

SELLER'S HISTORY OF PROPERTY



Property Address: 1550 Main St. Onalaska WI

Age of Home: 63 Year Built: 1/21/63

Age of Roof: 2016 Installed by if Replaced: _____

Age of Windows: _____

Source of Heat (check one): ☒ Natural Gas ☐ Electric ☐ Wood ☐ Other ☐ LP

Age of Furnace: 10

Age of Air Conditioner: 3 Date Installed if known: June 2023

HVAC Contractor: Viebuhr Plumbing + Heating

Age of Water Heater: 8 (check one): ☒ Natural Gas ☐ Electric

Water Softener: Yes ☒ No ☐ (check one): ☒ Owned ☐ Rented Age if owned: _____

City Sewer and Water? Yes ☒ No ☐

Age of Well and Type _____ Who services _____

Who installed _____

Age of Septic and Type _____

Who services _____ Date of Last Pump out: _____

Who installed _____

Cable / Internet Providers Available: TDS

Trash/Garbage Pickup Provider: City Day: Wed Cost per month: ✓

In Flood Plain: Yes ☐ No ☒ If yes, is flood Insurance Required: Yes ☐ No ☒

Homeowner's Association: Yes ☐ No ☒

Name of Association: _____

Dues: _____ (check one): Monthly ☐ Annually ☐

Boat Slip Included or Leased with Property: (check one): Yes ☐ No ☒

Utility Companies:

Gas Company: Xcel

Electric Company: Xcel

Propane Company: _____

Propane Tank Rented: Yes ☐ No ☐ Cost/Month: _____

Seller's History of Property

Property Address: 1550 Main St Onalaska WI

Average Utility Costs:

Heat: \$ 7366 per month Xcel

Electric: \$ _____ per month Xcel

Water/Sewer: \$ 300 per (Check One): _____ month ☒ quarter _____ year

Garbage Pickup: \$ 30/yr 2nd recycle bin per (Check One): _____ month _____ quarter _____ year

Plowing / Snow Removal: \$ 0 #30/yr brush/leaf bin

Renovations / Updates in Last 10 Years/Other Info:

2021 install basement kitchen refrigerator + stove + dishwasher
inspect + upgrade all electrical
circuits + outlets; install third bedroom upstairs; trim all trees
2022 gutters on front porch; install keyless locks; 2023 paint deck +
fence; repair siding on west side + wrap whole wall; 2023 - replace both
elements water heater; 2021 install water softener; 2023 install new
Goodman AC; 2024 clean chimney; 2025 new washing machine; 2026 new
dishwasher upstairs; remodel upstairs bath; replace vanity 3/4 bath; replace garage
Seller(s) voluntarily discloses the information herein, and it is true and correct to the best of the seller's ~~2022~~ knowledge.

Seller: Phyllis Larson

Date: 8-18-26

Seller: Laverne Larson

Date: 8-18-26

Buyer hereby acknowledge receiving a copy of this report. Please note that this report does not replace the home inspection or real estate condition report. Report is strictly based on the seller(s) knowledge at the time of listing.

Buyer: _____ Date: _____

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CENTURY 21 Affiliated