Property History

Address: *710 S Main St*
Viroqua, WI 54665

The following information is intended to supplement the Real Estate Condition Report

Age of Home: 107 yrs *Years Owned: 7 years* *Additions (Yes or No): No* *Age of Additions: NA*

	Years	Last Service Date	By Whom
Age of Roof?	*15*	*n/a*	*no issues*
Age of Furnace?	*14*	*2023*	*Flocks*
Age of Central Air?	*14*	*2023*	*Flocks*
Age of Hot Water Heater?	*15*	*n/a*	*no issues*
Is there a Water Softener? Owned OR Rented	*No*	*n/a*	*n/a*
Have you made any repairs to the roof?		*[ ] Yes [x] No*	
Have any electrical updates been made?		*[ ] Yes [x] No*	
Can you supply a previous Condition Report?		*[ ] Yes [x] No*	
Do you have keys to the home?		*[x] Yes [ ] No*	

Service	***Supplied By***	***Contact Phone #***	*12 Month Average/Month*
Gas	*MG&E*	*608-252-7000*	*$50*
Electric	*Xcel Energy*	*800-895-4999*	*$100*
Water/Sewer	*City of Viroqua*	*877-885-7968*	*$90*
Trash Removal	*Included with Water/Sewer*	*877-885-7968*	*included with water/sewer*
Internet/Cable	*Vernon Communications*	*608-634-3136*	*$55*

Current Homeowners Insurance Provided by: *Acuity*

Updates and Improvements:

New driveway (2024) *New deck (2021) and retaining wall (2023)*
Fire pit (2020)
Updated flooring in kitchen, laundry room, bathrooms, and upstairs hallway and bedrooms, new paint in kitchen, bathrooms, and bedrooms (master bedroom and smaller west facing room), new stove (2025), dishwasher (2024), and dryer (2024).

BL 09/27/2026

Seller(s) Initials Date Buyer(s) Initials Date