# REAL ESTATE CONDITION REPORT DISCLAIMER

1. THIS CONDITION REPORT CONCERNS THE REAL PROPERTY SITUATED AT ADD THE LEGAL ADDRESS OF THE PROPERTY TO BE SOLD WITH THE LEGAL DESCRIPTION OF LOT ADD LOT INFORMATION AND COORDINATES FROM SURVEY, BLOCK IDENTIFY CITY BLOCK LOCATION, IS THIS PARCEL PART OF A FORMER DIVISION OR ADDITION, CITY OF WHAT IS THE CITY WHERE PROPERTY IS LOCATED, WHAT IS THE COUNTY WHERE PROPERTY IS LOCATED COUNTY, 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), (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.

# OWNER'S INFORMATION

1. 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 their 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."

1. 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.

YES, NO, N/A

1. 1. I am aware of defects in the roof.

C. 2. I am aware of defects in the electrical system.

I am aware of defects in part of the plumbing system (including the water.

C. 3.

C. 4.

heater, water softener, and swimming pool) that are included in the sale. 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 a joint well serves this property. I am aware of defects in the septic system or other sanitary disposal

C. 7.

C. 8.

C. 9.

C. 10.

C. 11.

system.

I am aware of underground or aboveground fuel storage tanks 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.

I am 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.

I am aware of defects in the basement or foundation (including cracks, seepage, and bulges).

I am aware that the property is in a floodplain, wetland, or shoreland zoning area.

C. 12. I am aware of defects in the structure of the property.

I am aware of defects in mechanical equipment included in the sale.

C. 13.

C. 14.

C. 15.

C. 16.

C. 17.

as fixtures or personal property.

I am aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway).

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 systems, or other potentially hazardous or toxic substances on the premises.

I am aware of the presence of asbestos or asbestos-containing materials on the premises.

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.

C. 19.

C. 20.

C. 21.

C. 22.

C. 23.

I am aware of current or previous termite, powder-post beetle or carpenter ant infestations.

I am aware of defects in a woodburning stove or fireplace or of defects caused by a fire in a stove or fireplace or elsewhere on the property.

I am aware that either remodeling affecting the property's structure or

mechanical systems were done, or additions to this property were made during my period of ownership without the required permits.

I am aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition.

I have received notice of property tax increases other than normal annual increases or am aware of a pending property reassessment.

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.

I am aware of the proposed construction of a public project that may

C. 25.

C. 26.

affect the use of the property.

I am aware of subdivision homeowner's 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.

1. 27. I am aware of other defects affecting the property.
2. 1.

# ADDITIONAL INFORMATION

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.

1. 3. Explanation of "yes" responses. (See B. 3.)

# OWNER'S CERTIFICATION

1. 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 that would change a response on this report to submit a new report or an amended report to the prospective buyer.

Owner Date

Owner Date

# CERTIFICATION BY PERSON SUPPLYING INFORMATION

1. A person other than the owner certifies that he or she has supplied information on which the owner relied for this report and that 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

# NOTICE REGARDING ADVICE OR INSPECTIONS

1. THE PROSPECTIVE BUYER AND THE OWNER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTIONS, DEFECTS, OR WARRANTIES.

# BUYER'S ACKNOWLEDGEMENT

1. 1. The prospective buyer acknowledges that technical knowledge 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

Initial of Seller and Buyer