

Edina Realty®

614 Gilster St, Onalaska, WI

Recent work completed

Date	Contractor	Work Completed	Amount
2023	P & T Electric, Inc.	New 200-amp service	\$4,100
2023	Niebuhr Plumbing	- New main water shut off valves - Moved water heater/water softener away from electrical panel	\$981.45
2025	Bagniefski Heating and AC	New Trane Central Air Unit	\$4,635
2025	7 Rivers Tree Service	Tree removal and other work	\$2,625
2026	Niebuhr Plumbing	New Kitchen faucet, New Shower/tub handle	\$643.28
2026	Niebuhr Plumbing	Replace cast iron stack in basement	\$2391.34

Recent services completed

Date	Contractor	Work Completed	Amount
October 31, 2025	Bagniefski Heating & AC	Furnace clean and check	\$116.05
March 24, 2026	Knee Termite	- Wood Destroying Insect Inspection - Treatment for Carpenter Ants* * One-year guarantee	\$350.00

Niebuhr Plumbing & Heating INC

1700 16th St So.
La Crosse, WI 54601 US
+16087821700
jenny@niebuhrplumbing.com

**INVOICE**

BILL TO
Jim Berns
635 Meier Ln
Onalaska, WI 54650 US

SHIP TO
614 Gilster St
Onalaska, WI 54650 US

INVOICE #
57950

DATE
08/28/2026

TERMS
Net 30

DUE DATE
09/27/2026

Please detach top portion and return with your payment.

SERVICE/PRODUCT	QTY	RATE	AMOUNT
Sales	1	0.00	0.00
8/28 To replace cast iron stack in basement			
Labor:Hourly	14	128.00	1,792.00
Assorted:Materials	1	564.00	564.00
3%:Convenience Fee	1	35.34	35.34

SUBTOTAL			2,391.34
DISCOUNT			-1,178.00
TAX			0.00
TOTAL			1,213.34
PAYMENT			1,213.34

BALANCE DUE			\$0.00
			PAID

Niebuhr Plumbing & Heating INC

1700 16th St So.
La Crosse, WI 54601 US
+16087821700
jenny@niebuhrplumbing.com

**INVOICE**

BILL TO
Jim Berns
635 Meier Ln
Onalaska, WI 54650 US

SHIP TO
614 Gilster St
Onalaska, WI 54650

INVOICE #
56939

DATE
06/24/2026

TERMS
Net 30

DUE DATE
07/24/2026

Please detach top portion and return with your payment.

SERVICE/PRODUCT	QTY	RATE	AMOUNT
Sales	1	0.00	0.00
6/24 To replace kitchen faucet, repair faucet, and clear tub drain line			
Labor:Hourly	3	128.00	384.00T
PROFLO:Two Handle Kitchen Faucet-CP	1	125.00	125.00T
Moen:1225 Single Handle Faucet Cartridge Hot/Cold	1	49.99	49.99T
Assorted:Materials	1	33.00	33.00T
3%:Convenience Fee	1	18.73	18.73

SUBTOTAL 610.72

TAX 32.56

TOTAL 643.28

PAYMENT 643.28

BALANCE DUE **\$0.00**

PAID

Pay online at Niebuhrplumbing.com

3% convenience fee will be applied to all invoices paid with credit card

P & T Electric, Inc.
1122 S. Oak St.
La Crescent, MN 55947
507-895-8585

Invoice

Date	Invoice #
10/12/2023	24440

Bill To
Bonnie & Jeff Bowman 614 Gilster Street Onalaska, WI 54650

PAID
10/25/2023

Purchase Order	Terms	Project
	Net 30	23-536 WI panel upgrade/repl...

Serviced	Description	Amount
	Per Contract dated 3/23/2023 Service Upgrade Portion All work real property.	4,100.00
Thank you for your business.		Total \$4,100.00
		Payments/Credits -\$4,100.00
		Balance Due \$0.00

Niebuhr Plumbing & Heating INC

1700 16th St So.
La Crosse, WI 54601 US
+16087821700
jenny@niebuhrplumbing.com

**INVOICE**

BILL TO
Bonnie Bowman
3737 Huntington St NW
Washington, DC 20015 US

SHIP TO
614 Gilster St
Onalaska, WI 54650

INVOICE #
39132

DATE
05/19/2023

TERMS
Net 30

DUE DATE
06/18/2023

Please detach top portion and return with your payment.

SERVICE/PRODUCT	QTY	RATE	AMOUNT
Sales 5/19 to install new main water shut off valves to home and move water heater/water softener away from electrical panel as needed.	1	0.00	0.00
Labor:Hourly	5	108.00	540.00
Trip Charge:Local	1	25.00	25.00
Assorted:Materials	1	416.75	416.75
SUBTOTAL			981.75
TAX			0.00
TOTAL			981.75
PAYMENT			981.75
BALANCE DUE			\$0.00
			PAID

Bagniefski Heating and A/C, Inc.

1209 South Eighth Street
La Crosse, WI 54601
(608) 782-0664

Invoice

Date	Invoice #
8/29/2025	71031

Bill To	Ship To
Bonnie Bowman 614 Gilster St Onalaska, WI 54650	Bonnie Bowman 614 Gilster St Onalaska, WI 54650

PAID
09/15/2025

Terms	Due Date	Property Location,
Net 10	9/8/2025	

Description	Qty	Rate	Amount
Complete Installation of Trane Cooling System Model# 5TTR3024A1000A Serial# 25312KRR3F Coil Model# HG31A30A155A0004R Serial# 7125C16136 Pro T701 Thermostat Install date 8-28-25	1	4,635.00	4,635.00
Sales Tax		5.50%	0.00

Subtotal		\$4,635.00
Total		\$4,635.00
Payments/Credits		-\$4,635.00
Balance Due		\$0.00

Phone #	Fax #	E-mail
6087820664	(608) 782-0633	info@bagniefski.com

7 Rivers Tree Service

Estimate

7 Rivers Tree Service

W5980 Bucklin Rd Onalaska WI 54650

608-780-2715

Info@7riverstreeservice.com

BILL TO
Jim Berns
608-738-8768

Estimate # 875
Date Aug 28, 2025

Item	Quantity	Price	Amount
614 Gilster st. Onalaska WI 54650	1	\$1.00	\$1.00

Options for 614 Gilster St. Tree work

Front yard

Trim north side Maple tree
\$150

Remove Birch tree and grind stump
\$1000

~~Trim Birch tree instead of removal~~
~~\$200~~

Remove bushes by lamp post
Remove stumps
Seed
\$250

Trim up large spruce to show front of house
\$250

Backyard

Trim Birch tree over house
\$200

Remove bush by house
\$75

Trim Maple over backyard deck
\$400

Remove brush and any other small trees in back
\$100

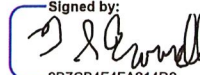
Grind out 2 older stumps
Level out when done
\$200

Prices include removal of all wood and cleanup

Bonnie Bowman authorizes work to be completed on this invoice.

Front yard total: \$1650

Back yard total: \$975

Signed by:

2B7CB4F4FA214D9...

Bonnie Bowman

9/4/2025

Subtotal \$1.00
TAX (5.5%) \$0.06

Grand Total

\$1.06



**Bagniefski Heating & Air
Conditioning**

1209 8th St S
La Crosse, WI 54601

Bowman, Bonnie
614 Gilster St
Onalaska, WI 54650

☎ (202) 253-7170
✉ bjbrownell13@gmail.com

INVOICE	#71935
SERVICE DATE	Oct 31, 2025
INVOICE DATE	Oct 31, 2025
PAYMENT TERMS	Net 30
DUE DATE	Nov 30, 2025
AMOUNT DUE	\$0.00

CONTACT US

☎ (608) 782-0664
✉ info@bagniefski.com

Service completed by: Chantler Erickson, Doris
Johnson

INVOICE

Services	qty	unit price	amount
Heating - Furnace Clean and Check	1.0	\$110.00	\$110.00
This Furnace cleaning includes: Clean & Start up gas furnace Inspect & clean blower, Clean burners and flame sensor. Inspect Heat Exchanger & test safety controls. Clean condensate trap if applicable. Check general operation and combustion. Check & Replace Air Filters if needed (Filter is not included in price). Filter was okay			

Subtotal	\$110.00
Total Tax	\$6.05
WI/LaX County Tax. (5.5%)	\$6.05
Job Total	\$116.05
Amount Due	\$0.00

Payment History			
Nov 10	Mon 12:09pm	Other	\$116.05

See our [Terms & Conditions](#)

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address & Phone

Knee Termite & Pest Management

1827 La Fond Avenue • La Crosse, Wisconsin 54603

Phone: 608-790-3813

Company's Business Lic. No.

Jim Berns

Date of Inspection

3-24-26

Address of Property Inspected

614 Gilster St.
Onalaska, WI 54650

Inspector's Name, Signature & Certification, Registration, or Lic. #

Mark Knee

Mark Knee

Structure(s) Inspected

House & Garage

Section II. Inspection Findings This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:

☐ A. No visible evidence of wood destroying insects was observed.

☒ B. Visible evidence of wood destroying insects was observed as follows:

☒ 1. Live insects (description and location):

C-Ant Colony in basement; Southeast corner.

☐ 2. Dead insects, insect parts, frass, sheller tubes, exit holes, or staining (description and location):

☐ 3. Visible damage from wood destroying insects was noted as follows (description and location):

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes ☐ No ☒ It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

active Carpenter ants in basement.

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

☐ No treatment recommended: (Explain if Box B in Section II is checked)

☒ Recommend treatment for the control of:

Carpenter Ants; House & Garage.
\$350.00 treatment

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- ☐ Basement
- ☐ Crawlspace
- ☐ Main Level
- ☐ Attic
- ☐ Garage
- ☐ Exterior
- ☐ Porch
- ☐ Addition
- ☐ Other

The inspector may write out obstructions or use the following optional key:

- | | |
|-------------------------|---------------------------------------|
| 1. Fixed ceiling | 13. Only visual access |
| 2. Suspended ceiling | 14. Cluttered condition |
| 3. Fixed wall covering | 15. Standing water |
| 4. Floor covering | 16. Dense vegetation |
| 5. Insulation | 17. Exterior siding |
| 6. Cabinets or shelving | 18. Window well covers |
| 7. Stored items | 19. Wood pile |
| 8. Furnishings | 20. Snow |
| 9. Appliances | 21. Unsafe conditions |
| 10. No access or entry | 22. Rigid foam board |
| 11. Limited access | 23. Synthetic stucco |
| 12. No access beneath | 24. Duct work, plumbing and/or wiring |

Section V. Additional Comments and Attachments (these are an integral part of the report)

Attachments

Signature of Seller(s) or Owner(s) If refinancing, Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Knee Termite & Pest Management

1827 La Fond Avenue • La Crosse, Wisconsin 54603

Mark Knee 608-790-3813

DATE 3-24-26	TIME 12:30	ROUTE NO.	ACCOUNT TYPE ☐ SPECIAL ☒ RESIDENTIAL ☐ INDOOR ☐ ONE-TIME ☐ COMMERCIAL ☐ OUTDOOR
BILL TO Jim Berns			FREQUENCY ☒ INITIAL ☐ FOLLOW UP ☐ MONTHLY ☐ BI-MONTHLY ☐ 3 MONTHS ☐ 6 MONTHS
ADDRESS Edina Realty			
CITY, STATE, ZIP Onalaska WI 54658			
HOME ()	WORK ()	CELL bernsmrealestate@gmail.com	

AREAS TREATED:

☐ GREEN AREAS ☒ PERIMETER ☐ ATTIC ☒ COMPLETE INSIDE ☐ EAVES ☐ POOL AREA ☐ OTHER

TARGET INSECTS:

☐ ANTS ☒ C. ANTS ☐ ROACHES ☐ FLEAS ☐ BOXELDER
☐ RODENTS ☐ SPIDERS ☐ WASPS ☐ TERMITES ☐ ASIAN BEETLES
☐ BED BUGS ☐ EARWIGS

CHEMICALS AND TREATMENTS USED AND RATIO IF NEEDED:

☐ PRECOR ☐ PYRETHRINS - AEROSOL ☐ G. BOARDS ☐ OTHER:
☐ PREMISE ☐ TEMPO ☐ DOMINION
☒ CYZMIC **3gals.** ☐ GRANULES ☐ TERMIDOR
☐ PERMETHRIN ☐ GENTROL

REMARKS AND OR SOURCE OF INFESTATION	DESCRIPTION OF SERVICE	AMOUNT
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Carpenter Ant Treatment & Inspection	One Year Guarantee	
614 Gilster St.		
Onalaska, WI 54650		

SERVED BY Mark Knee	Thank You!	SUB-TOTAL	
☐ CERTIFIED OPERATOR ☐ TECHNICIAN		TAX	

CERT#:	CO. LIC.	TOTAL	
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☐ CASH ☐ CHECK # _____	DRIVERS LIC # _____	BALANCE	
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☒ CREDIT CARD	EXP. DATE _____	AMOUNT PAID	
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CARD # _____		BALANCE DUE	
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CUSTOMER SIGNATURE X	\$350-
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I AM OF FULL AUTHORITY TO ACCEPT AND TO SIGN FOR THE BALANCE DUE (IF ANY) FOR THE SERVICE PROVIDED TO THE ABOVE ADDRESS.

SERVICE REPORT / INVOICE