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HISTORY OF PROPERTY

The following information supplements the attached Seller's Property Condition Report.

For the property located at W544 County Rd P Fountain City, WI 54629

Last Serviced? By Whom?

Age of Home? Age of Shop 1978 for both - Shop had additions in 1990 + 2001

Age of Roof? Steel on Home & Shop 2016 - Home Shop Roof Unknown

Age of Furnace? 2019=Home, Shop=2019 Loft =2023 Lp gas/Forced Air=Home Electric Hydronic Boiler=Shop

Age of Central Air? Home 1996 New A Coil installed with furnace in 2019

Age of Water Heater? 1992=Shop 2022=House Shop (Elec) + Home (LP) 2022 + Tankless

Age of Well? Unsure 2014 added new pressure tank

Age of Septic System? 1975 for Septic + 1997 for replacement & added dosing chamber

Septic pumped how often? 3 years Affordable Septic Service LLC

Is water softener rented? Do u want to say age? Yes [No] Included & Owned

Any roof repairs by you/previous owner? [Yes] No Took chimney out in 2024 & repaired roof

Has the electrical system been upgraded? Yes [No] (2) meters (2) bills

Has the plumbing system been upgraded? [Yes] No New plumbing in upstairs bath + loft

Any leaking, cracked or broken windows? Yes [No] New window in upstairs bath & new in shop loft

Do all windows open? [Yes] No none of windows open in shop loft

Have you ever paid flood insurance on property? Yes [No] _____

Has property ever been damaged by fire? Yes [No] _____

Is anything on the property not connected to septic that should be? Yes [No] _____

Has sewer line ever been cleaned out or broken? Yes [No] _____

Have you ever had bats or treated for bats? Yes [No] _____

Has insulation been added? [Yes] No In shop loft, foam insulation & wall insulation

Are there keys for all doors? [Yes] No _____

Are there heat vents in every room? [Yes] No _____

Any water in basement? _____Yes [X] No Please specify cause:

_____Dampness _____Backup thru floor drain [X] ~~From window well~~ House No. In shop the East Wall

_____Improper landscaping [X] Other—Please specify: gets seepage during a rain.

Any problems with built-in appliances? _____Yes [X] No

_____Stove _____Range Hood _____Disposal _____Microwave _____Dishwasher

_____Other-Please specify:_____

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Do you know who the builder was? X No _____Yes Name_____

Current Homeowner's Insurance Co. Farmer's Insurance- April Carrier Winona

Utility Companies: Gas Consolidated - Winona Electric Riverland Energy

Phone CCT- Cochrane Cable N/A

Water/Sewer N/A Oil N/A

Ave Monthly Utility Costs:

Natural Gas: $_____ LP/Propane Gas: $_____ Oil: $_____

Electric: $_____ Cable: $_____ Water/Sewer: $_____

If you are not using cable, is it available to this house? _____Yes _____No

Do you have access to high-speed internet connection? X Yes _____No CCT- Cochrane

How is refuse or trash handled? Dumpster through Waste Transport

Refuse/Trash per year $552.00 Provider & Pickup day? _____

How many carts do you lease? N/A

Are you required to recycle? _____Yes _____No

If yes, how is the recycling handled? _____

If done during your ownership, or if otherwise known, what was used as a reference for property lines when fence, shed, or garage was erected?

_____Location Report _____Survey x Other- Please specify: Aerial map w/dimension

How many garage remotes do you have for the property? (1) remote for smart opener on home
(1) remote for shop

Please note any other information that a new homeowner would find useful to know about this property or the neighborhood: _____

See the attached "Feature Sheet"

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

Signed: Sarah Koderl 10/21/2026 Signed: Ross A Koderl 10/21/2026
(Seller) Date (Seller) Date

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

Signed:_____ Signed:_____
(Buyer) Date (Buyer) Date