

Property Address 23613 EMERALD AVE, TOMAH, WI 54660

Outdoor Hot TUB

Heated Detached Garage (24x24) built in 2003

Age of Home? 33 yrs
Age of Roof? 19 yrs
Age of Furnace? 1 yr
Age of Central Air? 1 yr
Age of Water Heater? 21 yrs
Age of Well? 33 yrs
Age of Septic? 26 yrs
Septic last pumped? 10-2026
Water Softener

Owned ☒ Rented ☐

New System Installed in 2024

Last Serviced/By Whom?

Built by Ron Nicks Construction
CertainTeed Shingles Installed in 2007
Trane Furnace & Air Conditioner installed
by Heating & Cooling Specialists LLC
Oakdale Electric Cooperative
At Grade System Installed Sept 2000-
Clay's Septic Kendall Excavation

Any roof repairs done by you or previous owner?

Yes ☒ No ☐

Reshingled in 2007

Any upgrades to the electrical system?

Yes ☐ No ☒

Any windows cracked, broken, or leaking?

Yes ☐ No ☒

Windows Replaced in 2020 *
Lifetime Warranty

Do all windows open?

Yes ☒ No ☐

Sewer line ever been cleaned or repaired?

Yes ☒ No ☐

Anything not connected to septic that should be?

Yes ☐ No ☒

Are there keys for all doors and locks?

Yes ☐ No ☐

No Key for front door - Keyless entry on
All other Keys Available Garage

Is there an alarm system?

Yes ☐ No ☒

Have you ever paid flood insurance?

Yes ☐ No ☒

Has the property ever been damaged by fire?

Yes ☐ No ☒

Has insulation been added?

Yes ☐ No ☒

Has the property been surveyed?

Yes ☒ No ☐

When Built

Are there any easements?

Yes ☐ No ☒

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:

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Any problems with included appliances?

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

Please Explain: _____

Utility Companies:

Electric: Oakdale Electric Avg. Cost: \$145.⁰⁰
Gas: WE Energies Avg. Cost: \$100.⁰⁰
LP/Oil: _____ Avg. Cost: _____

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

Current Homeowners Insurance Co. Tricor Insurance - West Bend Mutual

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? Town of LaGrange Drop site Day of week? MON - WED - SAT

Do you have any pets Yes ☒ No ☐ (Outdoor Only)

Type of pet: Dog - Walker Hound How many? 3

Type of pet: _____ How many? _____

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

Neighborhood is quiet, friendly neighbors, walking distance to golf course

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

Signed Pctul [Signature] 9-30-26
(Seller) Date

Signed Lisa G. Lamer 9/30/26
(Seller) Date

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

Signed _____
(Buyer) Date

Signed _____
(Buyer) Date

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