

Property Address 1315 HAGAR St LACROSSE WI

Last Serviced/By Whom?

Age of Home 3 yrs
 Age of Furnace 3 yrs
 Age of Central Air 3 yrs
 Age of Roof 3 yrs
 Age of Water Heater 3 yrs
 Age of Well N/A
 Septic Pumped N/A
 Age of Water Softener 2 yrs

July 2026 - Schneider
July 2026 - Schneider

Water Softener Owned ☒ Rented ☐

Any roof repairs done by you or previous owner? Yes ☐ No ☒

Have you upgraded the electrical system? Yes ☐ No ☒

Any leaking, cracked or broken windows? Yes ☐ No ☒

Do all windows open? Yes ☒ No ☐

Has the sewer line ever been cleaned,
 broken or repaired? Yes ☐ No ☒

Is there anything on the property not
 connected to the septic that should be? Yes ☐ No ☒

Has insulation been added to the property? Yes ☐ No ☒

Are there keys for all doors and locks? Yes ☒ No ☐

Is there an alarm system? Yes ☐ No ☒

Is there a shared well? Yes ☐ No ☒

Has there ever been water in the basement? Yes ☐ No ☒

☐ Dampness ☐ Back-up through floor drain
☐ From Improper Landscaping ☐ Other - please explain

Have you ever paid flood insurance
 on the property? Yes ☐ No ☒

Has the property ever been damaged by fire? Yes ☐ No ☒

If yes, please specify cause:

☐ From Window Well

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Can you provide a copy of the previous
Owner's Property Condition Report?

Has a survey been done on the property? Yes ☐ No ☐

Are there any easements? Yes ☐ No ☒

Is garbage picked up at the property? Yes ☒ No ☐ community dumpster

Pick up days ... Garbage ... Recycling ...

How is snow removed? sidewalks are cleared by management

Any problems with appliances included?

- | | | | |
|---|---|---|--|
| ☐ Range/Stove | ☐ Range hood | ☐ Disposal | ☐ Microwave |
| ☐ Dishwasher | ☐ Refrigerator | ☐ Freezer | ☐ Trash Compactor |
| ☐ Water Softener | ☐ Window Air Conditioner | ☐ Satellite/Dish Network | |

Explain: none

When building fences, garages or placing storage units or other permanent improvements, what was used to locate these improvements?

- ☐ Location Report ☐ Survey ☐ Other, please explain:

N/A

Electric Company & Average Cost Xcel @ \$75 monthly

Heating Company Xcel Gas Oil Propane & Average Cost N/A

Internet Provider Bright speed TV/Cable Provider N/A

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

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

Signed Brian Lusk

Signed Calleen Lusk

Date 9/21/2024

Date 9/21/2026

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

Signed _____

Signed _____

Date _____

Date _____

Information is supplied by seller and other 3rd parties and has not been verified.

Edina Realty®

** deliver blank history*

Sign, Lockbox & Photo Request

Address: (Include the City) 1315 Hagan St. Lax

Day to be done: 9/21/26

Sign, lockbox, and photos need to be done at same time

NOTES:

Install Sign: ☒ Yes ☐ No

Location of Sign? _____

In-ground sprinkler: ☐ Yes ☐ No

If 4x4 sign, seller to contact Diggers Hotline

Install Lockbox: ☒ Yes ☐ No

Location of Lockbox? _____

Still Photos: ☐ Yes ☐ No

Authorization

Seller/s authorizes Edina Realty to do any of the items marked above. Photos to be used for internet and other media marketing.

Seller _____

Date _____

Seller _____

Date _____

Agent Danyel Zielke

Date 9/18/26