

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

AMENDMENT TO CONDITION OR DISCLOSURE REPORT

1 **Requirement to Amend Report:** Wis. Stat. § 709.035 requires owners who, prior to acceptance of an offer to purchase or
2 an option to purchase, become aware of a condition or obtain information that would change an answer on a Real Estate
3 Condition Report or a Vacant Land Disclosure Report, to amend the report. This may be done by completing another copy
4 of the report that reflects the new information, or by completing an amendment to the previously completed report. This
5 form may be used for such an amendment.

6 **Owner's Name(s):** Nickols Properties LLC

7 _____

8 **Name of Report Furnished:** (Real Estate Condition Report) (Vacant Land Disclosure Report) (Seller Disclosure Report-
9 Commercial) (Other: _____) **STRIKE AND COMPLETE AS APPLICABLE**

10 **Date and Address on Prior Report:** This Amendment modifies the report dated 10/07/2025 (date of report), for the
11 Property at 415 W WISCONSIN AVE (street address) in the
12 (City) (Village) (Town) of APPLETON, County of OUTAGAMIE, State of Wisconsin.

13 **Owner's Amended Responses:** Indicate the number(s) of the questions where the Owner's answer(s) are affected by the
14 new information, the Owner's new answer(s) based upon the new information, and if a response is changed to "yes", an
15 explanation of the reason why the response is "yes".

16	Question Number Where Owner's Response Affected by New Information or Condition	Owner's New Response		
17		YES	NO	N/A
18	<u>Basement</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

23 Owner's explanation of any "YES" responses: With excessive amount of rain and snow melting on the parking
lot there was water found in the basement. There is an internal system in place to handle the water,
which directs water to the sump pump through in ground pipes.

24 _____
25 _____
26 _____
27 _____
28 _____
29 _____
30 _____
31 _____

32 **Owner's Certification:** The Owner certifies that the information in this amendment is true and correct to the best of the
33 Owner's knowledge as of the date on which the Owner signs this amendment.

34 Owner Andrew D Nickols 1/13/2026 | 07:48 PST

Date _____

35 Owner _____ Date _____

36 Owner _____ Date _____

37 Owner _____ Date _____

38 **Buyer's Acknowledgment:** The undersigned acknowledges receipt of a copy of this amendment.

39 Prospective Buyer _____ Date _____

40 Prospective Buyer _____ Date _____

41 Prospective Buyer _____ Date _____

42 Prospective Buyer _____ Date _____