WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road Madison, Wisconsin 53704

REAL ESTATE CONDITION REPORT

Weiss Realty LLC Page 1 of 3

A. THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT WIO367 MANCHESTER (CITY) (VILLAGE) (TOWN) OF MANCHESTER

(CITY) (VILLAGE) (TOWN) OF MANCHESTER

COUNTY OF ACKSON , 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 (MONTH), (DAY),

COLT (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 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 SHALL HAVE THE RIGHT TO RESCIND THAT
CONTRACT (WIS. STATS. SECTION 709.02), PROVIDED THE OWNER IS SUBJECT TO WISCONSIN STATUTES CHAPTER 709.*

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.

OWNER'S INFORMATION

B.1. In this form, "am aware" means have notice or knowledge. "Am aware" means that the owner has notice or knowledge based on an official notice issued by a governmental body, advice or recommendations received from a contractor, inspector or other person regarding a property condition or the correction of a property defect or problem, personal observation, or some other source of information. 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.

In this form, "owner" means that person or those persons, or the entity or organization, which is the owner of the above-described real property. If the property is owned by two or more individuals as joint tenants or tenants-in-common, each joint owner or tenant-in-common must join in the execution of this Real Estate Condition Report or complete a separate report based on his or her individual awareness. "Owners" include all persons who transfer real estate containing one to four dwelling units by sale, exchange or land contract. "Owners" do not include personal representatives, trustees, conservators and fiduciaries appointed by or subject to supervision by a court if they have never occupied the property transferred; and do not include persons who transfer property which has not been inhabited or who transfer property by conveyance exempt from the real estate transfer fee. In this form, "principal" refers either to the owner or the buyer.

- 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
- 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.

Instead of responding to any statement below with a "yes," "no," or "not applicable," and explaining the "yes" statements, the owner may substitute an answer supplied by a public or governmental agency or department (Wis. Stat. § 66.073(3)(h)); or information supplied by one of the following experts or professionals, provided the information is in writing, is furnished on time, and the statement to which it relates is identified: licensed engineers, land surveyors and structural pest control operators; contractors with respect to matters within the scope of the contractor's occupation; or other persons who the seller, buyer or any agent involved in the transaction reasonably believes has sufficient experience to meet the standards of practice for the kind of information provided (Wis. Stat. §§ 709.02 & 452.23 (2)(b)). If a statement is answered by such an expert's or professional's written information, report or document, the owner may place an "X" in the "See Expert's Report" column next to the statement(s) which are answered by the expert's information and attach the expert's written information to this Real Estate Condition Report, or provide the written information separately before the applicable deadline.

THE ITALICIZED LISTS OF POSSIBLE TYPES OF DEFECTS FOLLOWING EACH STATEMENT BELOW ARE EXAMPLES ONLY AND ARE NOT THE ONLY DEFECTS WHICH MIGHT PROPERLY BE DISCLOSED IN RESPONSE TO EACH RESPECTIVE STATEMENT.

				See Expert's
PROPERTY CONDITION STATEMENTS	Yes	No	N/A	Report
C.1. I am aware of defects in the roof. Roof defects might include, but are not limited to such things as leakage, ice build-up, or significant problems with gutters or eaves.	Manager Constant	X	Marine	**************************************
C.2. I am aware of defects in the electrical system. 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.		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. Other plumbing system defects might include, but are not limited to, excessive or insufficient water pressure, leaks or other defects in pipes, toilets, interior or exterior faucets, bath tubs, showers, or any sprinkler system.	***************************************	<u> </u>	***************************************	
C.4. I am aware of defects in the heating and air conditioning system (including the air filters and humidifiers). Other heating and air conditioning defects might include, but are not limited to, defects in supplemental heaters, ventilating fans or fixtures, or solar collectors.	Alexandry in the Street			-
C.5. I am aware of defects in the well, including unsafe well water. Well defects might include, but are not limited to, an unused well not properly closed in conformance with state regulations, a well which was not constructed pursuant to state standards or local code, or a well which requires modifications to bring it into compliance with current code specifications.		<u> </u>	and the state of some	estational desirables
C.6. I am aware that this property is served by a joint well.		M		
C.7. I am aware of defects in the septic system or other sanitary disposal system. Septic system defects might include, but are not limited to, back-ups in toilets or in the basement; exterior ponding, but are not limited to be septically so that the basement is exterior ponding, but the septical system.	****	*	-	

See

States (St. 1975)	Yes	No	N/A	Report
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 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.)		4	***************************************	
space whether or not the owner of the property either owns or leases the tank.) C.9m I am aware that a dam is totally or partially leasted to the tank.)	*	7		***********
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.) C.10. I am aware of defects in the basement or foundation (localities as the latest and the latest are the latest are the latest and the latest are the latest ar		V		
walls, unsafe concentrations of mold, or defects in drain tiling or sump number of mold, or defects in drain tiling or sump number	AR-STORY SECTION AND A	-6		
C.11. I am aware that the property is located in a floodplain, wetland or shoreland zoning area. C.12. I am aware of defects in the structure of the property.		<u>_v_</u>		-
C.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, and significant problems with driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors, floors, ceilings, stairways or insulation.	de la marchine de la	*	APPANAMENTAL	
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, microwave, dishwasher, refrigerator, freezer, washer, dryer, trash compactor, garbage disposal, central vacuum, garage door opener, or incinerator which is included in the sale		<u>X</u>	Marine de La Companya	***************************************
C.14. I am aware of boundary or lot line disputes, encroachments or encumbrances (including a joint driveway).	-	X		and the second
C.15.1 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. Such defects might also be caused by unsafe levels of mold or the production of methamphetamine (meth) or other hazardous chemicals on the property. Note: Specific Federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.	***************************************			- 499-mail/file/scanneline
C.16. I am aware of the presence of asbestos or asbestos-containing materials on the premises		d		
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.		4		
C.18 I am aware of current or previous termite, powder-post heetle or carpenter ant infoctations		U		
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). Such defects might include, but are not limited to, defects in the chimney, fireplace equipment; or woodburning stayes not installed fireplace equipment; or woodburning stayes not installed pursuant to smaller the same and		文		
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. This might include, but is not limited to, orders to correct building code violations.		<u> </u>	Marindania	-
C.22.1 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.	-	X		***************************************
C.23. I am aware that remodeling that may increase the property's assessed value was done.				
public improvements such as but not limited to circumstant stacks assessments might be for planned		4		
C.24 m I am aware that the property is located within a creaging.		~		
against the real property located within the district.	Antonia de A			*************
C.25. I am aware of the proposed construction of a public project that may affect the use of the property.	-	4		
zoning violations or nonconforming uses, any land division involving the property for which required state or local permits had not been obtained, conservation easements, restrictive contains, rights-of-way, easements, or another use of a part of the property by popularies, other than recorded within the property by popularies.		4		
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.	obsentings characters.	K		
C.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, reptile or insect infestation; drainage easement or grading problems; substantial pet damage; excessive sliding, settling, earth movements, upheavals or other soil problems; environmental nuisances affecting the property such as noise, smoke, odor, or water diversion from neighboring property; high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property; deed restriction violations; lack of legal access; burial grounds; or any other defect or material condition.	-			-
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	ADDITIONA	LINFORMATION	Yes No	See Expert's N/A Report				
D.1. I am aware that a structure on the prop part of the property is in a historic district.	perty is designated	as a historic building or that	_ K	********************************				
D.1.a I am aware of a pier attached to the proper regulations. See http://dnr.wi.gov/ for informations.	rty that is not in con	npliance with state or local pler						
D.1.b All or part of the land has been assessed (use-value assessment).	ion. I as agricultural land	under Wis. Stat. § 70.32(2r)	<u>X</u>	-				
D.1.c The owner has been assessed a us Wis. Stat. § 74,485(2),	se-value assessmer	nt conversion charge under		popularitation descriptions				
D.1.d The payment of the use-value assessme Wis. Stat. § 74.485(4).								
Notice: The use value assessment system va rather than its fair market value. When development), that person may owe a conv the Wisconsin Department of Revenue's Equa	a person converts rersion charge. To o	agricultural land to a non-ag Intain more information about ti	gricultural use (e.g. res he use value law or com	idential or commercial				
D.1.e I am aware that the property is to a farmland present the property is a farmland present the prese	preservation agreeme	ent. removal of land from such an agree	ement can trigger payment	of a conversion fee equal				
to 3 times the class 1 "use value" of the land. Call 60 D.1.f I am aware of the presence of unsafe level leaks, or overflow from sinks, bathtubs or	s of mold, or roof, to sewers, or other w	pasement window or plumbing	Lands Initiative/ for more info	mation.				
D.1.g I am aware that all, or part, of the property is Preservation Agreement (see D.1.e.). Forest	afe levels of mold. s subject to, enrolled t Crop Law, Manage	in or in violation of a Farmland		***************************************				
D.2. The owner has lived on the property for	veare		- A - M - M					
D.3. Explanation of "yes" responses. (See B. 3.)								
	Rouckey	10 ACRES IS	AG					
Note: Any sales contract provision requiring the elevator inspector. Notice: You may obtain information about to Wisconsin Department of Corrections on the Inte	he sex offender	registry and persons regist	tered with the reaistr					
	OWNER'S	ERTIFICATION						
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. NOTE: Wisconsin Statute § 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.								
Owner Dai	te_ 6/1/2017	Owner		Date				
Owner Dat	te	Owner		Date				
		ON SUPPLYING INFORM						
F. A person other than the owner certifies that information is true and correct to the best of that	it he or she has s person's knowled	supplied information on whic ge as of the date on which th	th the owner relied for e person signs this rep	this report and that ort.				
Person Items	Date	Person	Items	Date				
Person Items	Date	Person	Items	Date				
G. THE PROSPECTIVE BUYER AND THE OV PROPERTY AND TO PROVIDE FOR APPROPERTY AND TO PROVIDE FOR APPROPERTY ADVICE, INSPECTIONS, DEFECTS OR WARRA	WNER MAY WISH PRIATE PROVISION ANTIES.	ONS IN A CONTRACT BE	NAL ADVICE OR INSI	PECTIONS OF THE RESPECT TO ANY				
H.1. THE PROSPECTIVE BUYER ACKNOWLI SIONAL INSPECTORS MAY BE REQUIRED TO CODE VIOLATIONS AND FLOODPLAIN STATU H.2. I ACKNOWLEDGE RECEIPT OF A COPY OF	EDGES THAT TE DETECT CERTA S.	IN DEFECTS SUCH AS TH	UCH AS THAT ACQU E PRESENCE OF ASE	IRED BY PROFES- BESTOS, BUILDING				
Prospective Buyer				Date				
Prospective Buyer								
*NOTE: All information appearing in italics in this REAL ESTA REPORT content required by Wis. Stat. § 709.03. Copyright © 2014 by Wisconsin REALTORS® Association Dra No representation is made as to the legal validity of any provision	ATE CONDITION REPO afted by: Attorney Debra on or the adequacy of a	DRT is purely of a supplemental nat	ture and is not part of the RE					