

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

United Country Oakwood Realty, LLC

DISCLOSURE OF MATERIAL ADVERSE FACTS

I am licensed in the state of Wisconsin as a real estate broker/~~salesperson~~ **STRIKE ONE**. Wisconsin law, per Wis. Stat. § 452.133 and Wis. Admin. Code § REEB 24.07(2)-(3), requires real estate licensees to make prompt written disclosures to buyers and sellers regarding material adverse facts and regarding information suggesting the possibility of material adverse facts. In other words, the law says that I should make sure you know about certain possible problems that have not yet been reported to you by the other parties, licensees or professional inspectors.

An adverse fact is a condition or occurrence that is generally recognized by a competent real estate licensee as having a significant, adverse affect on the value of the property, as significantly reducing the structural integrity of the property, or as presenting a significant health risk to the property's occupants. An adverse fact also includes information that indicates that a party is not able or does not intend to fulfill his or her contractual obligations under the offer to purchase or other contract.

An adverse fact is material if a party indicates it is significant to them, or if it is generally recognized by a competent real estate licensee as being significant to a reasonable party, to the extent that it would impact whether or not the party enters into an offer to purchase or the party's decision about what terms and conditions should be in such a contract.

As a Wisconsin real estate licensee, I am thereby obligated by law to disclose the following information indicating a material adverse fact or suggesting the possibility of a material adverse fact: see attached addendum Z

(Plainly state only the facts without drawing conclusions or making predictions. Attach supporting reports and documentation.)

It is recommended that the sellers and buyers in this transaction obtain professional assistance to conduct appropriate property inspections, testing and other investigations regarding this information. The licensees in this transaction will draft inspection, testing or investigation contingencies, amendments, notices and other documents pertaining to the offer to purchase as directed by the parties.

Sellers and buyers should contact their attorneys with any questions concerning their legal rights and obligations.

Daniel Kiedinger, Broker

 Licensee Signature ▲

Daniel J. Kiedinger

 Print Licensee Name Here ▲

United Country-Oakwood Realty, LLC

 Broker/Firm Name ▲

10/14/25

 Date ▲

By initialing and dating below, I acknowledge that I have received and read this disclosure form.

 Party Initials ▲

 Date ▲

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Addendum Z (Broker Disclosure and Information)

A portion of the retaining wall is leaning. Attached is a recent bid for its repair.

The following defects were recently identified:

1) Electrical:

- Grounding and neutral conductors for the sub-panel in the basement, in the garage terminated on the same bus bar. In sub-panels, neutral conductors must be electrically isolated from the grounding system components.
- In the service panel, two wires were connected to a breaker designed for only one wire.
- There are some GFCI receptacles missing in areas where they are generally required.
- The CSST gas piping is not properly grounded.
- The condensation pump is improperly powered using the closet light adapter. The setup fails to provide power when the light is off rendering the pump inoperative. The seller simply keeps the switch on and unscrews the lightbulb.

2) Plumbing: The hot water heater temperature/pressure relief valve (TPR) has no discharge pipe installed.

3) Garage:

- The overhead garage door is not equipped with a photo electric sensor.
- Although firewalls may not have been required at the time the home was originally constructed The walls and/or ceiling separating the garage from the home living space do not meet firewall requirements. Nor is the door going into the house fire rated.

4) Some horizontal junctions at which exterior wall material types changes are not protected by flashing.

INVOICE

Dustin Effinger - (608) 632-0322

BILL TO		DATE
Don Loefflad		8/28/2025
DESCRIPTION	AMOUNT	
Taking 36 feet of block wall down removing of bad soil replacing it with clean stone and new drain tile and installing it with old blocks		
Labor AND MATERIAL	\$5,000	
Total	\$5,000	#####