dotloop signature verification: dtlp.us/fOS2-Ridq-lwrI

Property Address: 1326 Thomas Ave Watertown WI 53094

SELLER'S UPDATES

NOTE: SELLER IS NOT REQUIRED TO LIST UPDATES ON THIS FORM. However, if Seller so chooses, Seller takes all liability for the accuracy of the information provided herein by Seller. Seller is encouraged to provide receipts or documentation of work and/or services performed. Seller may wish to consult with legal counsel prior to completion of this form.

Description of Update	Completion Date (Approx.)	Receipts Attached: Y / N
New furance	12/2022	y
Refinished flooring in upstairs east bedroom	05/01/2024	y
Refinished floors on staircase	05/01/2024	y
Added insulation in crawlspace in West bedroom	10/01/2021	y
Added insulation in crawlspace in North bedroom	10/01/2021	y
New water softener installed (owned)	07/01/2022	y
Bought thermal window inserts for windows	11/2022	
Added fans in living and dining room		
Added fence that encloses back and side yard	05/2024	
New washing machine		

Seller hereby authorizes Coldwell Banker Real Estate Group to distribute this information within marketing mediums and also permits Coldwell Banker Real Estate Group to provide copy of same to potential Buyers. Seller and Buyer hereby agree to hold Coldwell Banker Real Estate Group, its Sales Agents and Representatives harmless from any liability connected with above stated Seller updates. Further, it is agreed that the Seller and Buyer will not make any claims against Coldwell Banker Real Estate Group, its Sales Agents or Representatives for the Seller updates provided herein. Coldwell Banker Real Estate Group, it Sales Agents and Representatives make no representations as to the information provided herein by the Seller.

Seller's Signature: Sara A Perry dotloop verified 10/21/26 10:36 AM CDT YTG3-KDBF-OKFN-FWHQ **Date:** 10/20/2026

Seller's Signature: Thomas J Perry dotloop verified 10/21/26 7:47 PM CDT XNJH-HCYH-CVPR-3SNT **Date:** 10/21/2026

Buyer's Signature: _____ **Date:** _____

Buyer's Signature: _____ **Date:** _____

Coldwell Banker Real Estate Group

Lori M Koschnick dotloop verified 10/21/26 11:05 PM CDT YQNO-WC8Z-XYZO-IRUD **Date:** _____

Listing Agent

Revised 11/08

Over the Moon
285 N. Janacek Rd
Brookfield, WI 53045
262-354-4325

Project 61062630
Estimate number(s) 61388948
Invoice Date 12/5/2022
Completed Date 12/1/2022
Customer PO

Billing Address
Sara & Thomas Perry
1326 Thomas Avenue
Watertown, WI 53094 USA

Job Address
Sara & Thomas Perry
1326 Thomas Avenue
Watertown, WI 53094 USA

Description of Work

11/02/2022 - Today Mike came out to check boiler. Upon arrival Sara mentioned water will leak from one of the pipes. This pipe only releases water if the pressure of the boiler gets to high. Pressure of system is over 30 psi (normal is 12-15) this indicates there is a problem with some components of the boiler. Having specialist come out next week Tuesday from 2-5 to see what is going on. Fire insulation has big cracks in it which is not safe and needs to be addressed very soon. Boiler block has some corrosion and also needs attention. Boiler is operational at this time.

11/08/2022 - Today Mike and Brian came out to check boiler again. Found that multiple components are failing and need to be replaced. If repairs are not done system will continue to leak water all over the floor, and eventually boiler will fail entirely. Due to age and condition of system recommended replacing system to ensure system operation thru heating season.

11/30/2022 - Austin and Justin Started boiler installation. We will return tomorrow to complete. Also left behind 4 heaters that will be picked up tomorrow upon completion.

11/30/2022 - Today Josh came out to hook up the boiler. He ran a dedicated circuit to the boiler and installed a brand new disconnect.

12/01/2022 - Completed boiler install. Need to return to remove old boiler because it was too heavy with 3 people. Stair lift dolly needed. Tested and bled the boiler and made sure every radiator was hot before we left.

Thank you for choosing Over The Moon.

Task #	Description	Quantity
Gold Star Furnace Maintenance	Gold Star Furnace Maintenance	1.00
84% PREMEIR BOILER 210-7 WM CG	84% PREMEIR BOILER 210-7 WM CG	1.00
10% CLUB DISCOUNT ON HVAC EQUIPMENT	10% CLUB DISCOUNT ON HVAC EQUIPMENT	1.00

Paid On	Type	Memo	Amount
12/14/2022	Good Leap Financing		$17,483.00

Member Savings	$677.08
Sub-Total	$17,483.00
Tax	$0.00
Total Due	$17,483.00
Payment	$17,483.00
Balance Due	$0.00

Thank you for choosing Over the Moon and allowing us to serve you today!

The above specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. I agree that the amount of $17,483.00 is the straightforward price I have agreed too. Final payment must be made the same day work is completed. In the event of crushed or unpullable conduit or hidden junction boxes, additional charge may apply. In some cases drywall patching may be necessary. Over the Moon is not responsible for any drywall conditions or charges. I acknowledge that I have read each term and condition of this proposal and agree to the same.



I acknowledge satisfactory completion of the worked described and that the premises have been left in satisfactory condition.



WOOD FLOORS UNLIMITED INC
N43W32986 RASMUS RD
NASHOTAH, WI 53058
262-367-8896

INVOICE

INVOICE # F24-2923

DATE: 5/1/2024

BILL TO:

SARA PERRY
1326 THOMAS AVE
WATERTOWN, WI 53094

JOB SITE:

SARA PERRY
1326 THOMAS AVE
WATERTOWN, WI 53094

Item	Description	Quantity	Rate	Amount
SSFWDC	BEDROOM, HALLWAY & CLOSETS & ONE STEP: SAND USING ATOMIC DUST CONTAINMENT SYSTEM, STAIN/SEAL & 2 COATS OF SATIN FINISH	1	1,766.00	1,766.00
SSFSTEPS	12 STAIR TREADS: SAND USING ATOMIC DUST CONTAINMENT SYSTEM, STAIN & 2 COATS OF FINISH	1	960.00	960.00

Thank you !

DUE DATE: 5/1/2024

Total $2,726.00

Date: 10/11/2021

Wisconsin Home Improvement
N59 W14283 Bobolink Ave
Menomonee Falls, WI 53051
Phone: 262 345 9922
Fax: 262 252 3614
Salesperson Contact:
Susan Lider
262-229-1910

Customer:	Perry, Sadie
Address:	1326 Thomas Avenue, Watertown, WI 53094
Contact:	c: 815-922-4527 Sadie Perry
Terms:	A 20% down payment is due prior to starting the project. Balance is due upon completion of the work.
Job Location:	1326 Thomas Avenue Watertown, WI 53094
Bid # & Name:	1223150 - Sadie Perry-Watertown

Wisconsin Home Improvement is pleased to provide you with a quotation based on the requirements determined at the site address listed above.

WE PROPOSE TO SUPPLY ALL EQUIPMENT, LABOR AND MATERIALS TO THE FOLLOWING SPECIFICATIONS:

Air Sealing

Weather-strip and insulate the access panel with extruded polystyrene foam board. Install a wood barrier around the access opening to prevent insulation from falling into the access opening.

- Treat 2 back side knee wall attics: hinged doors with no insulation. Add 2 layers 2" foam board. Seal frame. Apply weather strip - will remove old thin threshold piece and add 1x2 across bottom.
  (Note, guest bedroom door missing main handle so no closure. Owner will need to install new handle before treatment.)

Air seal the dropped soffit box openings (all work is done from the attic side).

- Master knee wall attic: inner corner meets bathroom wall with recessed radiator wall unit. It appears there is an opening created in back of wall plenum - possible to replace radiator since current type is copper fin tube, not cast iron. Remove all the batting and loose backer wall from knee wall. Close wall opening with flashing, seal in place with fire caulk or fire rated foam then cover this wall section with 2" foam board. If loose backer wall is horsehair matting, this will be removed and discarded. Reapply existing R30 batts and add new batting as necessary to fill any gaps. House wrap will be used to cover and hold insulation in place.

Sloped Ceiling

Insulate the floored joist cavities (2x6) to capacity with dense packed loose fill fiberglass insulation R24.

- Slope ceiling sections - both attics - were scanned, yet only low spots on daughters' room side showed some poor spots. Also, visual inspection in this area showed some poor cavities. Any slope bottom packing - rolled paper, batting, other temporary material - will be removed then wall hose will be inserted approx. 3ft and slope ceilings will be dense packed to capacity (after house wrap applied up to roof deck). Includes the corners under the valleys where ice damming has been occurring, especially the master side.

Knee-Wall

Air seal the joist cavities at the base of the knee wall floor line.

- Joists in daughters' room section are perpendicular to knee wall with opening to inner heated space. Block and seal these channels. Master attic has joists parallel to knee wall - check for any openings and seal, including any wall penetrations in either attic space. Check under small floor decking in both attics.

Kneewall batt insulation 2 x 4 R13

- Both knee wall attics have older R11 batting for 2x4 stud in place. Any voids or poor fit pieces will be replaced then new horizontal layer will be added to cover studs.

Cover the existing unfaced insulation with house wrap material.

- Install house wrap over knee wall insulation to hold insulation in place as well as provide a wind wash barrier.

Knee-Wall Floor

Open Ceilings-Add an R19 using loose fill fiberglass insulation.

- Insulate over top of 2x10 joists with R30 batting in place. Flooring in the side attics, will be insulated under the flooring to fill air void. Final level will be R50 per our DOE zone 6 designation.

Pearl Certification

Pearl Certification third-party certifies the high performing features and improvements that make your home more comfortable and energy efficient. This allows you the opportunity to recover that investment when you sell or refinance your home. In fact, a recent study shows that Pearl-certified homes sell on average for 5% more. Pearl works with contractors like Wisconsin Home Improvement who care about quality, customer service, and solving your problems. We're proud to be a part of the Pearl Advantage Network

Re-Occupancy

* Attention: Unless wearing the proper personal protective equipment, no humans/pets may be in the house while the spray foam is being installed and for 24 hours, if using High Pressure (HP) foam, or for 1 hour, if using Low Pressure (LP) spray foam, after the completion of the foaming.

- Low Pressure Foam will be used. Please plan to be out of the house while air sealing is being done and one hours after. This is typically a half to full day job.

Warranty

One year material and workmanship warranty

Promotion / Discount

Other

- WHI has applied a $250.00 seasonal promotion.

Fee for above: $2,787.18

ADDITIONAL OPTIONS: (Check if Desired)

☐ **Daughters' Front Knee Wall Attic - Total: $1,986.49**

Other

- This front knee wall attic has no access. Target area is small hallway section just outside bedroom door. Wall opening size will be approx. 15" wide x 24" high. Cutting lath & plaster walls is very tricky. Best effort will be made to minimize plaster damage at cut-out. WHI does not provide wall repair - temporary cover will be applied. This is owners' responsibility. Note, check around in neighborhood for recommendation due to other classic age homes. John Kaliebe is neighbor at corner of Richards & Thomas who had a knee wall done after our treatment complete. If owners can get wall opened by other, inform WHI and this item will be deducted.

Air seal the joist cavities at the base of the knee wall floor line.

- Joists in daughters' room section are perpendicular to knee wall with opening to inner heated space. Block and seal these channels.

Air seal the dropped soffit box openings (all work is done from the attic side).

- Inner corner has built-in shelves which may connect to knee wall attic with open wall cavities. This and any other openings found from heated side will be sealed. If large framing opening not in place, this item will be deducted.

Kneewall batt insulation 2 x 4 R13

- Expect knee wall to have horsehair matting only. Apply standard batt in stud channel then add horizontal layer to cover studs. If any insulation in place that fills stud channel, this item will be adjusted accordingly.

Cover the existing unfaced insulation with house wrap material.

- Install house wrap over knee wall insulation to hold insulation in place as well as provide a wind wash barrier.

Insulate the floored joist cavities (2x6) to capacity with dense packed loose fill fiberglass insulation R24.

- Any slope bottom packing - rolled paper, batting, other temporary material - will be removed then wall hose will be inserted approx. 3ft and slope ceilings will be dense packed to capacity (after house wrap applied up to roof deck). Important, the valley, where ice damming has been occurring, is critical so WHI will try to fill as many accessible rafter channels around it. Any slope portions on the great room side will be filled to full length.

Open Ceilings-Add an R50 using loose fill fiberglass insulation.

- Expect empty floor channels. If knee wall accessed via dining area ceiling or sloped ceilings and the joist channels are not empty, then WHI will adjust the insulation added for final R50 level and provide deduct for difference in R-value installed.

Grand Total with Selected Options: **$2,787.18**

APPROVALS:

REP: _____ **AUTHORIZED BY:** _____

DATE: _____ **DATE:** 10/11/2021

EMAIL: susanlider@tds.net **CUST. EMAIL:** saperry3333@gmail.com

Guthrie & Frey & KH Water Specialists
PO Box 180678
Delafield WI 53018
(262) 367-1960

Date: 07/20/2022
PO #:
Account #: 0430312
Terms: Net 30
Security Code: L4WJ

Invoice # **IN-28772**

Balance: **2055.00**

Billing Address:
Sarah Perry
1326 Thomas Ave
Watertown WI 53094

Location Address:
Sarah Perry
1326 Thomas Ave
Watertown WI 53094

Service Date	Part #	Description	Comments	Reference	Qty.	Amount
07/15/2022		GF Water Softener		S-IN28772	1	1995.00
07/15/2022		Extra Plumbing		S-IN28772	1	210.00
07/28/2022		Plumber Inv Credit	Plumber Inv Credit	S-IN28772		-150.00

Balance: **2055.00**

Note: Past due accounts will be charged based on an Annual Percentage Rate of 18.000
The minimum finance charge is $ 0.50
Credit Card payments equal to or greater than $5,000.00 are subject to a 3.5% surcharge
*** For your convenience, pay your bill at gfwater.com ***