

REAL ESTATE CONDITION REPORT

DISCLAIMER

A. _____ THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 5644 Silver Oak Drive
 _____ (STREET ADDRESS) IN THE _____ city _____ (CITY) (VILLAGE) (TOWN) OF Fitchburg,
 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 1 (MONTH), 8 (DAY), 12 (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.	___	X	___	___
C.2. I am aware of defects in the electrical system.	___	X	___	___
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.	___	X	___	___
C.4. I am aware of defects in the heating and air conditioning system (including the air filters and humidifiers).	___	X	___	___
C.5. I am aware of defects in the well, including unsafe well water.	___	___	X	___
C.6. I am aware that this property is served by a joint well.	___	___	X	___
C.7. I am aware of defects in the septic system or other sanitary disposal system.	___	___	X	___
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).	___	X	___	___
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).	___	X	___	___
C.10. I am aware of defects in the basement or foundation (including cracks, seepage and bulges). <i>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.</i>	___	X	___	___
C.11. I am aware that the property is located in a floodplain, wetland or shoreland zoning area.	___	X	___	___
C.12. I am aware of defects in the structure of the property.	___	X	___	___
C.13. I am aware of defects in mechanical equipment included in the sale either as fixtures or personal property.	___	X	___	___
C.14. I am aware of boundary or lot line disputes, encroachments or encumbrances (including a joint driveway).	___	X	___	___
C.15. I am aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, <i>high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property</i> , lead in paint, lead in soil, lead in water supplies or plumbing system or other potentially hazardous or toxic substances on the premises. <i>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.</i>	___	X	___	___
C.16. I am aware of the presence of asbestos or asbestos-containing materials on the premises.	___	X	___	___
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.	___	X	___	___
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.	___	X	___	___
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; <i>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).</i>	___	X	___	___
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.	___	X	___	___
C.21. I am aware of federal, state or local regulations requiring repairs, alterations or corrections of an existing condition.	___	X	___	___

See Expert's Report

Table with 5 columns: Question ID, Question Text, 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 5 columns: Question ID, Question Text, 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 5 columns: Question ID, Question Text, Yes, No, N/A, See Expert's Report. Row D.1.e regarding farmland preservation zoning.

Notice: Rezoning a property zoned farmland preservation to another use or 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.

Table with 5 columns: Question ID, Question Text, Yes, No, N/A, See Expert's Report. Row D.1.f regarding mold and water intrusions.

Table with 5 columns: Question ID, Question Text, Yes, No, N/A, See Expert's Report. Row D.1.g regarding Farmland Preservation Agreement.

Table with 5 columns: Question ID, Question Text, Yes, No, N/A, See Expert's Report. Row D.2 regarding years lived on property. Row D.3 regarding explanation of "yes" responses.

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.

Table for owner certification with columns for Owner Name, Date, and Signature.

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.

Table for person certification with columns for Person Name, Items, Date, and Signature.

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.

Table for buyer acknowledgment with columns for Prospective Buyer Name, Date, and Signature.

*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.