WISCONSIN REALTORS® ASSOCIATION 4801 Forest Run Road

Madison, Wisconsin 53704

REAL ESTATE CONDITION REPORT

Pleasant	View	R	eal	ij
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DISCLAIMER

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THIS CONDITION REPORT CONCERNS THE REAL	L PROPERTY LOCATED AT _	N699 .	Jennifer
Dr	IN THE	Town	
(CITY) (VILLAGE) (TOWN) OF Plymouth			, COUNTY OF
Sleboygan	STATE OF W	ISCONSIN.	
THIS REPORT IS A DISCLOSURE OF THE CON	NDITION OF THAT PROPER	TY IN COMPLIAN	ICE WITH SECTION
709.02 OF THE WISCONSIN STATUTES AS OF	<u> Αφη' (</u> (MONTH)	23(DAY), <u>2024</u>
(YEAR). IT IS NOT A WARRANTY OF ANY KIND B	Y THE OWNER OR ANY AGE	NTS REPRESENT	ING ANY PARTY IN
THIS TRANSACTION AND IS NOT A SUBSTITUTE	E FOR ANY INSPECTIONS O	R WARRANTIES 1	THAT THE PARTIES
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 has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

- A1. In this form, "aware" means the "owner(s)" have notice or knowledge.
- A2. 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.
- A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate containing one to four dwelling units, including a condominium unit and time-share property, by sale, exchange, or land contract is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

- A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."
- A5. 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.
- A6. 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 the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

	B. STRUCTURAL AND MECHANICAL		_	. 2 01 0
D.4	And the second of defeate in the man fo	YES	NO	N/A
B1.	Are you aware of defects in the roof?	لــا	X	
B2.	Roof defects may include items such as leakage or significant problems with gutters or eaves. Are you aware of defects in the electrical system?		X	
UZ,	Electrical defects may include items such as defects in solar panels and systems, electrical	Ll		
	wiring not in compliance with applicable code, knob and tube wiring, 60 amp service, or			
	aluminum-branch circuit wiring.			
B3.	Are you aware of defects in part of the plumbing system (including the water heater,		X	
	water softener, and swimming pool)?			
	Other plumbing system defects may include items such as leaks or defects in pipes, toilets,			
5 4	interior or exterior faucets, bathtubs, showers, or any sprinkler system.	[]	K-71	
B4.	Are you aware of defects in the heating and air conditioning system (including the air filters		X	
	and humidifiers)? Heating and air conditioning defects may include items such as defects in the heating			
	ventilation and air conditioning (HVAC) equipment, supplemental heaters, ventilating fans or			
	fixtures, or solar collectors.			
B5,	Are you aware of defects in a woodburning stove or fireplace or of other defects caused by		X	
	a fire in a stove or fireplace or elsewhere on the property?		J	
	Such defects may include items such as defects in the chimney, fireplace flue, inserts, or			
	other installed fireplace equipment; or woodburning stoves not installed pursuant to			
	applicable code.	·	_	
B6.	Are you aware of defects related to smoke detectors or carbon monoxide detectors or a		X	
	violation of applicable state or local smoke detector or carbon monoxide 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. ch. 101).			
B7.	Are you aware of defects in the basement or foundation (including cracks, seepage, and		X	
	bulges)?			
	Other basement defects may include items such as flooding, defects in drain tiling or sump			
	pumps, or movement, shifting, or deterioration in the foundation.		rz1	·
B8.	Are you aware of defects in any structure on the property?		X	
	Structural defects with respect to the residence or other improvements may include items			
	such as movement, shifting, or deterioration in walls; major cracks or flaws in interior or exterior walls, partitions, or the foundation; wood rot; and significant problems with			
	driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors,			
	floors, cellings, stairways, or insulation.			
В9.	Are you aware of defects in mechanical equipment included in the sale either as fixtures or		X'	
	personal property?			***************************************
	Mechanical equipment defects may include items such as defects in any appliance, central			
	vacuum, garage door opener, in-ground sprinkler, or in-ground pet containment system that			
,	is included in the sale.	<u></u> 1	(22)	
B10.	· · · · · · · · · · · · · · · · · · ·		X	Ш
	water conditioner system or water treatment system, or other items affixed to or closely associated with the property?			
	Such items may include reverse osmosis systems, iron filters, or other filters.			
B11.			abla	П
υ,,,	sewers, or other ongoing water or moisture intrusions or conditions?	1	₩ 1	£3
B12.	Explanation of "yes" responses			
	C. ENVIRONMENTAL	YES	NO	N/A
C1.	Are you aware of the presence of unsafe levels of mold?		\mathbf{x}	
C2.	Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating	Ħ	対	H
,	to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural		JE A	1
	gas transmission lines located on but not directly serving the property, lead in paint, lead in			
	soil, or other potentially hazardous or toxic substances on the property? NOTE: Specific			

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	ral lead paint disclosure requirements must be compiled with in the sale of most dential properties built before 1978.			
C3. Are	you aware of the presence of asbestos or asbestos-containing materials on the	YES	NO X	N/A
prop	erty?			
cond	you aware of the presence of or a defect caused by unsafe concentrations of, unsafe ditions relating to, or the storage of hazardous or toxic substances on neighboring perties?		X	
C5. Are infe	you aware of current or previous termite, powder post beetle, or carpenter ant stations or defects caused by animal, reptile, or insect infestations, including infestations		文	
C6. Are	acting trees? you aware of water quality issues caused by unsafe concentrations of or unsafe ditions relating to lead?		X	
C7. Are sub	you aware of the manufacture of methamphetamine or other hazardous or toxic stances on the property?		Ø	
C8. Explar	nation of "yes" responses			
		r		.,,
	D. WELLS, SEPTIC SYSTEMS, STORAGE TANKS			
D4 A==		YES	ΝO	N/A
	you aware of defects in a well on the property or in a well that serves the property, uding unsafe well water?		$\langle X \rangle$	
Wel with cod spe bac	I defects may include items such as an unused well not properly closed in conformance state regulations, a well that was not constructed pursuant to state standards or local e, or a well that requires modifications to bring it into compliance with current code cifications. Well water defects might include, but are not limited to, unsafe levels of teria (total Coliform and E. coli), nitrate, arsenic, or other substances affecting human sumption safety.			
	you aware of a joint well serving the property?	ΓΣł	$\Box C$	6 -
	you aware of a defect related to a joint well serving the property?			Ť
proj	you aware that a septic system or other private sanitary disposal system serves the perty?	X		
on t not Sep	you aware of defects in the septic system or other private sanitary disposal system he property or any out-of-service septic system that serves the property and that is closed or abandoned according to applicable regulations? It is system defects may include items such as backups in toilets or in the basement; perior ponding, overflows, or backups; or defective or missing baffles.	侧	X	
D6. Are on Wis Mad Wis	you aware of underground or aboveground fuel storage tanks on or previously located the property? (If "yes," the owner, by law, may have to register the tanks with the consin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, dison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the consin Department of Agriculture, Trade and Consumer Protection may require the sure or removal of unused tanks.)		[X]	
D7, Are pred	you aware of defects in the underground or aboveground fuel storage tanks on or viously located on the property? ects in underground or aboveground fuel storage tanks may include items such as ndoned tanks not closed in conformance with applicable local, state, and federal law;		Ø	
	ring; corrosion; or failure to meet operating standards.		~	<u></u>
	you aware of an "LP" tank on the property? (If "yes," specify in the additional rmation space whether the owner of the property either owns or leases the tank.)		\bowtie	LJ
	you aware of defects in an "LP" tank on the property?	<u> </u>	\boxtimes	[*************************************
	nation of "yes" responses		<u> </u>	
<u> </u>	D2-Shared Well			
	D4- Septic System			
	, ,			

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	E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.	YES	NO	N/A	
E1.	Have you received notice of property tax increases, other than normal annual increases, or are you aware of a pending property reassessment?				
E2. E3. E4.	Are you aware that remodeling was done that may increase the property's assessed value? Are you aware of pending special assessments? Are you aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property		X X		
E5.	located within the district? Are you aware of any proposed construction of a public project that may affect the use of the property?		X		
E6.	Are you aware of any remodeling, replacements, or repairs affecting the property's structure or mechanical systems that were done or additions to this property that were		X		
E7.	made during your period of ownership without the required permits? Are you aware of any land division involving the property for which a required state or local permit was not obtained?		X		
E8. E	Explanation of "yes" responses <u>Base ment</u>				
	F. LAND USE	YES	NO	N/A	
F1.	Are you aware of the property being part of or subject to a subdivision homeowners' association, or other homeowners' association?		X		7
F2.	If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others?		X		
F3. F4.	Are you aware of any zoning code violations with respect to the property? Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area?		X		
F5.	Are you aware of nonconforming uses of the property? A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance.		X		
F6.	Are you aware of conservation easements on the property? A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or		X		
F7. F8.	education, or for similar purposes. Are you aware of restrictive covenants or deed restrictions on the property? Other than public rights of ways, are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements?		X X		
F8a.	Are you aware of any private road agreements or shared driveway agreements relating to the property?		X		
F9.	Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin 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?		X		
F10.	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. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx or (608) 266-2486.	Ÿ			
	a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)?		X		
	b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis Stat s 74.485.(2))		X		

c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s., 74.486 (4)) F11. Is all or part of the property subject to or in violation of a farmland preservation agreement? 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. Visit https://datcp.wi.gov/Pagas/Programs. Services/Farmland/Preservation.aspx for more information. F12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program? F13. Are you aware of a dam that is totally or partially 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,' contect the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.) F14. Are you aware of broundary or tot time disputes, encroachments, or encumbrances (Including a joint driveway) effecting the property? Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses. F15. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dir.rwi.gov/topic/evalerways for more information. F16. Are you aware of a pier attached to the property that it is one in compliance with state or local pier regulations? See http://dir.rwi.gov/topic/evalerways for more information. F17. Are you aware of any estimation of the hydroclockmicroways for more information. F18. Are you aware of any action of the property of				Page	e 5 of 6	
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Visit https://datcap.wi.gov/Pages/Programs_Services/FarmiandPreservation.aspx for more information. F12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Maneged Forest Law, the Conservation Reserve Program, or a comparable program? F13. Are you aware of a dam that 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.) F14. Are you aware of boundary or lot lime disputes, encroachments, or encumbrances include, without limitation, a gifth or claim of another to a portion of the property but on the sale involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to enother; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a gifth or claim of another to a portion of the property or to the use of the property such as a joint driveway, lens, and licenses. F15. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items such as orders to correct building code violations. F16. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dr.wi.gov/dopic/waternays for more information. F17. Are you aware fast the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator and property and the property? Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator						
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F12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reseave Program, or a comparable program? F13. Are you aware of a dam that 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, take district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.) F14. Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property? Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on lend belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses. F15. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items such as orders to correct building code violations. F16. Are you aware of a wittle agreement affecting riparian rights related to the property? Indicate or local pier regulations? See http://driv.wi.gov/dopic/waterways for more information. F18. Are you aware of a wittle agreement affecting riparian rights related to the property? Indicate a property abuts the bed of a navigable waterway that is sowned by a hydroelectric operator as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bod of the waterway. F18. Are you aware of a wittle agreement and potential disturbance of burief sites, contact the Wisconsin Historical Society at 8						
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individual, foreign corporation, Section 1445 of the Internal Investment In Real Property U.S. real property interest mu	n, as defined in 26 USC 1445 (f)? (E.g. a r , foreign partnership, foreign trust, or foreign Revenue Code (26 USC 1445), also known y Tax Act or FIRPTA, provides that a transfe ast be notified in writing and must withhold ta	estate.) n as the Foreign eree (buyer) of a x if the transferor	YES	NO NO	N/A
G5. Are you aware of other defect Other defects might include	nless an exception under FIRPTA applies to the saffecting the property? items such as drainage easement or grant the movements, or upheavals; or any other contents.	ading problems;		[X]	
G6. The owner has owned the proG7. The owner has lived in the pro	pperty for <u>25</u> years.				
G7. The owner has lived in the program of "yes" responses	operty for <u>25</u> years.				
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Notice: You may obtain information a the Wisconsin Department of Correct	about the sex offender registry and persons tions at <u>http:www.doc.wi.gov</u> or by phone at 6	registered with the 308-240-5830	registry t	oy conta	ecting
	OWNER'S CERTIFICATION				
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Owner Reserved Joth	school	Date _	<u>4/1</u>	5/2	4
Owner		Date _		•	
CERT	TIFICATION BY PERSON SUPPLYING INFO	DRMATION			
A person other than the owner certif that the information is true and correcteport.	ies that the person supplied information on out to the best of the person's knowledge as	which the owner re of the date on whic	lled for th h the pers	is repor on sign	t and s this
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Person	Items	Date _			
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	BUYER'S ACKNOWLEDGEMENT				
	es that technical knowledge such as that according to the presence of asbestos, building code				ay be
I acknowledge receipt of a copy of thi	is statement.				
Prospective buyer		Date _			J

Information appearing in italics is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

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