Property History

Address:

New Directions REAL ESTATE
Your Satisfaction is our Success

The following information supplements the Real Estate Condition Report

Age of Home: 1971 *Years Owned:* 10 *Additions (Yes or No):* yes *Age of Additions:* in 90's addition above garage

	Years	Last Service Date	By Whom
Age of Roof? unknown, but 2012 or 2014 but cannot confirm that		no issues since 2016 when we bought	
Age of Furnace? House has 2 furnaces	2014 addition 2019 main floor	2019 -	Flock
Age of Central Air? House has 2 central air units	unknown	no issues	
Age of Hot Water Heater?	2018	2026	Homeowner
Is there a Water Softener?	[X] Yes [ ] No	[ ] Rented [X] Owned	but not in operation
Have you made any repairs to the roof?		[ ] Yes [X] No	
Have any electrical updates been made?		[X] Yes [ ] No	homeowner some outlets replaced, light fixtures
Can you supply a previous Condition Report?		[ ] Yes [X] No	

Service	*Supplied By* (June '25 - June '26 used this period for utility average)	*12 Month Average*
Electric	Xcel Energy $158.32/mo	$1824 (past 12 months total)
Gas	Midwest Natural Gas $69.85/mo	$838 (past 12 months total)
Water/Sewer	Village of Coon Valley	$1100 (past 12 months)
Trash Removal	Village of Coon Valley (Big Hook)	$164.76 billed on taxes yearly

Current Homeowners Insurance Provided by: State Farm *Yearly Rate:* $ 1200

Other Information: (Warranty info, special construction materials, conveniences, explanations, etc)
Furnace in main house has a warranty through Flock Heating 10 year parts (limited), lifetime heat exchange warranty.

Updates and Improvements (Current Owners): new carpet in upper level. Kitchen remodel - 2020 quartz counters, hickory cabinets ceiling fans in bedrooms, many new light fixtures Fenced in yard. New dishwasher 6/2625, stove & fridge & microwave 2016

AEW 09/25/26
MRW 09/25/26
Seller(s) Initials Date

Buyer(s) Initials Date