

# Incomplete Form For Reference Purposes Only

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

## ADDENDUM A TO THE OFFER TO PURCHASE

1 Addendum attached to and made part of the Offer to Purchase dated \_\_\_\_\_ made by the Buyer,  
2 \_\_\_\_\_ with respect to the Property at \_\_\_\_\_  
3 \_\_\_\_\_, Wisconsin.

THE PROVISIONS SET FORTH BELOW ARE A PART OF THIS ADDENDUM IF MARKED, SUCH AS WITH AN "X". THEY ARE NOT PART OF THIS ADDENDUM IF MARKED "N/A" OR ARE LEFT BLANK.

4  **UNDERGROUND STORAGE TANKS:** If there is an underground storage tank on the Property, Seller shall, prior to closing, comply  
5 with all federal, state and local regulations regarding the tank, including DILHR tank registration and abandoned tank closure requirements. This  
6 Offer is contingent upon Seller confirming to Buyer, in writing, at least five days prior to closing, that any in-use underground storage tank is  
7 registered and meets any applicable current DILHR operating standards and that Seller has no knowledge of any leakage or contamination from the  
8 tank; and that any abandoned underground storage tank was properly cleaned and closed in conformance with applicable DILHR standards and  
9 that Seller has no knowledge of any contamination detected upon closure. Seller shall give Buyer copies of any documents confirming Seller's  
10 representations regarding any tanks. It is Buyer's sole responsibility to comply with DILHR's tank registration requirements and re-register in his  
11 or her name any tanks remaining in use upon the Property after closing.

12  **BASEMENT FUEL OIL TANKS:** If there is an abandoned basement fuel oil tank on the Property, Seller shall, prior to closing, comply  
13 with all applicable DILHR regulations regarding such tanks. This Offer is contingent upon Seller confirming to Buyer in writing, at least five days  
14 prior to closing, that any abandoned basement fuel oil tank has been emptied and cleaned in conformance with applicable DILHR standards and that  
15 all required notices and registrations with DILHR have been completed. Seller shall give Buyer copies of any documents confirming Seller's  
16 representations.

17  **ASBESTOS, LEAD, LEAD-BASED PAINT, AND RADON GAS:** The parties are aware that newspapers and other public  
18 information sources indicate that asbestos, lead-based paint, lead in drinking water, radium, radon gas and other toxic substances and chemicals  
19 within a structure or in soils or water supplies can cause serious health hazards. Seller represents that, to the best of Seller's knowledge the Property  
20 does not contain asbestos, lead-based paint, or abnormal concentrations of radon gas, lead, radium or other toxic or harmful substances or chemicals  
21 except as otherwise disclosed in this Offer or any Seller's Property Condition Report. Buyer is encouraged to inspect and test the Property with  
22 respect to these matters and to consult with the appropriate experts, as is required, regarding these issues.

23  **LEAD-BASED PAINT:** Any home built before 1978 may contain lead-based paint. A high concentration of lead in the human body may  
24 lead to serious health problems, especially in children under the age of 7 years. These children may experience nervous system damage, and  
25 learning and behavioral problems. Children may be exposed to lead-based paint if they eat paint chips, chew on surfaces covered with lead-based  
26 paint, or inhale lead dust. Generally, the only way to be sure whether a home contains lead-based paint is to have sample paint chips or dust tested  
27 by a qualified laboratory. This home (was)(was not)  STRIKE ONE built before 1978.

28  **INSPECTION CONTINGENCY COSTS:** Any inspection performed pursuant to an Inspection Contingency in the Offer to Purchase  
29 which does not specify responsibility for costs shall be at (Buyer's)(Seller's)  STRIKE ONE expense.

30  **SAFE WATER, WELL AND SEPTIC SYSTEM INSPECTION CONTINGENCY:** This Offer is contingent upon Buyer  
31 obtaining at (Buyer's)(Seller's)  STRIKE ONE expense the following  CHECK THOSE THAT APPLY :

32  A current written report from a state-approved or other qualified laboratory which indicates that the well(s) are: supplying water which is  
33 bacteriologically safe (of the Coliform group) for human consumption, and