

REAL ESTATE CONDITION REPORT

DISCLAIMER

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 117 Judge Drive
IN THE Village
(CITY) (VILLAGE) (TOWN) OF Saukville, COUNTY OF Ozaukee
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 July (MONTH) 18 (DAY), 2025 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES 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

	YES	NO	N/A
B1. Are you aware of defects in the roof? Roof defects may include items such as leakage or significant problems with gutters or eaves.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B2. Are you aware of defects in the electrical system? Electrical defects may include items such as <i>defects in solar panels and systems</i> , electrical wiring not in compliance with applicable code, knob and tube wiring, 60 amp service, or aluminum-branch circuit wiring.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B3. Are you aware of defects in part of the plumbing system (including the water heater, water softener, and swimming pool)? Other plumbing system defects may include items such as leaks or defects in pipes, toilets, interior or exterior faucets, bathtubs, showers, or any sprinkler system.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B4. Are you aware of defects in the heating and air conditioning system (including the air filters 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B5. Are you aware of defects in a woodburning stove or fireplace or of other defects caused by a fire in a stove or fireplace or elsewhere on the property? 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B6. Are you aware of defects related to smoke detectors or carbon monoxide detectors or a 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).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B7. Are you aware of defects in the basement or foundation (including cracks, seepage, and 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B8. Are you aware of defects in any structure on the property? 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, ceilings, stairways, or insulation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B9. Are you aware of defects in mechanical equipment included in the sale either as fixtures or 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B10. Are you aware of rented items located on the property such as a water softener or other water conditioner system or <i>water treatment system</i> , or other items affixed to or closely associated with the property? <i>Such items may include reverse osmosis systems, iron filters, or other filters.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B11. Are you aware of basement, window, or plumbing leaks, overflow from sinks, bathtubs, or sewers, or other ongoing water or moisture intrusions or conditions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B12. Explanation of "yes" responses <u>The water softener is rented & will be removed by the company owning it.</u>			

C. ENVIRONMENTAL

	YES	NO	N/A
C1. Are you aware of the presence of unsafe levels of mold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C2. Are you 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, or other potentially hazardous or toxic substances on the property? NOTE: Specific	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| C3. Are you aware of the presence of asbestos or asbestos-containing materials on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C4. Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C5. Are you aware of current or previous termite, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations, <i>including infestations impacting trees?</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C8. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |

D. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

- | | YES | NO | N/A |
|---|--------------------------|--------------------------|-------------------------------------|
| D1. Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water?
Well defects may include items such as an unused well not properly closed in conformance with state regulations, a well that was not constructed pursuant to state standards or local code, or a well that requires modifications to bring it into compliance with current code specifications. Well water defects might include, but are not limited to, unsafe levels of bacteria (total Coliform and E. coli), nitrate, arsenic, or other substances affecting human consumption safety. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D2. Are you aware of a joint well serving the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D3. Are you aware of a defect related to a joint well serving the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D4. Are you aware that a septic system or other private sanitary disposal system serves the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D5. Are you aware of defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations?
Septic system defects may include items such as backups in toilets or in the basement; exterior ponding, overflows, or backups; or defective or missing baffles. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D6. Are you 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.) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D7. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property?
Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D8. Are you aware of an "LP" tank on the property? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D9. Are you aware of defects in an "LP" tank on the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D10. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E2. Are you aware that remodeling was done that may increase the property's assessed value?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E3. Are you aware of pending special assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E4. 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 located within the district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E5. Are you aware of any proposed construction of a public project that may affect the use of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 made during your period of ownership without the required permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E7. Are you aware of any land division involving the property for which a required state or local permit was not obtained?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E8. Explanation of "yes" responses _____			

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F3. Are you aware of any zoning code violations with respect to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F4. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 education, or for similar purposes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F7. Are you aware of restrictive covenants or deed restrictions on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F8. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F8a. Are you aware of any private road agreements or shared driveway agreements relating to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.			
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|--------------------------|
| c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4)) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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/Pages/Programs_Services/FarmlandPreservation.aspx for more information. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 land 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F15. Are you aware there is not legal access to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F16. 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F17. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F18. Are you aware of a written agreement affecting riparian rights related to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F19. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator?
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, 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 bed of the waterway. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F20. Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information). | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F21. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |

G. ADDITIONAL INFORMATION

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|-------------------------------------|
| G1. Have you filed any insurance claims relating to damage to this property or premises within the last five years? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G2. Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G2a. Does the property currently have internet service?
If so, who is your provider? _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G2b. Does the property have an electric vehicle charging system and station or installed wiring for a future system or station?
Is the system or station affixed to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G2c. Does the property have accessibility features? If so, attach an Accessibility Features Report (see https://www.wra.org/Disabilities/). | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| G3. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G3a. Are you aware of any right of first refusal, recorded or not, on all or any portion of the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

G4. Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g. a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.)
Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer.

YES
☐NO
☒N/A
☐

G5. Are you aware of other defects affecting the property?

☐☒☐

Other defects might include items such as drainage easement or grading problems; excessive sliding, settling, earth movements, or upheavals; or any other defect or material condition.

Pleasant View Realty, its agents, and affiliated entities strongly recommend that a buyer engage independent professionals to perform home inspections, conduct specialized testing or investigate any property concerns and are further encouraged to engage relevant experts as needed.

G6. The owner has owned the property for 20 years.

G7. The owner has lived in the property for 20 years.

G8. 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 at <http://www.doc.wi.gov> or by phone at 608-240-5830

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

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 Haren Dusher Date 7/18/2025

Owner _____ Date _____

Owner _____ Date _____

Owner _____ Date _____

Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____

Person _____ Items _____ Date _____

Person _____ Items _____ Date _____

BUYER'S ACKNOWLEDGEMENT

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.

I acknowledge receipt of a copy of this statement.

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

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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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Here's a rundown of everything that took place within the basement. If additional detail is necessary, please let me know. I have the full folder of information on Everdry and have confirmed transferrable warranty.

- Half of basement was finished with small apartment-like living space in it
- Walls appeared to have moisture in them, so the living space was removed
- Cinder block walls had water seeping in as a result of no water proofing/sealant
- West facing wall (under patio) was found to be out of tolerance by wall engineering standards (approximately 1/4" more than standard deviation)
- Water continued to seep in through south and west walls

In 2021, Everdry dug around perimeter of the house to tar and seal for waterproofing

- New J channel and interior/exterior drain tile was replaced
- New sump pump was installed
- New Easy Breath air filter installed to remove moisture directly outside
- Bracing installed on west facing wall to take the weight of the house due to wall being out of tolerance
- Exterior of west facing wall was sealed between the cement and house

In spring 2022, foam insulation was added to the basement to further seal out moisture/cold.

In fall 2023, a new egress window was properly installed to enhance the waterproof seal on the south wall.

In April 2025, all walls and floor joists were professionally cleaned to ensure mildew was no longer actively growing in the basement.

Following cleaning, walls were scraped and primed with Zinsser cinder block primer, then painted.

On April 30, 2025, electrical panel was fully replaced.



DAANE ELECTRIC, LLC
220 S. 10TH Street
P.O. Box 700499
Oostburg, WI 53070
(920) 564-2687
Joel W. Daane, Owner

Invoice

Date	Invoice #
5/1/2025	10894

Bill To

Karen Lusher
117 S. Judge Dr.
Saukville, WI 53080

Customer

Karen Lusher
karenlusher1@gmail.com

Due Date	Project
5/15/2025	100 amp service repair

Description	Qty	Rate	Amount
Replaced the 100 amp circuit breaker panel and installed new conduit and wiring from the existing meter socket			
grounding and water pipe bonding			
estimate #6640 amount \$2875.00	1	2,875.00	2,875.00
village of Saukville electrical permit	1	40.00	40.00



Total \$2,915.00

Payments/Credits \$0.00

Balance Due \$2,915.00

Amounts not paid by the due date issued are subject to a finance charge of 5% per month.

Thank you for your business!

Daane Electric, LLC
PO Box 700499
Oostburg, WI 53070

Phone: 920.564.2687
Fax: 920.564.5181
email:
daane-electric@wi.rr.com



Everdry Waterproofing
W226 N880 Eastmound Drive
Waukesha, WI 53186
262-650-1006

FOUNDATION ANALYSIS

Today's Date: 4-22-21
262-650-2268
Phone

Lusher
Homeowner's name
117 S. Judge Dr.
Address
Shukville WI 53080
City State Zip

CONDITION OF FOUNDATION VISIBLE SIGNS AND HOMEOWNER INFO

(X) MOLD FUNGUS () DRY ROT FUNGUS (X) BLOCK DISCOLORATION () RUST
(X) ODORS PRESENT () DRY WALL PANEL DAMAGE (X) EFFLORESCENCE (X) BUGS
(X) BLOCK DETERIORATION (X) MORTAR DETERIORATION (X) DAMPNESS-SEEPAGE

EXISTING VISIBLE FOUNDATION CRACKS- WALL DISPLACEMENT

(X) HORIZONTAL CRACKS (N-S-E-W) DEGREE OF DEFLECTION 3/4" TIP
() SHEAR CRACKS (N-S-E-W) DEGREE OF DISPLACEMENT
(X) VERTICAL CRACKS (N-S-E-W) DEGREE OF DEFLECTION
(X) WALL TIPPING (N-S-E-W) DEGREE OF DISPLACEMENT 3/4" TIP
(X) STEP DOWN CRACKS (N-S-E-W) NUMBER OF CRACKS
(X) EXTERIOR CRACKS (N-S-E-W) NUMBER OF CRACKS Corners

POTENTIAL CAUSATIVE FACTORS FOR FOUNDATION CONDITION

(X) BACKFILL PRESSURE (X) HYDROSTATIC PRESSURE (X) MATERIALS AGE-TIME
(X) DAMP-PROOFING (X) SURFACE WATER (X) GROUND WATER (X) DRAIN TILES
(X) TREE ROOTS (X) SOIL CONDITIONS (X) GRADING (X) GUTTERS-DOWNSPOUTS
() PALMER VALVE () SUMP PUMPS () EXCESSIVE FOOTING SETTLEMENT

SPECIFIC PROCESSES AND MATERIALS TO BE USED

Interior Drains

Existing floor opened approximately 14" to 18" in width around the interior perimeter of foundation walls. Areas will be trenched to proper depth needed for the placement of new interior drain tiles. Lower course block will be weep holed and protected with waffle board or cove plate as required. All gravel to be number one stone and placed below, around and, above the new drain tile. New concrete in areas needed will be feathered to existing concrete slab and floated to meet existing floor level. Interior drain tiles will be graded to a submersible pressure relief pump. Discharge line for pump system will terminate according to existing conditions and applicable codes.

Multi-Step System

Exterior work to include all areas accessible IE: exposed earth at foundation wall will be dug approximately 18" to 24" from surface. Visible cracks will be sealed or repaired as needed. All exposed below surface wall areas will be damp-proofed with tar mastic. A J-channel will be installed consisting of visqueen attached to the foundation wall in areas that provide a drain tile termination point. Drain tile installed in the J-channel will be protected with number one stone below, around, and above the installation. Areas dug on exterior that do not provide a drain tile termination point will be trenched and sealed with visqueen sloped away from foundation wall. Concrete areas will be sealed at the cove (where slab and exterior foundation wall meet). Interior work will consist of interior drains as described above. Additional interior work will include cracks to be sealed or repaired as required.

Major Excavation

Areas treated will be excavated to the footings. Deflected walls will be straightened as best possible. Visible cracks will be sealed or repaired as required. Damp-proofing applied from footing depth to grade on exposed below grade walls. Excavated areas back filled with number one stone from footing depth to 70% - 80% of grade level. Materials to include tar mastic, visqueen, number one stone, drain tiles, soils, and various compounds required to seal or repair visible cracks as required. Majority of excavated areas will be reinforced with steel beams and or Stabl - Wall applications on foundations interior wall surface. Space and size of steel braces or Stabl - Wall applications determined by severity of deflection, foundation type, number of courses, and soil condition.

ADDITIONAL PROCESS AND MATERIALS USED

(X) STEEL BEAMS # 15 # OF WALLS 1 (N-S-E-W)
(X) PUMP AND POWER BACK-UP SYSTEM (X) EZ-BREATHE UNIT * Promo items included
() EXTERIOR CONCRETE REMOVAL () DURASHIELD # OF FT
() STABL-WALL # OF APPLICATIONS

SPECIFIC PROCESS TO BE USED FOR FOUNDATION TO INCLUDE

☐ INTERIOR DRAINS #FT

☒ MULTI-STEP # FT 130'

☐ MAJOR X #FT

ADDITIONAL PROCESS include: any needed utility alterations.

Rep. Signature: [Signature] H/O Signature: [Signature]
Date: 4-22-21 Date: 4-22-21

EVERDRY[®] WATERPROOFING



MULTI-STEP PROTECTED BY A UNITED STATE PATENT

Name and Address of property:

Today's Date*: Apr 17, 2021

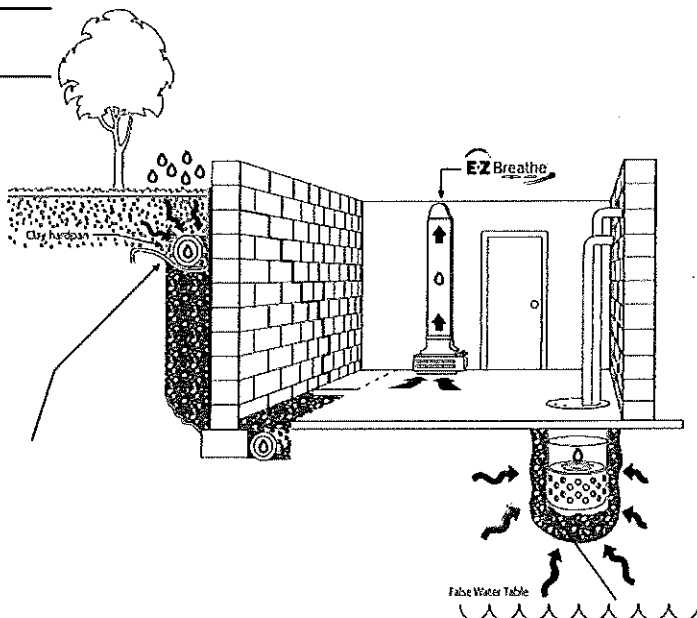
Karen Lusher

117 Judge Dr. Saukville, WI.

STEP 1

Outside System:

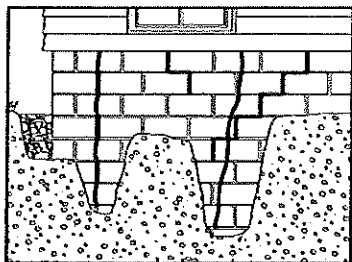
- Hand excavate inspection trench (where accessible)
- Excavate any cracks continuing below inspection trench to their end.
- Seal all walls cracks on outside for a protected foundation.
- Apply Fibrated Mastic (waterproofing) to walls.
- Apply heavy-duty industrial plastic to mastic forming "J"channel.
- Install new sub-soil drain tile packed in river bed gravel.
- If needed, plants will be removed and replanted where necessary. Contractor can



STEP 2

Outside System:

- Protect landing with hand-dug inspection trench.
- Follow cracks, damage and problem areas as deep as needed.
- Apply protective waterproofing membrane and layer of Visqueen to the bottom to the wall where it is required.



STEP 4

Submersible pressure relief System

- Location at foreman's discretion
 - Install pressure relief pump to effectively lower the water table beneath the floor.
 - Install Smart Power System, This is thinking system that responds to the following
 - Power Failure
 - Increase demand
 - Equipment backup
- This protects your home all year around.

SMART POWER

NOTES:

Requires 15 steel beams spaced at 32" to reinforce wall well in excess of 3/4" deflection.

STEP 5

EZ-Breathe System

- Active Ventilation to minimize the house of harmful moisture, humidity and dangerous pollutants.

STEP 3

Inside System:

- Seal all wall cracks on inside for a protected foundation.
- Open an inspection trench inside.
- Repair footer cracks as needed.
- Install sub floor drainage system
- Replace floor with our exclusive pre-engineered EvercreteTM concrete.
- Evacuate water from walls if needed.
- Inspect footers and reinforce where necessary.
- Seal all walls and floors cracks on inside.

Investment in your home:

\$ 27,811 ft 132

EverDry Representative:

Dan Fuller

*Estimate good for 30 days



Our Pledge WE'LL BE THERE FOR YOU!

Team Everdry would like to:

- Thank you for doing business with us! We appreciate your confidence!
- It's people like you who have helped us remain in business for over 25 years!

A few facts on Wet Basement/Crawl Repair:

- Foundations don't go bad overnight. They deteriorate slowly and steadily over time.
- It can take years, even decades, for water problems to work their way into a basement or crawl space.
- Water intrusion, by its very nature, can be a very tricky thing to solve.

RENEWABLE EXTENDED WARRANTY TEAM

- You have purchased an ongoing service relationship with Team Everdry.
- Our goal is to be there for you when you need us now and into the future.
- The only real way to test your system's effectiveness is to subject it to multiple hard rain events.
- It can take 1, 2, or in some more difficult cases, several adjustments to your system to get your foundation under control.
- We're in your corner...your patience is appreciated.

Team Everdry is your *partner* in keeping your foundation *safe* and *dry*.

Meet Your Team Everdry Service Professionals:

Installing Foreman

Steve H.

Foreman Supervisor

Tony L.

Service Manager

Adam B.

Production Dept. Manager

Tony M.

Over the years, new problems can and do occur. Don't hesitate to call us for your service needs. 262.650.1006

We'll Be There For You!

Everdry Representative

Date

Property Owner

Visit us at www.everdrywisconsin.com

W226N880 Eastmound Dr., Waukesha, WI 53186 • Phone (262) 650-1006 (800) 398-4090



UNIQUE SITUATION REVIEW SHEET

Customer Name:

Karen Luster

Date

6/2/21

Address:

117 S Judge Dr
Southville, WI 53080

Foreman:

1. Homeowner is aware of Everdry removing any Shingles in the basement. Everdry is not liable to replace them.

2. Homeowner is aware of Everdry removing any plants or bushes outside. Everdry is not liable to place them.

3. Homeowner is aware of there being any clean up after the job.

4.

5.

6.

Customer Signature

Foreman Signature

EVERDRY WATERPROOFING

RAVING FAN COMMITMENT

MY PROMISE TO YOU

Foreman Tyrone Howard

My Commitment to M/M Karen

- 1.) It is my responsibility to insure your complete satisfaction from start to finish.
- 2.) It is my goal to make a raving fan of Everdry.
- 3.) I will keep you involved in every step of the process. Any special concerns or needed changes will be brought to your attention.
- 4.) I will be reviewing a raving fan checklist with you upon completion. This involves a thorough walk through on both the inside and outside prior to the final payment.
- 5.) As part of my job requirement I will need to turn in a letter from you. This involves your experience with my overall job performance, including your thoughts of the entire crew, clean up, etc.

[Signature]
Foreman

6/7/21
Date

[Signature]
Homeowner

6/2/21
Date