## WISCONSIN REALTORS® ASSOCIATION 4801 Forest Run Road Madison, Wisconsin 53704

## **REAL ESTATE CONDITION REPORT**

Rassbach Realty LLC Page 1 of 2

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Consumer Protection at P.O. Box 931, Nationary, Newtonian, Newtonian Protection may require the closure or removal of unused tanks.)  Visconsin Department of Agriculture, Trade and Consumer Protection 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 or not the owner of the property either owns or leases the tank.)  I am aware that a dam 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, take district, or similar group, (if 'yes,' contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)  I am aware of defects in the basement or foundation (including cracks, seepage and bulges). Other basement defects might include, but are not limited to, flooding, extreme dampness or well walls, unsafe concentrations of mold, or defects in drain tiling or sump pumps.  C.1.1 I am aware that the property is located in a floodplain, welland or shoreland zoning area.  C.1.2 I am aware of defects in mechanical equipment included in the sale either as fixtures or personal property.  C.1.3. I am aware of boundary or lot line disputes, encroachments or encumbrances (including a joint driveway).  C.1.4. I am aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, driveway).  C.1.5. I am aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, and with interest to the property, lead in paint, lead in soil, lead in water supplies or lines located on but not directly serving the property, lead in paint, lead in soil, lead in water supplies or lines to category of the property of a violation of most residential properties but before 1978.  C.1.6. I am aware of a defect caused by unsafe levels of most residential properties	C.8.	I am aware of underground or above	eground fuel storage talks	the Wisconsin Department of Agricult	ure, Tr	ade and			
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	(6220 2 01 2)				See
C.22,	I have received notice of property tax increases, other than normal annual increases, or am aware of a _	Yes	No	N/A	Expert's Report
C.23. C.24.	I am aware that remodeling that may increase the annual to		8		
C.24.m	I am aware that the property is located within a special average district such		<u>θ</u>		
C,25.	I am aware of the proposed construction of a number of the property located within the district.		3		
C.26.		<u></u>	<del>\lambda</del>		<del></del>
	permits had not been obtained, conservation easements, restrictive coverants, rights and permits had not been obtained, conservation easements, restrictive coverants, rights.				
C.26.m	another use of a part of the property by nonowners, other than recorded utility easements or burial grounds I am aware that the property is subject to a mitigation plan required under administrative rules of the	i S,	8		
	department of natural resources related to county shoreland zoning ordinances, which obligates it	•			<del></del>
	which is enforceable by the county				
C.27.	I am aware of other defects affecting the property.		8	mmo	
D.1,	ADDITIONAL INFORMATION  I am aware that a structure on the property is designated as a historic building or that part of the		8		
	property is in a historic district.				
D.1.a	I am aware of a pier attached to the property that is not in compliance with state or local pier regulations. See <a href="http://dnr.wi.gov/">http://dnr.wi.gov/</a> for information.			**************************************	CONTROL AND
D.1.b	All or part of the land has been assessed as agricultural land under Wis. Stat. § 70.32(2r) (use-value assessment).	·	<u> </u>	-	kondinados/sulfanidossista
D.1.c	The owner has been assessed a use-value assessment conversion charge under Wis. Stat.		4		
D.1.d	§ 74.485(2).  The payment of the use-value assessment conversion charge has been deferred under Wis. Stat.		8		A 49000000000000000000000000000000000000
	§ 74.485(4). Notice: The use value assessment system values agricultural land based on the income that would be g	enerate	d from its	rental for	agricultural
	use rather than its fair market value. When a person converts agricultural land to a non-agricultur, development), that person may owe a conversion charge. To obtain more information about the use value.	al use (	e.g. resid	lential or	commercial
	Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit http://www.revenue.wi	.gov/faq	s/slf/usea	ssmt.htm	L.
D,1.e	I am aware that the property is subject to a farmland preservation agreement.  Notice: The early termination of a farmland preservation agreement or removal of		<u> 4</u>	-	B0000000000000000000000000000000000000
	land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use v	alue" of	the land.	Call 608-	224-4500 or
D.1.f	visit http://datcp.wi.gov/Environment/Working_Lands_Initiative/ for more information.  I am aware of the presence of unsafe levels of mold, or roof, basement, window or plumbing leaks, or		8		
	overflow from sinks, bathtubs or sewers, or other water or moisture intrusions or conditions that might		v		
D.1.g	initiate the growth of unsafe levels of mold.  I am aware that all, or part, of the property is subject to, enrolled in or in violation of a Farmland  I am aware that all, or part, of the property is subject to, enrolled in or in violation of a Farmland.		- 6		<del> </del>
	Preservation Agreement (see D.1.e.), Porest Crop Law, Managed 1 of the Law (see D.1.e.)				
D.2.	The owner has lived on the property for years years. Explanation of "yes" responses. (See B. 3.) C.9 > 5 mail   b fank for gaige well owner has lived on the property for years.	nede			
D.3.	Explanation of "yes" responses. (See B. 3.)				
		norform	od hv a	state-lice	ensed elevator
Note: A	ny sales contract provision requiring the inspection of a residential dumbwaiter or elevator must be	perion.	icu by a	6-1	Department of
inspecto	r the description and persons registered with the registry by	contacti	ng the VV	isconsin	Department of
Correction	on may obtain information about the sex offender registry and personned for information about the sex offenders org or by phone at 608-240-5830.  OWNER'S CERTIFICATION  OWNER'S CERTIFICATION				
	OWNER'S CERTIFICATION  OWNER'S CERTIFICATION  where certifies that the information in this report is true and correct to the best of the owner's knowledge where certifies that the information in this report is true and correct to the best of the owner's knowledge where who, prior to acceptance, ortain information it. NOTE: Wisconsin Statute §709.035 requires owners who, prior to acceptance, ortain information it. NOTE: Wisconsin Statute §709.035 requires owners who, prior to acceptance, ortain information.	as of th which w	ie date or iould cha	n wnich ti nge a re:	sponse on this
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Owner 2	Date 9/10/1/2 Owner -	140	T-1-1-1	Date	
Owner -	CERTIFICATION BY PERSON SUPPLYING INFORMATION on other than the owner certifies that he or she has supplied information on which the owner relied for the best of that person's knowledge as of the date on which the person signs this report.	UN this rep	ort and th	at inform	ation is true and
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correct to	on other than the owner certifies that he or she has supplied information on which the person signs this report.  Items Date Person		Iter	ms	Date
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to Section	1 709.03 of the Wisconsin Statutes. No representation is finally before Debra Peterson Conrad 1 709.03 of the Wisconsin REALTORS® Association Drafted by: Attorney Debra Peterson Conrad  2 2014 by Wisconsin REALTORS® Association Drafted by: Attorney Debra Peterson Conrad  WWW.zipLog  2 2014 by Wisconsin REALTORS® Association Drafted by: Attorney Debra Peterson Conrad  WWW.zipLog  2 2014 by Wisconsin REALTORS® Association Drafted by: Attorney Debra Peterson Conrad  WWW.zipLog  2 2014 by Wisconsin REALTORS® Association Drafted by: Attorney Debra Peterson Conrad  WWW.zipLog				