PROPERTY SHALL HAVE A RIGHT TO RESCIND THAT CONTRACT (SEE WIS. STATS. SECTION 709.02), PROVIDED OWNER IS SUBJECT TO WISCONSIN STATUTES CHAPTER 709.

NOTE: Information in boldface type is that required under Wis. Stat. § 709.03. All other information on this Report is supplemental. Additional disclosures may be separately required for various issues referenced herein if required pursuant to other statutory requirements.

### OWNER'S INFORMATION

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.

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.

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".

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.

The non-bolded descriptions of possible types of defects included in or following each boldface statement below are intended as examples, and are not the only conditions or defects which might properly be disclosed response to each respective statement. Please "Explain" all applicable responses.

- |  | YES                      | NO                                  | N/A                      |
|--|--------------------------|-------------------------------------|--------------------------|
| 1. <b>I am aware of defects in the roof.</b> Roof defects might include, but are not limited to, leakage, improper design, damage from ice build-up, or significant problems with gutters or eaves, or significant weather damage.<br>Explain _____  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. <b>I am aware of defects in the electrical system.</b> Electrical defects might include, but are not limited to, electrical wiring not in compliance with applicable code, or defects in an attached antenna and cables, satellite dish, security system, doorbells or intercom, and certain types of breaker boxes.<br>Explain _____   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. <b>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.</b> Other plumbing system defects might include, but are not limited to, excessive or insufficient water pressure; or leaks or other defects in pipes, toilets, interior or exterior faucets, bath tubs, showers, or any sprinkler system.<br>Explain _____  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. <b>I am aware of defects in the heating and air conditioning system (including the air filters and humidifiers).</b> Other heating and air conditioning defects might include, but are not limited to, defects in supplemental heaters, ventilating fans or fixtures, or solar collectors.<br>Explain _____   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. <b>I am aware of defects in the well, including unsafe well water.</b> These may include, but not limited to, an unused or abandoned well not closed in conformance with state regulations, a well not constructed pursuant to state standards or local code, or contaminants in the water, such as coliform, radon, radium, lead, nitrates, atrazine, arsenic, or other hazardous substances.<br>Explain _____   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. <b>I am aware that this property is served by a joint well.</b><br>Explain _____  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. <b>I am aware of defects in the septic system or other sanitary disposal system.</b> These may include, but not limited to, back-ups in toilets or basement; exterior ponding, overflows or back-ups; or defective or missing baffles, or drainage field sited over lot line.<br>Explain _____  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 8. <b>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.</b><br>Explain _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. <b>I am aware of an "LP" tank on the property.</b> (If "yes", specify in the additional information space whether the owner of the property either owns or leases the tank.)<br>Explain <u>RENTED FROM LANDMORPHIL, COLLEGE GRAD</u>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

YES  NO  N/A

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 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.)

Explain \_\_\_\_\_

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 or wet walls, or defects in drain tiling or sump pumps.

Explain UNDER HEAVY RAIN BASEMENT HAS SOME SEEPAGE

11. I am aware that the property is located in a floodplain, wetland or shoreland zoning area.

Explain WETLAND

12. I am aware of defects in the structure of the property. Structural defects with respect to the residence or other improvements might include, but are not limited to, movement, shifting or deterioration in walls or foundation; major cracks or flaws in interior or exterior walls, siding, partitions or foundation; wood rot; or significant problems with driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors, floors, ceilings, stairways or insulation.

Explain \_\_\_\_\_

13. I am aware of defects in mechanical equipment included in the sale either as fixtures or personal property. In addition to heating, ventilation, and air conditioning (HVAC) equipment defects, mechanical equipment defects might include, but are not limited to, defects in any stove, oven, hood fan, microwave, dishwasher, refrigerator, freezer, washer, dryer, trash compactor, garbage disposal, central vacuum, garage door opener, or incinerator which is included in the sale.

Explain \_\_\_\_\_

14. I am aware of boundary or lot line disputes, encroachments or encumbrances (including a joint driveway). Such items might also include, but are not limited to, encroachment of the septic system onto adjacent property, fence encroachments, or adverse possession claims.

Explain \_\_\_\_\_

15. I am aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, lead in paint, lead in soil, lead in water supplies or plumbing system, or other potentially hazardous or toxic substances on the premises.

Explain \_\_\_\_\_

16. I am aware of the presence of asbestos or asbestos-containing materials on the premises.

Explain \_\_\_\_\_

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. Such defects might include, but are not limited to, environmental hazards resulting from an adjacent or nearby dump, gas station, or commercial/industrial business which improperly uses/handles toxic substances.

Explain \_\_\_\_\_

18. I am aware of current or previous animal, insect, termite, powder-post beetle or carpenter ant infestations.

Explain \_\_\_\_\_

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. Such defects might include, but are not limited to, defects in the chimney, fireplace flue, inserts or other installed fireplace equipment; or woodburning stoves or furnaces not installed pursuant to code.

Explain \_\_\_\_\_

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.

Explain \_\_\_\_\_

21. I am aware of federal, state or local regulations requiring repairs, alterations or corrections of an existing condition. This might include, but not be limited to, orders to correct building code violations.

Explain \_\_\_\_\_

22. I have received notice of property tax increases, other than normal annual increases, or am aware of a pending property reassessment. Abnormal property tax increases might include, but are not limited to, area assessments or other reassessments.

Explain \_\_\_\_\_

23. I am aware of remodeling that may increase the property's assessed value was done.

Explain \_\_\_\_\_

24. I am aware of proposed or pending special assessments. Such assessments might be for planned public improvements such as, but not limited to, sidewalks, streets, curb and gutter, sewer or water mains or laterals, terrace trees, or lake improvements such as dredging.

Explain \_\_\_\_\_

24m. I am aware that the property is located within a special purpose district, such as a drainage district, lake district, sanitary district, or sewer district that has the authority to impose assessments against the real property located within the district.

Explain \_\_\_\_\_

25. I am aware of the proposed construction of a public project that may affect the use of the property.

Explain \_\_\_\_\_

26. I am aware of subdivision homeowners' associations, common areas co-owned with others, zoning violations or nonconforming uses, right-of-ways, easements, including conservation easements or easement maintenance agreements, or another use of a part of the property by nonowners, other than recorded utility easements, restrictive covenants, or any land division involving the property for which required state or local permits had not been obtained.

Explain \_\_\_\_\_

26m. 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.

YES  NO  N/A

27. I am aware of other defects affecting the property. Other defects might include, but are not limited to, diseased or dying trees or shrubs; animal or insect infestation; drainage easement or grading problems; substantial pet damage; excessive sliding, settling, earth movements, upheavals or other soil problems; environmental problems or nuisances affecting the property such as noise, smoke or odor; water diversion off adjacent property; deed restriction violations; lack of legal access, or any other defect or material condition.

YES  NO  N/A

ADDITIONAL INFORMATION

28. 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.

YES  NO  N/A

29. I am aware that all or part of the land being sold has been assessed as agricultural land under Wis. Stat. §70.32 (2r) (use-value assessment); or I am aware that the land or owner/seller has been assessed a conversion charge under Wis. Stat. §74.485(2); or I am aware that payment of a conversion charge has been deferred under Wis. Stat. §74.485(4). (If "Yes" explain). (See disclosure requirement under Wis. Stat. §74.485(7)) (See Wisconsin Department of Revenue or visit <http://www.revenue.wi.gov/> for information).

YES  NO  N/A

30. I am aware of high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property.

YES  NO  N/A

31. 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/>.)

YES  NO  N/A

32. I am aware that all, or part, of the property is subject to or enrolled in, or in violation of, a Farmland Preservation Agreement (or is in a farmland preservation zoning district), Forest Crop Law, Managed Forest Law (See disclosure requirement under Wis. Stat., §710.12 for Managed Forest Law), the Conservation Reserve Program, or a comparable land use program. (If "Yes," explain).

YES  NO  N/A

33. I am aware of the presence of unsafe levels of mold, or am aware of water or moisture intrusions or other conditions, such as leaks in the roof, basement, windows or plumbing system, or overflow from sinks, bathtubs, or sewers, that might initiate the growth of unsafe levels of mold.

YES  NO  N/A

34. I am aware that my Property is not compliant with applicable smoke detector and/or carbon monoxide detector laws and/or ordinances. (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). Local ordinances may have more stringent requirements.)

YES  NO  N/A

35. I am aware that the property is encumbered by a currently valid right of first refusal or option granted to the following named individual(s) or parties:

YES  NO  N/A

36. The owner has lived on the property for 14 8 months years.

NOTE: Wisconsin Statute sec. 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. Failure to fully disclose information required under Wisconsin Statutes, secs. 709.03 or 709.035, may give prospective buyers rescission rights and/or may expose sellers to liability.

OWNER'S CERTIFICATION

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 [Signature] Date 3/9/2017 Owner \_\_\_\_\_ Date \_\_\_\_\_  
Owner \_\_\_\_\_ Date \_\_\_\_\_ Owner \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that he or she has supplied information on which the owner relied for this report and that 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 \_\_\_\_\_

NOTICE REGARDING ADVICE OR INSPECTIONS

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.

BUYERS' 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 \_\_\_\_\_