

REAL ESTATE CONDITION REPORT

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT _____ (STREET ADDRESS)
 _____ IN THE _____ OF _____, COUNTY
 (CITY) (VILLAGE) (TOWN)
 OF _____, STATE OF WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT
 PROPERTY AS OF _____ (MONTH) _____ (DAY) _____ (YEAR) IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN
 STATUTES. 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

- B.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 his or her 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".
- B.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.

STATEMENTS

		THE FOLLOWING OBSERVATIONS (IN BOXES) ARE MADE TO ASSIST YOU IN RESPONDING TO THESE QUESTIONS. THESE OBSERVATIONS ARE NOT PART OF THE STATE MANDATED FORM.			Yes	No	N/A	See Expert's Report*
C.1.	I am aware of defects in the roof.	ROOF DEFECTS: include, without limitation, rot, eaves, gutters, or shingle defects; leaks; ice or snow buildup.						
C.2.	I am aware of defects in the electrical system.	ELECTRICAL SYSTEM DEFECTS: include, without limitation, all household systems, also doorbells, intercom, sound and/or video systems; wiring contrary to code.						
C.3.	I am aware of defects in part of the plumbing system (including the water heater, water softener and swimming pool) that is included in the sale.	PLUMBING SYSTEM DEFECTS: include, without limitation, all household systems, inadequate pressure or quality, leaks, also sprinklers, hot tub; repairs contrary to code.						
C.4.	I am aware of defects in the heating and air conditioning system (including the air filters and humidifiers).	HVAC SYSTEM DEFECTS: include, without limitation, all household systems, inadequate or excessive temperatures; also fans, vents, solar collectors, and air filtration systems.						
C.5.	I am aware of defects in the well, including unsafe well water.	WELL DEFECTS: include, without limitation, abandoned or unused wells, contrary to code, periodic insufficient supply; requiring excessive maintenance.						
C.6.	I am aware that this property is served by a joint well.							
C.7.	I am aware of defects in the septic system or other sanitary disposal system.	SEPTIC DEFECTS: include, without limitation, abandoned or unused tanks, contrary to code; requiring excessive maintenance; ponding (interior or exterior); overflows.						
C.8.	I am 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 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.)							
C.9.	I am aware of an "LP" tank on the property. (If "yes", specify in the additional information space whether or not the owner of the property either owns or leases the tank).							
C.10.	I am aware of defects in the basement or foundation (including cracks, seepage and bulges).	BASEMENT DEFECTS: include, without limitation, moisture or dampness; defective drain systems; bulging or walls not plumb.						
C.11.	I am aware that the property is located in a floodplain, wetland or shoreland zoning area.							
C.12.	I am aware of defects in the structure of the property.	STRUCTURAL DEFECTS: include, without limitation, any deterioration, flaws, or defect in walls, ceiling, floors, partitions, shutters, foundation; also driveways, sidewalks, patio; decks, fences, window inoperable, cracked or thermopane seal broken, wood rotting.						
C.13.	I am aware of defects in mechanical equipment included in the sale either as fixtures or personal property.	MECHANICAL DEFECTS: include, without limitation, all appliances, stove, oven, range, microwave, refrigeration, disposal, vent fans, washer, dryer, water heater; water softener, trash compactor, garage door openers, central vacuum, incinerator, sump pump, window air conditioners, humidifier, pool & equipment, antenna, cable system, security system, and/or smoke alarms.						
C.14.	I am aware of boundary or lot line disputes, encroachments or encumbrances (including a joint driveway).							
C.15.	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 system, or other potentially hazardous or toxic substances on the premises.							
C.16.	I am aware of the presence of asbestos or asbestos-containing materials on the premises.							
C.17.	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.	I am aware of current or previous termite, powder-post beetle or carpenter ant infestations.							
C.19.	I am aware of defects in a wood burning stove or fireplace or of defects caused by a fire in a stove or fireplace or elsewhere on the property.							
C.20.	I am aware either that remodeling affecting the property's structure or mechanical systems was done or that additions to this property were made during my period of ownership without the required permits.							

