

Property Address N 5354 Hwy 35 Onalaska

Age of Home? 70-75 years old  
 Age of Roof? ~ 7 years  
 Age of Furnace? 5 years  
 Age of Central Air? 5 years  
 Age of Water Heater? 12 years  
 Age of Well? not known  
 Age of Septic? not known  
 Septic last pumped? 8/2020  
 Water Softener

Owned ☒ Rented ☐

**Last Serviced/By Whom?**

—  
Erickson Roofing  
G+I  
G+I  
—  
—  
SI Pumping  
SI Pumping

Any roof repairs done by you or previous owner?

Yes ☒ No ☐

Any upgrades to the electrical system?

Yes ☐ No ☒

Any windows cracked, broken, or leaking?

Yes ☒ No ☐

Do all windows open?

Yes ☒ No ☐

Sewer line ever been cleaned or repaired?

Yes ☐ No ☒

Anything not connected to septic that should be?

Yes ☐ No ☒

Are there keys for all doors and locks?

Yes ☒ No ☐

Is there an alarm system?

Yes ☐ No ☒

Have you ever paid flood insurance?

Yes ☐ No ☒

Has the property ever been damaged by fire?

Yes ☐ No ☒

Has insulation been added?

Yes ☐ No ☒

Has the property been surveyed?

Yes ☐ No ☒

Are there any easements?

Yes ☐ No ☒

Full roof replacement

Small window in downstairs  
Small windows in basement  
open hard

**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:**

- Small cracks in basement floor  
- extreme rain would leak  
in but new gutter system  
solved that!

Property Address \_\_\_\_\_

Any problems with included appliances?

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

Please Explain: Range -> back right burner some times doesn't  
ignite

Utility Companies:

Electric: Riverland Avg. Cost: 150  
Gas: Xcel Avg. Cost: 25  
LP/Oil: N/A Avg. Cost: N/A

High Speed Internet? Yes ☒ No ☐ Company: Charter/Spectrum Speed: \_\_\_\_\_

Current Homeowners Insurance Co. American Family

Any insurance claims that have not been repaired? Yes ☐ No ☒ Please Explain: \_\_\_\_\_

Notice of reassessment or special assessments? Yes ☐ No ☒ Please Explain: \_\_\_\_\_

How is refuse or trash handled? Pickup @ end of driveway Day of week? Tues early AM

Do you have any pets Yes ☒ No ☐

Type of pet: small dogs How many? 2

Type of pet: \_\_\_\_\_ How many? \_\_\_\_\_

Please note any other information a new homeowner would find useful about this property/neighborhood:

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

Signed Will S Osgood 9-14-2026 Signed William S Osgood 9-14-2026  
(Seller) Date (Seller) Date

With my signature, I acknowledge receipt of a copy of this report.

Signed \_\_\_\_\_ Signed \_\_\_\_\_  
(Buyer) Date (Buyer) Date

Information is supplied by seller and other 3<sup>rd</sup> parties and has not been verified.