

AGENT VISUAL INSPECTION DISCLOSURE

This inspection disclosure concerns the residential property situated in the City of Oshkosh, County of Winnebago, State of Wisconsin, described 1844 Imperial Rd ("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)

Haley Neuens 94 - 98431

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 () ()



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Inspection Performed By (Real Estate Broker Firm Name)

Haley NeuenS BHHS Water City Realty

Inspection Date/Time: 3/31 2:30 pm

Weather conditions Sunny

Other persons present:

Seller, Beth Wise (Realtor)

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):

Good

Living Room:

Good

Dining Room:

Good

Kitchen:

Good

Other Room: Office/Bedroom

Good

Hall/Stairs (excluding common areas):

Good



Bedroom # 1 :

Good

Bedroom # 2 :

Good

Bedroom # 3 :

Good

Bath # 1 :

Good

Bath # 2 :

Good

Bath # 3 :

Good

Other Room:



Other Room:

Other:

Other:

Other:

See Addendum for additional rooms/structures

Garage/Parking (excluding common areas):

Good

Exterior Building and Yard - Front/Sides/Back:

Good. Minor crack in siding

Other Observed or Known Conditions Not Specified Above

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 *Haley Nemes* Wisconsin License # 94-98431
(Signature of Associate Licensee or Broker identified above who performed the inspection)

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

BHHS Water City Realty

Date 3/31



Apr 03, 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 *Jerry's M...* Date Apr 03, 2026

SELLER *...* Date Apr 03, 2026

BUYER _____ Date _____

BUY _____ Date _____

Real Estate Broker (Firm Representing Seller) List With Fre...

By *Doug Nelson*

Date Apr 03, 2026 (Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) _____

By _____

Date _____ (Associate Licensee or Broker Signature)

PACKAGE CERTIFICATE

110495 WI AVID

6 pages

110495 1844 imperial rd AVID.pdf

6 pages

E-SIGN INFO



Status: SENT

Originator: LWF TEAM
signatures_closings@listwithfreedom.com
IP: 52.152.223.64
Domain: listwithfreedom.brokermint.com
Date: Apr 02, 2026 09:30 PM

Package ID: 93A9FED52BC02041AD8B8E8802BFB6A6

Time zone: EDT (UTC-4)

Signers:

CS	Chris Slinker Chris Slinker	chrisslinker@gmail.com IP: 107.133.117.245	Signed	Apr 03, 2026 09:40 AM id: b61c84af7e3adb9031ad48cc46c593be	
DM	Darlene Metz Darlene Metz	metz.darlene@yahoo.com IP: 184.97.61.125	Signed	Apr 03, 2026 11:12 AM id: 914be3af9aea1e3a75d59d00b64ee626	
DN	Doug Nelson Doug Nelson	dnelson@listwithfreedom.com IP: 52.152.223.64	Signed	Apr 03, 2026 09:57 AM id: 05fa012ef046981ca3ed45b2979d5511	
HN	Haley Neuens Haley Neuens	haleyneuens@gmail.com IP: 135.134.112.174	Viewed	Apr 02, 2026 09:32 PM	
SM	Steven Metz Steven Metz	steve.metz@yahoo.com IP: 184.97.61.125	Signed	Apr 03, 2026 07:45 AM id: c3b3c46ed0259234c14cd02f2ca1abc1	

HISTORY

Apr 02, 2026	09:32 PM	HN	Haley Neuens	haleyneuens@gmail.com	IP: 135.134.112.174	Viewed
Apr 03, 2026	07:42 AM	SM	Steven Metz	steve.metz@yahoo.com	IP: 184.97.61.125	Viewed
Apr 03, 2026	07:45 AM	SM	Steven Metz	steve.metz@yahoo.com	IP: 184.97.61.125	Signed
Apr 03, 2026	09:39 AM	CS	Chris Slinker	chrisslinker@gmail.com	IP: 107.133.117.245	Viewed
Apr 03, 2026	09:40 AM	CS	Chris Slinker	chrisslinker@gmail.com	IP: 107.133.117.245	Signed
Apr 03, 2026	09:56 AM	DN	Doug Nelson	dnelson@listwithfreedom.com	IP: 52.152.223.64	Viewed
Apr 03, 2026	09:57 AM	DN	Doug Nelson	dnelson@listwithfreedom.com	IP: 52.152.223.64	Signed
Apr 03, 2026	11:10 AM	DM	Darlene Metz	metz.darlene@yahoo.com	IP: 184.97.61.125	Viewed
Apr 03, 2026	11:12 AM	DM	Darlene Metz	metz.darlene@yahoo.com	IP: 184.97.61.125	Signed