

DISCLAIMER

A. THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 813 Harrington Drive
 (STREET ADDRESS) IN THE city (CITY) (VILLAGE) (TOWN) OF Madison,
COUNTY OF Dane , 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 June (MONTH), 11 (DAY), 2011 (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.

OWNER'S INFORMATION

- B.1. 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.
- B.2. 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.
- B.3. 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".
- B.4. 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.

PROPERTY CONDITION STATEMENTS*

	Yes	No	N/A	See Expert's Report
C.1. I am aware of defects in the roof.	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
C.2. I am aware of defects in the electrical system.	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
C.3. 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.	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
C.4. I am aware of defects in the heating and air conditioning system (including the air filters and humidifiers).	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
C.5. I am aware of defects in the well, including unsafe well water.	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
C.6. I am aware that this property is served by a joint well.	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
C.7. I am aware of defects in the septic system or other sanitary disposal system.	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
C.8. 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 department of commerce at P.O. Box 7970, Madison, Wisconsin, 53707, whether the tanks are in use or not. Regulations of the department of commerce may require the closure or removal of unused tanks).	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
C.9. I am aware of an "LP" tank on the property. (If "yes", specify in the additional information space whether or not the owner of the property either owns or leases the tank).	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
C.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, unsafe concentrations of mold, or defects in drain tiling or sump pumps.	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
C.11. I am aware that the property is located in a floodplain, wetland or shoreland zoning area.	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
C.12. I am aware of defects in the structure of the property.	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
C.13. I am aware of defects in mechanical equipment included in the sale either as fixtures or personal property.	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
C.14. I am aware of boundary or lot line disputes, encroachments or encumbrances (including a joint driveway).	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
C.15. I am 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, lead in water supplies or plumbing system or other potentially hazardous or toxic substances on the premises. Such defects might also be caused by unsafe levels of mold. NOTE: specific federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
C.16. I am aware of the presence of asbestos or asbestos-containing materials on the premises.	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
C.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.	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
C.18. I am aware of current or previous termite, powder-post beetle or carpenter ant infestations or defects caused by animal or other insect infestations.	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
C.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 or a violation of applicable state or local smoke 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. §§ 101.149 & 101.647).	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
C.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.	<u> </u>	<u> X </u>	<u> </u>	<u> </u>
C.21. I am aware of federal, state or local regulations requiring repairs, alterations or corrections of an existing condition.	<u> </u>	<u> X </u>	<u> </u>	<u> </u>

See Expert's Report

Table with 4 columns: Question ID, Question Description, Yes, No, N/A, See Expert's Report. Rows include C.22 through C.27 regarding property tax, assessments, and defects.

ADDITIONAL INFORMATION

Table with 4 columns: Question ID, Question Description, Yes, No, N/A, See Expert's Report. Rows include D.1 through D.1.d regarding historic districts, pier regulations, and use-value assessments.

Notice: 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.

Table with 4 columns: Question ID, Question Description, Yes, No, N/A, See Expert's Report. Rows include D.1.e through D.1.g regarding farmland preservation, mold, and Forest Crop Law.

D.2. The owner has lived on the property for ___ years.
D.3. Explanation of "yes" responses. (See B. 3.) C23 - Basement finished, already accounted for in city's assessment
C26 - Part of condo association

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.widocoffenders.org or by phone at 608-240-5830.

OWNER'S CERTIFICATION

E. 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 6/11/11 Owner _____ Date _____
Owner _____ Date _____ Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

F. A person other than the owner certifies that he or she has supplied information on which the owner relied for this report and 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 _____
Person _____ Items _____ Date _____ Person _____ Items _____ Date _____

NOTICE REGARDING ADVICE OR INSPECTIONS

G. 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.

BUYER'S ACKNOWLEDGMENT

H.1. 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.

H.2. I ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Prospective Buyer _____ Date _____ Prospective Buyer _____ Date _____
Prospective Buyer _____ Date _____ Prospective Buyer _____ Date _____

*NOTE: All information appearing in italics in this REAL ESTATE CONDITION REPORT is purely of a supplemental nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

CONDOMINIUM ADDENDUM TO REAL ESTATE CONDITION REPORT

1 THIS CONDOMINIUM ADDENDUM TO REAL ESTATE CONDITION REPORT (REPORT) IS AN ADDENDUM TO THE REAL ESTATE
2 CONDITION REPORT DATED June 11, 2011 CONCERNING THE PROPERTY LOCATED AT
3 813 Harrington Drive
4 _____ (STREET ADDRESS), IN THE (CITY) (VILLAGE) (TOWN) **STRIKE TWO**
5 OF Madison, COUNTY OF Dane, STATE OF WISCONSIN.

6 This Report is given in compliance with Wis. Stat. § 709.02(2) and is not a substitute for a professional review of the condominium
7 documents and disclosure materials.

8 I. CONDOMINIUM IDENTIFICATION and SELLER CONTACT INFORMATION

9 Name of Condominium: Harrington Place Condominiums of Door Creek
10 Unit Number: 813
11 This Condominium was created by the recording of the condominium instruments with the Office of the Register of Deeds on
12 April 2000 (insert date).

13 The contact information for the (Unit Owner) (Unit Owner's agent/listing broker) **STRIKE ONE** is as follows:

14 Name: Kelly Maly, The Kruse Company REALTORS
15 Address: 2935 S. Fish Hatchery Road, #413, Madison, WI 53711
16 Phone Number(s): 608-243-8234
17 E-mail address (optional): kelly@kellymaly.com

18 II. CONDOMINIUM ASSOCIATION INFORMATION

19 Name of the Condominium Association: Harrington Place Condominium Association
20 Address of the Condominium Association: 813 Harrington Dr Madison WI 53718
21 This Condominium Association is self-managed has hired or retained management **CHECK ONE**.
22 Contact Information (Association representative who can address the sale or the condominium in general):
23 Name: Matthew Soucoup
24 Address: 813 Harrington Dr Madison WI 53718
25 Phone Number(s): 608-358-1793
26 E-mail address (optional): _____

27 III. CONDOMINIUM ASSESSMENTS, FEES and CHARGES

28 The Unit Owner is responsible for the following current condominium assessments, fees, special assessments and other charges
29 (itemize) (Optional: attach a copy of the current budget for easy reference.): \$180/month
30 _____ Have all current charges been paid? Yes No **CHECK ONE**

31 IV. EXECUTIVE SUMMARY

32 A copy of the Executive Summary is attached unless this is a small condominium electing Wis. Stat. § 703.365(8) disclosure
33 requirements. Check with the Condominium Association to be sure that it is the most current version.

34 The information in this Report is true, correct and current to the best of the Unit Owner's knowledge.

35 Unit _____ Unit _____
36 Owner [Signature] Date 6/11/11 Owner _____ Date _____
37 Print Name Here ▶ Matthew Soucoup Print Name Here ▶ _____

38 Buyer acknowledges receipt of a copy of this Report. Check if condominium disclosure materials have been received.

39 Buyer _____ Date _____ Buyer _____ Date _____
40 Print Name Here ▶ _____ Print Name Here ▶ _____

41 RESIDENTIAL CONDOMINIUM CONCEPTS

42 In general terms, residential Condominiums take what otherwise might have been an apartment, townhouse or house, and permits
43 individual sales of the separate dwelling Units. All of the dwelling Unit owners own the common areas together and collectively pay
44 for the upkeep and other common expenses. A Condominium, however, is not like living in an apartment because the owner is
45 usually responsible for the maintenance and repair of everything within the Unit - the property manager does not take care of it, as
46 would be the case with a tenant. To understand Condominium ownership, an understanding of certain key concepts is needed.

47 ■ **Declaration:** The Declaration is a written document that creates a Condominium from one or more parcels of real estate. In the
48 Declaration, the owner declares his or her property to now be a Condominium. The Declaration divides the property into several
49 smaller parcels: Units, which are individually owned, and the Common Elements, which are owned in common by all of the Unit
50 owners together. The Declaration sets out what percentage of ownership interest in the Common Elements is assigned to each
51 Unit, and the number of votes that the owner of each Unit has in the Association.

52 ■ **Declarant:** The Declarant is the builder or developer who declares his or her property to be a Condominium by recording the
53 Declaration and plat maps. The Declarant may reserve a period of "Declarant Control" that gives the Declarant time to finish
54 construction of the Condominium project and/or to sell the Units. During this period, the Declarant exercises the powers and
55 responsibilities of the Association through its exclusive right to appoint the directors to the Association board. As the Units are sold
56 to purchasers, elections are held at different intervals and the Unit owners (other than the Declarant) elect an increasing number of
57 the directors. Declarant Control lasts up to ten years in expandable Condominiums and up to three years in other Condominiums.

58 ■ **Unit:** A Unit is the part of the Condominium that is privately owned and used by the Unit owner. A Unit owner has exclusive
59 ownership and possession of his or her Unit. The statutes define Unit in terms of cubicles of air, enclosed spaces located on one or
60 more floors, and rooms. A Unit may also include structural parts of a building (walls, wood frame) or a Unit may be a whole
61 building, a building plus the surrounding land, or just land (similar to a lot). Units may also include separate areas that are some
62 distance apart. For example, a Unit may include a dwelling plus a storage area, patio or parking space. The boundaries of each Unit
63 are defined in the Declaration, which may describe the perimeter walls, sometimes known as the "perimetric boundaries," the upper
64 boundaries and the lower boundaries. Generally, everything within these boundaries will be part of the Unit. Therefore, each Unit's
65 boundaries may impact the Unit owner's maintenance responsibilities, ability to make improvements or alterations, and insurance
66 liability.

67 ■ **Common Elements:** Common Elements means everything else in the Condominium that is not a Unit. In a typical residential
68 Condominium, the Common Elements may include the land, the exterior and common areas of buildings (entranceway, halls,
69 elevator, meeting room, etc.), landscaping, roads, any outside parking areas, outdoor lighting, any recreational facilities (swimming
70 pool, tennis courts, clubhouse, etc.) and all other common areas and amenities.

71 ■ **Limited Common Elements:** The Limited Common Elements are Common Elements that are identified in the Declaration or plat
72 as reserved for the exclusive use of less than all of the Unit owners. Typically, a Limited Common Element will be reserved for the
73 use of just one Unit. Basically, you don't own it individually, but you are the only one who may use it. This exclusive use, however,
74 may be subject to restrictions stated in the Declaration, Bylaws or Condominium rules and regulations. Limited Common Elements
75 may include features like a storage area, patio, balcony, garage parking space, or a boat slip.

76 ■ **Percentage Interests:** Every Unit owner shares in the ownership of the Common Elements with the other owners. Each Unit is
77 allotted a portion of this ownership interest called the Percentage Interests. The Percentage Interests are stated in the Declaration
78 and come automatically with the ownership of a Unit. The Percentage Interests often determine the share of common expenses that
79 the Unit owner must pay for the repair and maintenance of the Common Elements and for the operation of the Association.
80 Percentage Interests may be an equal percentage for all Units, in proportion to the square footage of the Units, based upon the
81 location or value of the Units, or based upon some other formula stated in the Declaration.

82 ■ **Association:** The Association is the entity that the Unit owners use to act together as a group to manage and maintain the
83 Condominium property and finances. This group will be either a nonstock, nonprofit corporation or an unincorporated Association.
84 Every Unit owner is automatically a member of the Association and votes for the Association directors who, on behalf of the
85 Association, manage and maintain the Common Elements, adopt budgets and set the amount of the fees or assessments paid by
86 the Unit owners for the Association's common expenses. The Association directors typically are responsible for the maintenance of
87 the Condominium property, including lawn and garden care, snow removal, painting, roofs, and amenities such as swimming pools
88 and tennis courts. They are responsible for collecting assessment fees, maintaining books and records, overseeing reserve funds,
89 preparing financial reports, and filing tax returns. The board of directors is responsible for enforcing the rules and providing
90 disclosure materials for Unit sales. Some or all of these functions may be delegated to a Condominium manager or other
91 professionals such as accountants.

92 ■ **Assessment Fees:** The Association sets a budget for all of the Condominium expenses and divides those expenses among the
93 Unit owners. These fees are called "common assessments" or "condo maintenance fees" and typically are paid monthly. The
94 Association may also create reserves for future maintenance and repairs.

Residential Condominium Concepts was developed and distributed by the Wisconsin REALTORS® Association (2005).

Drafted by: Attorneys Debra Peterson Conrad (WRA) and Lisa M. Pardon (Brennan, Steil & Basting, S.C.)

Additional Information for 813 Harrington Drive



	YEAR	BRAND	MODEL # / DESCRIPTION
<u>MECHANICAL</u>			
FURNACE	<u>2001</u>	<u>Heil</u>	<u>DC90</u>
CENTRAL AIR	<u>2001</u>	<u>Heil</u>	
WATER HEATER	<u>2001</u>	<u>AO Smith</u>	<u>GAS / ELEC</u> SIZE <u>40</u> GAL
WATER SOFTENER	<u>2001</u>	<u>Hellenbrand</u>	
ELECTRICAL	<u>2001</u>		<u>FUSE / CIRCUIT</u> <u>100</u> AMPS
<u>APPLIANCES</u>			
REFRIGERATOR	<u>2010</u>	<u>Whirlpool</u>	TOP/BTM <u>SIDE/SIDE</u>
RANGE/STOVE	<u>2010</u>	<u>Whirlpool</u>	GAS <u>ELEC</u> <u>Flt-top</u>
DISHWASHER	<u>2010</u>	<u>Whirlpool</u>	
MICROWAVE	<u>2010</u>	<u>Whirlpool</u>	
WASHER	<u>2005</u>	<u>Roper</u>	
DRYER	<u>2001</u>	<u>Kenmore</u>	GAS <u>ELEC</u>
<u>STRUCTURAL</u>			
ROOF	<u>2001</u>		<u>Handled by association</u>
WINDOWS/DOORS	<u>2001</u>		
SIDING	<u>2001</u>		<u>Handled by association</u>
INSULATION	<u>2001</u>		
<u>UTILITY INFORMATION</u>			
	AVG/ MO.	PROVIDER	NOTES
GAS	<u>146</u>	<u>MGE Budget</u>	
ELECTRIC			
WATER	<u>27</u>	<u>City of Madison</u>	
TRASH/RECYCLING			PICK UP DAY <u>Wed</u>

NOTE: This information is being published by The Kruse Company, REALTORS® as provided by the Sellers. Buyers should consider information reliable but not guaranteed. If you have any questions about the house or its components, please contact Kelly Maly of The Kruse Company, REALTORS® at 608- 243-8234.