

AS-IS, WHERE-IS ADDENDUM

1. Property Sold As-Is Buyer and Seller agree that the Property is being sold "as-is, where-is," with all faults, and in its condition as of the date of acceptance unless otherwise stated in the Offer. No party is making any guarantee that the Property is free of defects or suited for any specific use. Nothing in this Addendum prevents Buyer from conducting any inspections allowed under the Offer.
2. No Reliance on Statements Buyer and Seller acknowledge and agree: Any statements, comments, or opinions made by Pleasant View Realty, LLC, its agents, or subagents, are not warranties or guarantees about the condition of the Property. Buyer has not relied on any verbal or written statements by Seller, Buyer's agent, Seller's agent, Pleasant View Realty, LLC, or any third party unless expressly written in the Offer to Purchase. Buyer is responsible for verifying any information material to the transaction, including condition, zoning, utilities, and intended use. Pleasant View Realty, LLC is acting solely as a broker, not as a property inspector, contractor, engineer, or advisor on property condition.
3. Condition Report & Improvements Buyer understands that: Seller is not required to provide a Condition Report if exempt under Wis. Stat. § 709.08.No warranty is implied that improvements were completed in a workmanlike manner or are adequate for Buyer's plans. Buyer accepts the Property in its present physical condition unless specific repairs or warranties are written into the Offer.
4. Prior Work on the Property Buyer may not assert claims against contractors, subcontractors, suppliers, designers, or any person who performed work on the Property prior to closing, unless otherwise assigned in writing by Seller. Seller is not transferring, and Buyer is not relying on, any warranties from parties who previously worked on or supplied materials to the Property.
5. Mutual Waivers / Balanced Protections Buyer waives any claims against Seller or Pleasant View Realty, LLC relating to: defects discovered after closing workmanship or code issues from prior improvements statements not included in the written Offer future performance or suitability of the Property Seller waives any claims against Buyer or Pleasant View Realty, LLC relating to: statements made by Buyer that do not become part of the written Offer Buyer's inspections or inspectors Buyer's decisions regarding due diligence
6. Due Diligence Buyer acknowledges: They have had the opportunity to fully inspect the Property. They are relying on their own judgment and third-party professionals of their choosing. They are satisfied with the condition of the Property or accept the risk of undiscovered defects.

Pleasant View Realty, LLC is acknowledged as broker but is not a party to this Addendum and assumes no responsibility for representations made by Buyer or Seller. Both parties acknowledge Pleasant View Realty, LLC is not liable for the acts, errors, or omissions of either party or third-party inspectors.

Buyer Printed Name _____ Date _____
 Signature _____
 Buyer Printed Name _____ Date _____
 Signature _____

Seller Printed Name Steve Plummer POA Date 11/18/25
 Signature _____
 Seller Printed Name _____ Date _____
 Signature _____