Property History

Address: 402 E State Street
Westby, WI 54667

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

New Directions REAL ESTATE
Your Satisfaction is our Success

Age of Home: 76 *Years Owned:* 28 *Additions (Yes or No):* *Age of Additions:*

	Years	Last Service Date	By Whom
Age of Roof?	2 Yamonths	7-31-2026	Newton Valley Construction
Age of Furnace?	15		Cenex
Age of Central Air?	15	Summer 2024	Lind's Homecenter
Age of Hot Water Heater?	2Yrs. 5months	5-10-2024	Lind's Home Center
Is there a Water Softener? Owned OR Rented	NO		
Have you made any repairs to the roof? Replaced		☑ Yes [ ] No	Newton Valley Construction
Have any electrical updates been made?		☑ Yes [ ] No	Myself
Can you supply a previous Condition Report?		[ ] Yes ☑ No	
Do you have keys to the home?		☑ Yes [ ] No	

Service	Supplied By	Contact Phone #	12 Month Average/Month
Gas	Midwest Gas	608.634.4617	$72.25
Electric	Westby Utilities	608.634.3416	
Water/Sewer	Westby Utilities	608.634.3416	$120.91
Trash Removal	Westby Utilities	608.634.3416	
Internet/Cable	Vernoncom	608.634.3136	$55.00

Current Homeowners Insurance Provided by: Pekin Ins., Pekin, IL.

Updates and Improvements: New Metal Roof Vinyl Siding, Rain Gutters 7-31-2026 Washing Machine (Speed Queen) And Water Heater 5-10-2024, Garage Doors & Windows 2-19-2024, Garage Door Opener Aug. 2026, Living Room 2026 Ceiling Replaced With Cedar Plank. Bathroom Vanity Replaced Aug. 2026 Refrigerator/Stove/Dishwasher Replaced 2023 & 2024 Flooring Replaced in All Rooms Except Upper Left Bedroom, Painted All Rooms Except Upper Right Bedroom, 2025, Curtains Replaced Lower Level 2024 & 2025 → over

M.P. 10-12-2026

Seller(s) Initials Date

Buyer(s) Initials Date

DRAINAGE TILE INSTALLED UNDERGROUND OF SOUTH & WEST WALL DRAINS TO SUMP PUMP IN S.E. CORNER OF MIDDLE ROOM OUT TO PVC IN EDGE OF DRIVEWAY. BEAVER BASEMENT SYSTEM INSTALLED IN NORTH & EAST OF BASEMENT WALL IN ALL 3 ROOMS DRAINS TO SUMP PUMP IN N.E. CORNER OF MIDDLE ROOM OUT TO BACKYARD. REPLACED 2 CEILING LIGHTS IN 3RD ROOM OF BASEMENT. REPLACED CEILING LIGHT IN DINING ROOM. PAINTED BASEMENT WALLS & FLOOR WITH 3 COATS OF WATERPROOF PAINT. ALL VINYL WINDOWS OPEN & SHUT & LOCK. I HAVE EXTRA LOCKS. COUPLE BASEMENT WINDOWS ARE STATIONARY.