4801 Forest Run Road Madison, Wisconsin 53704

# **REAL ESTATE CONDITION REPORT**

Rassbach Realty LLC
Page 1 of 6

1005

### DISCLAIMER

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 1003, 1003, 1/2

THIS CONDITION WELL OF CONSERVED THE	REFERENCE ENTIRED IN TOOLTE	<u> </u>
1/2 12TH ST SE	IN THE	CITY
(CITY) (VILLAGÉ) (TOWN) OF	MENOMONIE	, COUNTY OF
, , , , , , , , , , , , , , , , , , , ,	STATE OF WISCONSI	N.
THIS REPORT IS A DISCLOSURE OF THE	CONDITION OF THAT PROPERTY IN C	OMPLIANCE WITH SECTION
709.02 OF THE WISCONSIN STATUTES AS C	of(MONTH)	(DAY),
(YEAR). IT IS NOT A WARRANTY OF ANY KI	ND BY THÉ ÓWNER OR ANY AGENTS RE	PRESENTING ANY PARTY IN
THIS TRANSACTION AND IS NOT A SUBSTI	TUTE FOR ANY INSPECTIONS OR WARF	RANTIES 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.

p.1

			Page	2 of 6
	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.		•	
B2.	Are you aware of defects in the electrical system?  Electrical defects may include items such as electrical wiring not in compliance with applicable code, knob and tube wiring, 60 amp service, or aluminum-branch circuit		囱	
<b>B</b> 3.	wiring.  Are you aware of defects in part of the plumbing system (including the water heater, water softener and swimming pool)?		A	
B4.	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.  Are you aware of defects in the heating and air conditioning system (including the air		M	
2.,	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			
B5.	or fixtures, or solar collectors.  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		劔	
DC	other installed fireplace equipment; or woodburning stoves not installed pursuant to applicable code.  Are you aware of defects related to smoke detectors or carbon monoxide detectors or		4	
B6.	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	—		
B7.	properties (see Wis. Stat. ch. 101).  Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)?		瘙	
B8.	Other basement defects may include items such as flooding, defects in drain tiling or sump pumps, or movement, shifting, or deterioration in the foundation.  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,		Ø	
B9.	floors, ceilings, stairways, or insulation.  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 exercise that is included in the sale.			
B10.	Are you aware of rented items located on the property such as a water softener or other			
B11.	water conditioner system or other items affixed to or closely associated with the property?  Are you aware of basement, window, or plumbing leaks, overflow from sinks, bathtubs, or sewers, or other ongoing water or moisture intrusions or conditions?			
B12.	Explanation of "yes" responses			
	C. ENVIRONMENTAL	YES	ΝQ	N/A
C1. C2.	Are you aware of the presence of unsafe levels of mold?  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 federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.			

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			Page	3 of 6
	the warmer of cohector or cohector containing majorials on the	YES	NO NO	N/A
C3.	Are you aware of the presence of asbestos or asbestos containing materials on the property?		<b>16</b>	
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			. 🗆
C5.	properties?  Are you aware of current or previous termite, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations?		M	Ė
C6.	Are you aware of water quality issues caused by unsafe concentrations of or unsafe			
C7.	conditions relating to lead?  Are you aware of the manufacture of methamphetamine or other hazardous or toxic		Š	
C8	substances on the property? Explanation of "yes" responses			
				***************************************
	D. WELLS, SEPTIC SYSTEMS, STORAGE TANKS			
D1.	Are you aware of defects in a well on the property or in a well that serves the property,	YES	NO	N/A
DI.	including unsafe well water?		·	4.0
	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			
D2.	affecting human consumption safety.  Are you aware of a joint well serving the property?		П	<b>F</b>
D3.	Are you aware of a defect related to a joint well serving the property?			的位置
D4.	Are you aware that a septic system or other private sanitary disposal system serves the property?		ш	
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;			
D6.	exterior ponding, overflows, or backups; or defective or missing baffles.  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			<u>Š</u>
D7.	closure or removal of unused tanks.)  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;			國
D8.	leaking; corrosion; or failure to meet operating standards.  Are you aware of an "LP" tank on the property? (If "yes," specify in the additional	П		
	information space whether the owner of the property either owns or leases the tank.)			
D9. D10.	Are you aware of defects in an "LP" tank on the property?  Explanation of "yes" responses		LJ.	<b>₽</b>
***************************************				···

Untitled

	TANKS OPERIAL ASSESSMENTS REPARTS ETC		Page	e 4 of 6
	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.	Are you aware that remodeling was done that may increase the property's assessed value?	2000		
E3. E4.	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			
E5.	located within the district?  Are you aware of any proposed construction of a public project that may affect the use of			
	the property?  Are you aware of any remodeling, replacements, or repairs affecting the property's			П
E6.	structure or mechanical systems that were done or additions to this property that were	11	الخي	<u></u>
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			П
	local permit was not obtained?		استعييها	
E8.	Explanation of "yes" responses			
10.0				
	F. LAND USE	VEC	NO	N/A
F1.	Are you aware of the property being part of or subject to a subdivision homeowners'	YES		
	association?  If the property is not a condominium unit, are you aware of common areas associated	П	<b>E</b>	
F2.	with the property that are co-owned with others?		•	
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?		#	
<b>F</b> 5.	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			Ц
	the current zoning ordinance was enacted or amended, but that does not conform to the			
F6.	use restrictions in the current ordinance.  Are you aware of conservation easements on the property?		8	
	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.			
F7.	Are you aware of restrictive covenants or deed restrictions on the property?		<b>多</b>	
F8.	Are you aware of nonowners having rights to use part of the property, including, but not limited to, rights-of-way and easements other than recorded utility easements?			
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			
E40	the county? The use value assessment system values agricultural land based on the income that			
F10.	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 <a href="https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx">https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx</a> or (608)			
	266-2486.		T	<u></u>
	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)?	<u></u>		<u>.                                    </u>
	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)) c. Are, you aware of the payment of a use-value assessment conversion charge		EM)	
	having been deferred relating to this property? (Wis, Stat. s, 74,485 (4))			

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			Page	e 5 of 6
F <b>1</b> 1	, Is all or part of the property subject to or in violation of a farmland preservation agreement?	YES	NO NO	N/A
	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 <a href="https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx">https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx</a> 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 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			
F14	(including a joint driveway) affecting the property?		M	
	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.			
F15	•	П	A	П
F16			K	
F17	Are you aware of a pier attached to the property that is not in compliance with state or		極	
F18	local pier regulations? See <a href="http://dnr.wi.gov/tcpic/waterways">http://dnr.wi.gov/tcpic/waterways</a> for more information.  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			
F19	Historical Society at 800-342-7834 or <a href="https://www.wihist.org/burial-information">www.wihist.org/burial-information</a> ).  Explanation of "yes" responses			
	Explanation of year responded			
	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?		32	
G2.	Are you aware of a structure on the property that is designated as a historic building or		<b>K</b>	
G3.	that all or any part of the property is in a historic district?  Are you aware of any agreements that bind subsequent owners of the property, such as			
G4.	a lease agreement or an extension of credit from an electric cooperative?  Are you aware of other defects affecting the property?			
04,	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.		ا چھا	
G5.	The owner has owned the property for years.			
G6. G7.	The owner has lived in the property for years.  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 <a href="http://www.doc.wi.gov">http://www.doc.wi.gov</a> 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.

On which the bivner signs this fer	port	ne best of the owner's knowledge as of the date
Swner WY Sully	1 David E. Stachling	Date 3 27 19
Owner	(	Date
Owner		Date
Owner		Date
Owner		Date
С	ERTIFICATION BY PERSON SUPPLYING	INFORMATION
A person other than the owner of that the information is true and oreport.	ertifies that the person supplied information orrect to the best of the person's knowledge	on on which the owner relied for this report and ge as of the date on which the person signs this
Person	Items	Date
		Date
Person	Items	Date
	BUYER'S ACKNOWLEDGEME	ENT
	edges that technical knowledge such as the	at acquired by professional inspectors may be
The prospective buyer acknowle required to detect certain defects	such as the presence of asbestos, building	code violations, and floodplain status.
The prospective buyer acknowled required to detect certain defects I acknowledge receipt of a copy of	such as the presence of asbestos, building	code violations, and floodplain status.
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required to detect certain defects I acknowledge receipt of a copy of Prospective buyer	such as the presence of asbestos, building of this statement.	
required to detect certain defects  I acknowledge receipt of a copy of  Prospective buyer  Prospective buyer	such as the presence of asbestos, building of this statement.	Date
required to detect certain defects  I acknowledge receipt of a copy of  Prospective buyer  Prospective buyer  Prospective buyer	such as the presence of asbestos, building of this statement.	Date Date

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**SkillSoft Corporation** 

651-455-0599

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715-834-7329

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The owner gertifies that the infor	mation in this report is true and correct to th	ne best of the owner's knowledge as of the date
on which the owner signs this tel	port () C Clarific	$\gamma_{1} = (10)$
owner SW XXXXV	1 Navic E. Staening	Date 3(27)17
Owner SMAR	Busin E. Stachling	Dale 3/3//19
Owner		Dale
Owner		Dale
Owner		Dale
G	ERTIFICATION BY PERSON SUPPLYING	INFORMATION
		n on which the owner relled for this report and e as of the date on which the person signs this
Person	Items	Date
Person	Items	Date
Person	Items	Date
	BUYER'S ACKNOWLEDGEME	NT
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Prospective buyer		Date

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## Rassbach Realty LLC Page 1 of 6

# **REAL ESTATE CONDITION REPORT**

### **DISCLAIMER**

THIS CONDITION REPORT CONCERNS THE	REAL PROPERTY LOCATED AT 1007	<u>,1007 1/2, 1009, 1009</u>
1/2 12TH ST SE.	IN THE	CITY
(CITY) (VILLAGÉ) (TOWN) OF		, COUNTY OF
	STATE OF WISCOI	NSIN.
THIS REPORT IS A DISCLOSURE OF THE	CONDITION OF THAT PROPERTY IN	I COMPLIANCE WITH SECTION
THIS REPORT IS A DISCLOSURE OF THE 709.02 OF THE WISCONSIN STATUTES AS C	OF(MONTH)	(DAY),
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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.

Rassbach Realty LLC 2105 Stout Rd Menomonie, WI 54751 Nichols Rassbach

Phone: (715)235-0635 Fax: (715)235-4461 Untitled

	TO THE PROPERTY OF THE PROPERT		Page	2010
	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.			
B2.	Are you aware of defects in the electrical system?		<b>₽</b>	
	Electrical defects may include items such as electrical wiring not in compliance with applicable code, knob and tube wiring, 60 amp service, or aluminum-branch circuit			
	wiring	,	. 5	-
вз.	Are you aware of defects in part of the plumbing system (including the water heater,		3	
	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.		THE I	
B4.	Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers)?		<b>76</b>	Ш
	Heating and air conditioning defects may include items such as defects in the heating			
	ventilation and air conditioning (HVAC) equipment, supplemental heaters, ventilating fans			
B5.	or fixtures, or solar collectors.  Are you aware of defects in a woodburning stove or fireplace or of other defects caused		函	П
DJ.	by a fire in a stove or fireplace or elsewhere on the property?		4	
	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		4	
	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).		১ডেইন	П
B7.	Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)?		(B)	
	Other basement defects may include items such as flooding, defects in drain tiling or			
D.0	sump pumps, or movement, shifting, or deterioration in the foundation.  Are you aware of defects in any structure on the property?	П	12	П
B8.	Structural defects with respect to the residence or other improvements may include items	ш	රූපති	
	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.	<del></del> 1	r <del>aki</del> i	<del></del>
B9.	Are you aware of defects in mechanical equipment included in the sale either as fixtures		-	L
	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			
B10.	system that is included in the sale. Are you aware of rented items located on the property such as a water softener or other	П		П
D 10.	water conditioner system or other items affixed to or closely associated with the property?			_
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?	Ш	N.	
B12.	Explanation of "yes" responses			
	C. ENVIRONMENTAL	YES	ŊQ	N/A
C1.	Are you aware of the presence of unsafe levels of mold?			
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	Ц		
	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 federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.			

			Page	3 of 6
00	Are you aware of the presence of asbestos or asbestoscontaining materials on the	YES	NO	N/A
C3.	property?  Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe			
C4.	conditions relating to, or the storage of hazardous or toxic substances on neighboring properties?		4) 4	
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?			
C6.	Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead?			
C7.	Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property?		<b>(2)</b>	
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?			4
	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			
D2.	affecting human consumption safety.  Are you aware of a joint well serving the property?			1.X
D3. D4.	Are you aware of a defect related to a joint well serving the property?  Are you aware that a septic system or other private sanitary disposal system serves the			的公園
D5.	property? 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;			
D6.	exterior ponding, overflows, or backups; or defective or missing baffles.  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			愈
D7.	closure or removal of unused tanks.) 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;			
D8.	leaking; corrosion; or failure to meet operating standards.  Are you aware of an "LP" tank on the property? (If "yes," specify in the additional			
D9.	information space whether the owner of the property either owns or leases the tank.)  Are you aware of defects in an "LP" tank on the property?			
D10.	Explanation of "yes" responses		<u> </u>	
				-

Untitled

			Page	4 of 6
	E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.	YES	NO	N/A
E1.	Have you received notice of property tax increases, other than normal annual increases,			
E0	or are you aware of a pending property reassessment?  Are you aware that remodeling was done that may increase the property's assessed value?		<b>X</b>	
E2. €3.	Are you aware of pending special assessments?			-
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	LJ		
	located within the district?		-	
E5.	Are you aware of any proposed construction of a public project that may affect the use of		W	
<b>50</b>	the property?  Are you aware of any remodeling, replacements, or repairs affecting the property's			П
E6.	structure or mechanical systems that were done or additions to this property that were	<u></u>	ديود	
	made during your period of ownership without the required permits?		M	
E7.	Are you aware of any land division involving the property for which a required state or local permit was not obtained?		FEST	Ш.
E8.	Explanation of "yes" responses			
		per a construction of the		
	F. LAND USE			
		YES	NO	N/A
F1.	Are you aware of the property being part of or subject to a subdivision homeowners' association?	1_1		Ц
F2.	If the property is not a condominium unit, are you aware of common areas associated		No.	
	with the property that are co-owned with others?  Are you aware of any zoning code violations with respect to the property?	П	A	
F3. F4.	Are you aware of the property or any portion of the property being located in a floodplain,		<b>B</b>	
	wetland, or shoreland zoning area?	П		П
<b>F</b> 5.	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	Ц	المجتها	
	the current zoning ordinance was enacted or amended, but that does not conform to the			
	use restrictions in the current ordinance.  Are you aware of conservation easements on the property?	П		П
F6.	A conservation easement is a legal agreement in which a property owner conveys some		لتجيد	احسا
	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.	<del></del> 1	成功	
F7.	Are you aware of restrictive covenants or deed restrictions on the property?  Are you aware of nonowners having rights to use part of the property, including, but not			-
F8.	limited to rights-of-way and easements other than recorded utility easements?			
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?			
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 <a href="https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx">https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx</a> or (608)			
	266-2486			
	<ul> <li>a. Are you aware of all or part of the property having been assessed as agricultural</li> </ul>		34	
	land under Wis. Stat. s. 70.32 (2r) (use value assessment)?  b. Are you aware of the property having been assessed a use-value assessment	П		
	conversion charge relating to this property? (Wis. Stat. s. 74.485 (2))	F		
	c. Are you aware of the payment of a use-value assessment conversion charge		心	
	having been deferred relating to this property? (Wis. Stat. s. 74.485 (4))			

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			Page	5 of 6
F <b>1</b> 1.	Is all or part of the property subject to or in violation of a farmland preservation agreement?	YES	NO ON	N/A
	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 <a href="https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx">https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx</a> for more information.			
F12.	Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law,		図	
F13.	Managed Forest Law, the Conservation Reserve Program, or a comparable program?  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			
F14.	Resources to find out if dam transfer requirements or agency orders apply.)  Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property?		Ø	
	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.			
F15.	Are you aware there is not legal access to the property?			
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.		UANSI	
F17.	Are you aware of a pier attached to the property that is not in compliance with state or		囫	
F18.	local pier regulations? See <a href="http://dnr.wi.gov/tcpic/waterways">http://dnr.wi.gov/tcpic/waterways</a> for more information. 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 <a href="https://www.wihist.org/burial-information">www.wihist.org/burial-information</a> ).		<b>W</b>	
F19.	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		<b>3</b>	
G2.	within the last five years?  Are you aware of a structure on the property that is designated as a historic building or		<b>E</b>	
G3.	that all or any part of the property is in a historic district?  Are you aware of any agreements that bind subsequent owners of the property, such as		<b>A</b>	
	a lease agreement or an extension of credit from an electric cooperative?		座	П
G4.	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.		لي	
G5.	The owner has owned the property for years.  The owner has lived in the property for years.			
G6. G7.	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 <a href="http://www.doc.wi.gov">http://www.doc.wi.gov</a> 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.

amendment to the previously completed report to the		
The owner certifies that the information in this repo	t is true and correct to the best of the ow	vner's knowledge as of the date
on which the owner signs this report.	Stachling	Date 3/27/19
Owner	•	_ Date
Owner		_ Date
Owner		
Owner		_ Date
CERTIFICATION BY	PERSON SUPPLYING INFORMATION	1
A person other than the owner certifies that the perthat the information is true and correct to the best of report.	rson supplied information on which the of the person's knowledge as of the date	owner relied for this report and on which the person signs this
Person	Items	_ Date
Person	Items	Date
Person	Items	_ Date
BUYER	R'S ACKNOWLEDGEMENT	
The prospective buyer acknowledges that technical required to detect certain defects such as the prese	al knowledge such as that acquired by pace of asbestos, building code violations	professional inspectors may be , and floodplain status.
I acknowledge receipt of a copy of this statement.		
Prospective buyer		_ Date
Prospective buyer		_ Date
Prospective buyer	Addition	_ 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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The owner certifies that the information	in this report is true and correct to the	e best of the owner's knowledge as of the	₃ date
on which the awaier signs this report	) Coloralities	Date 3/27/19,	
owner 1147 9 1000	MITA E STUENTING	Date 3/2/11/	<del></del>
Owner Steak V	for	Date	}
Owner		Date	
Owner		Date	
Owner		Date	
	CATION BY PERSON SUPPLYING		
A person other than the owner certiles that the information is true and correct to report.	that the person supplied information to the best of the person's knowledge	on which the owner relied for this repore as of the date on which the person sign	it and is (his
Person	Ilems	Date	
Person	Ilems	Dale	
Person		Date	
	BUYER'S ACKNOWLEDGEMEN	JT	
The prospective buyer acknowledges the required to detect certain defects such a	nat technical knowledge such as that is the presence of asbestos, building o	t acquired by professional inspectors macode violations, and floodplain status.	ay be
acknowledge receipt of a copy of this s	talement.		
Prospective buyer	and the second s	Date	
Prospective buyer		Date	

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