

Property History

Address: 101 Sunflower St
Westby, WI 54667



The following information is intended to supplement the Real Estate Condition Report

Age of Home: 2017 Years Owned: 8 years Additions (Yes or No): No Age of Additions:

	Years	Last Service Date	By Whom
Age of Roof?	New Roof June of 2026		JDN Construction
Age of Furnace?	2017		
Age of Central Air?	2017		
Age of Hot Water Heater?	May 2024		
Is there a Water Softener? Owned OR Rented	yes/ owned		
Have you made any repairs to the roof?		☒ Yes ☐ No	New roof installed after a hail storm. June 2026
Have any electrical updates been made?		☐ Yes ☒ No	
Can you supply a previous Condition Report?		☐ Yes ☒ No	
Do you have keys to the home?		☒ Yes ☐ No	
Service	Supplied By	Contact Phone #	12 Month Average/Month
Gas	Midwest Gas		An average of about \$30.00 a month. Higher/Winter months could be about \$11-\$14 more than the summer months which can be much lower.
Electric	Westby Utilities		An average of 210.00 a month. Higher months can increase \$20-\$30 or decrease for a lower month.
Water/Sewer	Westby Utilities		Included in the Electric/Water bill.
Trash Removal	City of Westby		Included in the Electric/Water Bill

Internet/Cable	VernonCom		\$58.00 a month for internet
Homeowners Insurance Carrier: Wisconsin Mutual Insurance - Fleming Agency		Yearly Rate: \$1193.00	
Updates and Improvements:			
2019 Basement Finished			
<i>Insulation & Structure: All exterior walls were spray-foamed for high efficiency insulation before drywall was hung.</i>			
<i>Bedrooms: Added 2 large Bedrooms featuring generous closets, built-in closet organizers, and dimmable recessed lighting</i>			
<i>Bathrooms: Added a 3rd full bathroom featuring automatic lighting and a fan.</i>			
<i>Living Space: Created a living room with bright, dimmable recessed lighting.</i>			
<i>Flooring: Waterproof luxury vinyl plank(LVP) installed throughout the entire basement.</i>			
<i>Storage: Added a storage closet under the stairs, a second storage closet near the basement door, and a dedicated utility storage room.</i>			
<i>Laundry: added a second laundry hookup(the original main-floor hookup remains active in the mudroom next to the garage entrance.</i>			
<i>Yard: Installed a sand-colored vinyl privacy fence in the backyard featuring two gated, alongside a utility storage shed.</i>			
Other Updates			
<i>New Roof June 2026</i>			
<i>New Insulated Garage Door and Spring Sept. 2026</i>			
<i>New Fascia 2026</i>			
<i>New Gutters with Leaf guards 2026</i>			
<i>New Siding and trim on the garage 2026</i>			
<i>New Outside Lights on the garage 2026.</i>			
<i>New Electric Stove 2026</i>			
<i>New Dishwasher bought in 2024</i>			
<i>New Hot water Heater in 2024</i>			
<i>New Water Softener in 2024</i>			
<i>Added a whole house water filter 2024</i>			

KLB and RTB 9-22-2026

Seller(s) Initials

Date

Buyer(s) Initials

Date