

Property Address 416 22nd St N, La Crosse, WI 54601

Last Serviced/By Whom?

Age of Home?	92 years
Age of Roof?	7 years
Age of Furnace?	4 years
Age of Central Air?	9 years
Age of Water Heater?	1.5 years
Age of Well?	na
Age of Septic?	na
Septic last pumped?	na
Water Softener	Owned ☒ Rented ☐

Any roof repairs done by you or previous owner?	Yes ☐	No ☒	
Any upgrades to the electrical system?	Yes ☒	No ☐	<u>new electric service to home as was b</u>
Any windows cracked, broken, or leaking?	Yes ☒	No ☐	<u>original accent window by front door cr</u>
Do all windows open?	Yes ☒	No ☐	<u></u>
Sewer line ever been cleaned or repaired?	Yes ☒	No ☐	<u>Had roto roter out one time several y</u>
Anything not connected to septic that should be?	Yes ☐	No ☒	<u></u>
Are there keys for all doors and locks?	Yes ☒	No ☐	<u></u>
Is there an alarm system?	Yes ☐	No ☒	<u>Has battery powered smoke detectors</u>
Have you ever paid flood insurance?	Yes ☐	No ☒	<u></u>
Has the property ever been damaged by fire?	Yes ☐	No ☒	<u></u>
Has insulation been added?	Yes ☒	No ☐	<u>added rigid board insulation to knee w</u>
Has the property been surveyed?	Yes ☐	No ☒	<u></u>
Are there any easements?	Yes ☐	No ☒	<u></u>

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:

there is a "beaver" system but has not been
needed in 9 years. I graded and landscaped the
exterior to drain away from foundation.

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Any problems with included appliances?

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

Please Explain: All work fine, including the ice-maker

Utility Companies:

Electric: Xcel Energy Avg. Cost: _____

Gas: Xcel Energy Avg. Cost: _____

LP/Oil: _____ Avg. Cost: _____

High Speed Internet? Yes ☒ No ☐ Company: Spectrum Speed: 500 mpbs

Current Homeowners Insurance Co. USAA

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? Harter's Day of week? Tuesday

Do you have any pets Yes ☐ No ☐

Type of pet: dog How many? 1

Type of pet: _____ How many? _____

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

Back yard has a ~5 year old privacy fence suitable for children and pets to play. 2.5 car garage was built in 2018.

Home and garage have upgraded electrical service. Garage ready for level 2 charger.

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

Signed [Signature] 9/20/26 Signed _____
(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 3rd parties and has not been verified.