

History of Property Worksheet

The following information supplements the attached Seller's Property Condition Report for the property located at:

2102 Denton St., La Crosse

Age of home? 96 yrs (1930)

Any problems with appliances? No

Age of roof? 1 year

Any roof repairs by you/previous owner? ✓ Yes/No If yes, by whom and when? No repairs since full roof replacement in 2025

Can you provide a copy of the previous condition report? Yes/No ✓

Age of furnace? 8 yrs Last service? 2025 By whom? Bagniefski

Age of central air? 11 yrs Last service? July '26 By whom? Bagniefski

Monthly utilities, average cost and provider for each: Gas? Average \$74 over last 12 months - Xcel

Oil? n/a Propane? n/a

Electric? Ave \$157 over last 12 mo - Xcel Other?

Has insulation been added? Yes/No ✓ If yes, when and where?

Fuel tank? Yes/No ✓ Registered?

Have you upgraded the electrical system? Yes/No ✓

If yes, when and who updated?

Age of water heater? 9 yrs Last service? - By whom?

Is water softener rented? Yes/No ✓ If yes, through whom and monthly cost?

Any water in the basement? Yes/No ✓ Please specify cause:

Have you ever paid flood insurance? Yes/No ✓ If yes, how much is your premium?

Age of well? n/a Last service? _____ By whom? _____ Last water test? _____
Age of septic system? n/a Last service? _____ By whom? _____
Septic pumped how often and by whom? n/a
Average water/sewer bill? Average \$47 over last 12 months (paid quarterly)
Has the sewer line been cleaned out? ☒ Yes/No_ If yes, when? Not needed since sewer was replaced
Has sewer line ever been broken? ☒ Yes/No_ If yes, when? sewer replacement to boulevard in 2021
Is there anything on the property not connected to septic that should be? No

Garbage disposal fees/month? n/a
Garbage provider? City trash/recycling collection
What day is trash day? Friday Collected every other week,
Are you required to recycle? ☒ Yes/No_ If yes, how is recycling handled? on Fridays

If you are not using cable, is it available to this house? ☒ Yes/No_
Through what provider? Charter/Spectrum
Do you have access to high-speed internet connection? ☒ Yes/No_
Do you have pets? ☒ Yes/No_
Number? 3 Kind? Cats

Any leaking, cracked or broken windows? Yes/No ☒ If yes, where? _____
Do all the windows open? ☒ Yes/No_
Has property ever been damaged by fire? Yes/No ☒ If yes, when? _____
What was used as a property line reference if fence, shed or garage was erected?
Location Report? _____ Survey? _____ Other (please specify) existing retaining wall
Notice of property reassessment, special assessments (municipal improvements)?
Please specify _____

Any improvements made to the property during your ownership?

Updated kitchen and back entry; cosmetic updates, trimwork and finishes throughout.

Replaced furnace, water heater, air conditioner, all kitchen appliances.

Siding, windows, doors, roof, garage door, fence, landscaping

Refinished floors

Favorite property features?

Landscaping, updated kitchen and appliances, private patio, overall low maintenance,
private driveway versus alley parking (not typical for neighborhood)

1 yr old roof with Malarkey Vista shingles - highest wind/hail resistance rating and
transferrable warranty

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

Seller: David Severson Date: 9/17/2026

Seller: Laura Simonis Date: 9/17/2026

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

Buyer: _____ Date: _____

Buyer: _____ Date: _____

