Property History

Address: 302 Melby St, Westby

New Directions REAL ESTATE
Your Satisfaction is our Success

The following information supplements the Real Estate Condition Report

Age of Home: 110 years *Years Owned:* 16 *Additions (Yes or No):* No *Age of Additions:* —

	Years	Last Service Date	By Whom
Age of Roof?	< 1	June 2026	Kliscz
Age of Furnace?	5	May 2026	Flocks
Age of Central Air?	30 years? Not sure	May 2026	Flocks
Age of Hot Water Heater?	16	2010	Lind's Home Center
Is there a Water Softener?	[✓] Yes [ ] No	[✓] Rented [ ] Owned	Culligan
Have you made any repairs to the roof?		[✓] Yes [ ] No	Kliscz
Have any electrical updates been made?		[✓] Yes [ ] No	Kandler Electric
Can you supply a previous Condition Report?		[ ] Yes [✓] No	

Service	*Supplied By/Telephone Number*	*12 Month Average*
Electric	City of Westby	$157.86
Gas	Midwest Natural Gas	$ 86.84
Water/Sewer	City of Westby	$ 79.71
Trash Removal	City of Westby	$ 15.00

Current Homeowners Insurance Provided by: American Family Ins. *Yearly Rate:* $ 2,277.00

Other Information: (Warranty info, special construction materials, conveniences, explanations, etc)
Transferable Warranty on Roof
Laundry Chute
Included: All appliances in Kitchen + laundry; Window Coverings + Curtains; Cupboards in garage; Work bench in basement; wood shelving in basement.

Updates and Improvements (Current Owners):
Jet bathtub, 2013
Kitchen updated, 2016
Replaced Floor and wall tile and new sink to downstairs bathroom, 2022
Radon mitigation system, 2022
Replaced carpeting on stairs + hallway + Master, 2025
Washer + dryer Purchased, Jan. 2025

DW JW 10-15-26
Seller(s) Initials Date

Buyer(s) Initials Date