

Property Address 301 Horman Blvd Omaha

Age of home? 66 years

Last serviced? By whom?

Age of roof? 18 years

Age of furnace? 18 years

Age of air conditioning unit? 18 years

Age of water heater? 27 years

Age of septic system? N/A

o Last time pumped? N/A

Is there anything not connected to the septic that should be?

Is water softener rented? N/A

(Yes or No)

Explain

Any roof repairs by you or previous owner? Yes

Has the electrical service been upgraded? yes

Has the plumbing service been upgraded? No

Any leaking, cracked or broken windows? NO

Do all windows open? NO

Has the sewer line ever been cleaned out? No

Has property ever been damaged by fire? NO

Has insulation been added? yes

Have you ever paid flood insurance? No

Are there keys for all locks & doors? yes

Are there heat vents in every room? yes

Any Water in basement? yes

___dampness

___back up in floor drain

~~X~~ improper landscaping

X window well

____ Other:

Any problems with built-in (included) appliances:

___oven/range ___disposal ___microwave ___dishwasher
___water softener ___refrigerator ___washer/dryer

Explain: _____

Is cable TV/High speed internet available?: Y or N Yes - in a service area

How is refuse or trash handled? Day of week? weekly refuse curbside pickup on Tuesdays

Are you required to recycle? How is it handled? yes, bi-weekly curbside pickup

Utility Companies & average costs? Gas: Xcel \$51/mo Electric: Xcel \$43/mo Internet: N/A
Water/Sewer: City of Onalaska \$31/mo Oil: N/A

Do you have any pets? No

Please note any other information that a prospective home owner would find interesting or useful to know about this property or neighborhood:

Energy Star Home
Front door has removable screen and storm panels
Large picture window has removable storm pane
Smaller living room windows have removable storm panes and screens

Updates & Rennovations During Ownership:

2014 and 2021: landscape and erosion control behind garage
2016: 10 new vinyl argon glass windows on main floor
except for the picture window
2018: Garage door opener added to left side
2021: Garage service door replaced
2024: Garage roof replaced

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

Seller: Paul Halter Seller: Jeffrey Halter Tonya Harth

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

Prospective Buyer: _____ Prospective Buyer: _____