

HISTORY OF PROPERTY

The following information supplements the attached Seller's Property Condition Report for the property located at 1415 28th Street South, La Crosse, WI 54601

	Items of Interest	Last Serviced - By Whom?
Age of Home	<u>67</u>	
Age of Roof	<u>2004</u>	
Age of Furnace	<u>2011</u>	
Age of Central Air	<u>2011</u>	
Age of Water Heater	<u>2012/2013?</u>	
Age of Well	<u>NA</u>	
Age of Septic	<u>NA</u>	
Septic last pumped	<u>NA</u>	
Fireplace	☐ Wood ☐ Gas	
Age of Softener	<u>2011</u>	
Is water softener rented	☐ Yes ☒ No	

Any roof repairs by you/previous owners?	☒ Yes ☐ No	<u>Replaced in 2004</u>
Have you upgraded the electrical system?	☐ Yes ☒ No	
GFI Outlets: ☐ Yes ☐ No	Location(s)?	
Has the plumbing system been upgraded?	☐ Yes ☒ No	
Any leaking, cracked or broken windows?	☒ Yes ☐ No	<u>Crack in basement window</u>
Do all windows open?	☒ Yes ☐ No	
Has sewer line ever been cleaned or repaired?	☒ Yes ☐ No	<u>2024</u>
Anything not connected to septic that should be?	☐ Yes ☒ No	
Have you ever paid flood insurance on property?	☐ Yes ☒ No	
Has the property ever been damaged by fire?	☐ Yes ☒ No	
Is there an alarm system?	☐ Yes ☒ No	
Has insulation been added?	☐ Yes ☒ No	
Are there keys for all doors and locks?	☐ Yes ☒ No	<u>Garage door no key</u>
Has the property been surveyed?	☐ Yes ☒ No	
Are there any easements?	☐ Yes ☒ No	

Basement/Crawlspace/Slab:

Cracked floor/walls	☒ Yes ☐ No
Drain tile problems	☐ Yes ☒ No
Flooding	☐ Yes ☒ No
Foundation problem	☐ Yes ☒ No
Leakage/Seepage	☐ Yes ☒ No
Sewer backup	☒ Yes ☐ No
Wet floors/walls	☐ Yes ☒ No

Comments:

See above for Crack in wall

See above

Any water in basement? ☐ Yes ☒ No

☐ Dampness ☐ Floor drain backup ☐ From improper landscaping
☐ From window well ☐ Other

Please Explain: _____

Any problems with included appliances?

☐ Stove/Range ☐ Range Hood ☐ Disposal ☐ Dishwasher ☐ Refrigerator
☐ Freezer ☐ Microwave ☒ Other

Please Explain: **Unsure of condition of washer and dryer**

Utility Companies:

Electric: _____ Avg. Cost: _____
Gas: _____ Avg. Cost: _____
LP/Oil: _____ Avg. Cost: _____

High Speed Internet? ☐ Yes ☒ No Company: _____ Speed: _____

Current Homeowners Insurance Company: **American Family**

Any insurance claims that have not been repaired? ☐ Yes ☒ No

Please explain: _____

Notice of reassessment or special assessments? ☐ Yes ☒ No

Please explain: _____

When building fences, garage, storage units or other permanent structures, what was used to locate these improvements? ☐ Location report ☐ Survey ☐ Other (please specify): **Unsure**

How is refuse or trash handled? **City pick up** Day of week? **Thursday**

Do you have any pets? ☐ Yes ☒ No

Type of pet(s): _____ How many: _____

Other Information (Warranty info, special construction materials, extra technology, controls, etc):

The information contained in this report is true and correct to the best of my knowledge.

Trisha Von Ruden 09/09/2026
Signed (Seller) Date

Tami Triplett 09/10/2026
Signed (Seller) Date

With my signature I acknowledge receipt of a copy of this report:

Signed (Buyer) Date

Signed (Buyer) Date