REAL ESTATE CONDITION REPORT

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT _____
(STREET ADDRESS)

_____ IN THE _____ OF _____, COUNTY
(CITY) (VILLAGE) (TOWN)

OF _____, STATE OF WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT

PROPERTY AS OF _____ _____, _____, IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN
(MONTH) (DAY)

STATUES. 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.

STATEMENTS

		Yes	No	N/A	See Experts Report*
C.1.	I am aware of defects in the roof.	_____	_____	_____	_____
C.2.	I am aware of defects in the electrical system.	_____	_____	_____	_____
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.	_____	_____	_____	_____
C.4.	I am aware of defects in the heating and air conditioning system (including the air filters and humidifiers).	_____	_____	_____	_____
C.5.	I am aware of defects in the well, including unsafe well water.	_____	_____	_____	_____
C.6.	I am aware that this property is served by a joint well.	_____	_____	_____	_____
C.7.	I am aware of defects in the septic system or other sanitary disposal system.				
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.)	_____	_____	_____	_____
C.9.	I am aware of an "LIP'' tank on the property. (If ''yes , state whether or not the owner of the property either owns or leases the tank).	_____	_____	_____	_____
C.10.	I am aware of defects in the basement or foundation (including cracks, seepage and bulges).	_____	_____	_____	_____
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.	_____	_____	_____	_____

		Yes	No	N/A	See Experts Report*
C.13.	I am aware of defects in mechanical equipment included in the sale either as fixtures or personal property.	_____	_____	_____	_____
C.14.	I am aware of boundary or lot line disputes, encroachments or encumbrances (including a joint driveway).	_____	_____	_____	_____
C.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.	_____	_____	_____	_____
C.16.	I am aware of the presence of asbestos or asbestos-containing materials on the premises.				
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.	_____	_____	_____	_____
C.18.	I am aware of current or previous termite, powder-post beetle or carpenter ant infestations.	_____	_____	_____	_____
C.19.	I am aware of defects in a wood burning stove or fireplace or of defects caused by afire in a stove or fireplace or elsewhere on the property.	_____	_____	_____	_____
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.	_____	_____	_____	_____
C.21.	I am aware of federal, state, or local regulations requiring repairs, alterations or corrections of an existing condition.	_____	_____	_____	_____
C.22.	I have received notice of property tax increases, other than normal annual increases, or am aware of a pending property reassessment.	_____	_____	_____	_____
C.23.	I am aware that remodeling that may increase the property's assessed value was done.	_____	_____	_____	_____
C.24.	I am aware of proposed or pending special assessments.	_____	_____	_____	_____
C.25.	I am aware of the proposed construction of a public project that may affect the use of the property.	_____	_____	_____	_____
C.26.	I am aware of subdivision homeowners' associations, common areas co-owned with others, zoning violations or nonconforming uses, rights-of-way, easements, or another use of a part of the property by nonowners, other than recorded utility easements.	_____	_____	_____	_____
C.27.	I am aware of other defects affecting the property.	_____	_____	_____	_____

ADDITIONAL INFORMATION

D.1.	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.	_____	_____	_____	_____

D.2. The owner has lived on the property for _____ years.

D.3. Explanation of "yes" responses. (See B.3.) _____

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.

☐ *The undersigned owner believes he or she is not subject to Wisconsin Statutes Chapter 709, but is completing this report on a voluntary basis. Accordingly, buyer would have no rescission rights based on this report. (Check if applicable)*

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	Date	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 part of the REAL ESTATE CONDITION REPORT required pursuant to Section 709.03 of the Wisconsin Statutes.*