

AGENT VISUAL INSPECTION DISCLOSURE

This inspection disclosure concerns the residential property situated in the City of Mosinee _____, County of Marathon _____, State of Wisconsin, described 048-2607-164-0994 _____ (“Property”).

This Property is a duplex, triplex, or fourplex. This AVID form is for unit # _____. Additional AVID forms required for other units.


(Name of Wisconsin licensed real estate professional and their license number)

Brian Stearns EPIQUE Inc 89895-94 _____

Wisconsin law requires, when listing real estate and prior to execution of the listing contract, a licensee shall inspect the real estate as required.

Specific conduct regarding inspections. A reasonably competent and diligent inspection of real estate improved with a structure does not require the operation of mechanical equipment; the opening of panels, doors or covers for access to mechanical systems; or the moving of furniture, boxes or other property; nor does it require a licensee to observe areas of the property for which entry presents an unreasonable risk of injury or areas accessible only by ladder, by crawling or other equivalent means of access. A licensee is not required to retain third party inspectors or investigators to complete a reasonably competent and diligent inspection. A reasonably competent and diligent inspection of vacant land does not require an observation of the entire property, but shall include, if given access, an observation of the property from at least one point on or adjacent to the property.

What this means to you: An Agent’s inspection is not intended to take the place of any other type of inspection, nor is it a substitute for a full and complete disclosure by a seller. Regardless of what the Agent’s inspection reveals, or what disclosures are made by sellers, Wisconsin Law specifies that a buyer has a duty to exercise reasonable care to protect himself or herself. This duty encompasses facts which are known to or within the diligent attention and observation of the buyer. Therefore, in order to determine for themselves whether or not the Property meets their needs and intended uses, as well as the cost to remedy any disclosed or discovered defect, **BUYER SHOULD: (1) REVIEW ANY DISCLOSURES OBTAINED FROM SELLER; (2) OBTAIN ADVICE ABOUT, AND INSPECTIONS OF, THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS; AND (3) REVIEW ANY FINDINGS OF THOSE PROFESSIONALS WITH THE PERSONS WHO PREPARED THEM. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.**

Buyer’s Initials (_____) (_____) Seller’s Initials () (_____)

AGENT VISUAL INSPECTION DISCLOSURE

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____.

Inspection Performed By (Real Estate Broker Firm Name)

Brian Stearns of EPIQUE Realty

Inspection Date/Time: 2-6-2026

Weather conditions Fair

Other persons present:

N/A

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY AND NORMALLY ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Entry (excluding common areas):

N/A

Living Room:

N/A

Dining Room:

N/A

Kitchen:

N/A

Other Room:

N/A

Hall/Stairs (excluding common areas):

N/A

Bedroom # __:

N/A

Bedroom # __:

N/A

Bedroom # __:

N/A

Bath # ____:

N/A

Bath # ____:

N/A

Bath # ____:

N/A

Other Room:

N/A

Other Room:

N/A

Other:

Property is a wooded parcel adjacent to I-39. The property appears maintained with plowing, functional fire lanes, one structure with electrical service components visible. The interior of the structure was not observed, and no apparent defects were identifiable on exterior. If important buyer should verify utility service, and hire a licensed Inspector to evaluate specific concerns.

Other:

Other:

See Addendum for additional rooms/structures

Garage/Parking (excluding common areas):

Exterior Building and Yard - Front/Sides/Back:

Building has one visible structure, two shipping containers adjacent each other. Electrical service appears present, but was unable to determine condition. No visible defects from exterior. Interior of structure was not able to be viewed, condition unknown. The shipping containers are set on the ground, but the top and back are buried by fill. The open end has a traditional exterior door.

Other Observed or Known Conditions Not Specified Above

A large driveway, turn around near the structure, and firelane going south in the property were observed. Firelane observed continues to the south where a pond is present.

This disclosure is based on a reasonably competent and diligent visual inspection of



reasonably and normally accessible areas of the Property on the date specified above.

Agent performing inspection certifies the agent performed the inspection on the behalf of the listing brokerage, ListWithFreedom.com (Wisconsin license # 938796-91).

The inspection was conducted in person and the inspector's brokerage is aware of this activity and has approved of them providing this service. Showami will be responsible for directly paying the brokerage identified below to be in compliance with State law.

By Ben Gentile Wisconsin License # 950150-91
(Signature of Associate Licensee or Broker identified above who performed the inspection)


Name of Brokerage Licensee is associated with and its Wisconsin license number

Epique Inc 950150-91

Date 02/07/2026

Reminder: Not all defects are observable by a real estate licensee conducting an inspection. The inspection does not include testing of any system or component. Real Estate Licensees are not home inspectors or contractors. BUYER SHOULD OBTAIN ADVICE ABOUT AND INSPECTIONS OF THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.

I/we acknowledge that I/we have read, understand and received a copy of this disclosure.


SELLER  Date Feb 08, 2026

SELLER _____ Date _____

BUYER _____ Date _____

BUY _____ Date _____

Real Estate Broker (Firm Representing Seller) ListWithFreedom

By  _____

Date Feb 08, 2026 (Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) _____

By _____

Date _____ (Associate Licensee or Broker Signature)

PACKAGE CERTIFICATE

LID 109367 - WI AVID

5 pages

109367 - WI AVID.pdf

5 pages

E-SIGN INFO



Status:

SIGNED

Originator:

LWF TEAM
signatures_closings@listwithfreedom.com
IP: 52.152.223.64
Domain: listwithfreedom.brokermint.com
Date: Feb 08, 2026 09:21 AM

Package ID:

54CFB1484FE6748525EE559DFE5A6046

Time zone:

EST (UTC-5)

Signers:

AZ	Alex Zahn Alex Zahn	alex@falconvalleyland.com IP: 50.116.161.41	Signed	Feb 08, 2026 09:22 AM id: 517df13a6a425c1d84b34a15df2ddafe	
DN	Doug Nelson Doug Nelson	dnelson@listwithfreedom.com IP: 52.152.223.64	Signed	Feb 08, 2026 01:29 PM id: 05fa012ef046981ca3ed45b2979d5511	

HISTORY

Feb 08, 2026 09:21 AM	AZ	Alex Zahn	alex@falconvalleyland.com	IP: 50.116.161.41	Viewed
Feb 08, 2026 09:22 AM	AZ	Alex Zahn	alex@falconvalleyland.com	IP: 50.116.161.41	Signed
Feb 08, 2026 01:29 PM	DN	Doug Nelson	dnelson@listwithfreedom.com	IP: 52.152.223.64	Viewed
Feb 08, 2026 01:29 PM	DN	Doug Nelson	dnelson@listwithfreedom.com	IP: 52.152.223.64	Signed
Feb 08, 2026 01:29 PM		Package has been fully signed and sealed			Completed