



**AGENT VISUAL INSPECTION DISCLOSURE**

This inspection disclosure concerns the residential property situated in the City of Kaukana, County of Brown, State of Wisconsin, described Lot 1 9.86 acres in the Town of Holland ("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 Realty 89895-94 *Brian Stearns* 05/15/2026

**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 EPIQUE Realty

Inspection Date/Time: 5/15/2026 9:00 am

Weather conditions Sunny Sky and 60 Degrees

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):**



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**Bedroom # \_\_:**  
N/A

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**Bedroom # \_\_:**  
N/A

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**Bedroom # \_\_:**  
N/A

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**Bath # \_\_\_\_:**  
N/A

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**Bath # \_\_\_\_:**  
N/A

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**Bath # \_\_\_\_:**  
N/A

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**Other Room:**  
N/A



**Other Room:**

N/A

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**Other:**

N/A

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**Other:**

N/A

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**Other:**

Land is 9.86 acres. Property is flat and mostly open field. To the south of the property there is an industrial warehouse, there is an industrial office building to the west, to the north of the home there are multiple residential properties. No defects observed

**See Addendum for additional rooms/structures**

**Garage/Parking (excluding common areas):**

There does not appear to be a defined driveway access to the property from the highway.

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**Exterior Building and Yard - Front/Sides/Back:**

N/A

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**Other Observed or Known Conditions Not Specified Above**

N/A

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**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.

Brian Stearns 89895-94
By \_\_\_\_\_ Wisconsin License # \_\_\_\_\_
(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 Realty 950150-91 Ben Gentile

Date 5/15/2026

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 [Signature] Date May 15, 2026

SELLER \_\_\_\_\_ Date \_\_\_\_\_

BUYER \_\_\_\_\_ Date \_\_\_\_\_

BUY \_\_\_\_\_ Date \_\_\_\_\_

Real Estate Broker (Firm Representing Seller) List with Freedom

By Doug Nelson [Signature]

Date May 15, 2026 (Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) \_\_\_\_\_

By \_\_\_\_\_

Date \_\_\_\_\_ (Associate Licensee or Broker Signature)