Audio Division: DEFENDER FIDELITY 2B2B57AC-0AB9-8762-81DF-70DBFA76E53B
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@properties LA CROSSE | property history

Property Address 1715 31st St. S. La Crosse, WI 54601

		Last Serviced/By Whom?
Age of Home?	~~1977~~ 1953	
Age of Roof?	15 years	
Age of Furnace?	2 years	Oct. 2026
Age of Central Air?	8 years	Spring 2026
Age of Water Heater?		
Age of Well?	NA	
Age of Septic?	NA	
Septic last pumped?	NA	
Water Softener	Owned ☐ Rented ☐	

Any roof repairs done by you or previous owner?	Yes ☒ No ☐	Replaced ~15 years ago
Any upgrades to the electrical system?	Yes ☐ No ☒	
Any windows cracked, broken, or leaking?	Yes ☐ No ☒	New windows ~17yrs -some seals fail
Do all windows open?	Yes ☒ No ☐	
Sewer line ever been cleaned or repaired?	Yes ☐ No ☒	
Anything not connected to septic that should be?	Yes ☐ No ☒	
Are there keys for all doors and locks?	Yes ☒ No ☐	
Is there an alarm system?	Yes ☐ No ☒	
Have you ever paid flood insurance?	Yes ☐ No ☒	
Has the property ever been damaged by fire?	Yes ☐ No ☒	
Has insulation been added?	Yes ☒ No ☐	Added insulation in attic
Has the property been surveyed?	Yes ☐ No ☒	
Are there any easements?	Yes ☐ No ☒	

Basement/Crawlspace/Slab:

Cracked floor/walls	Yes ☐ No ☒
Drain tile problems	Yes ☐ No ☒
Flooding	Yes ☐ No ☒
Foundation problem	Yes ☐ No ☒
Leakage/seepage	Yes ☒ No ☐
Sewer backup	Yes ☐ No ☒
Wet floors/walls	Yes ☐ No ☒

Comments:

1 time seepage approx 10 years ago, no issues since. backup sump battery put in ~2 years ago. American Waterworks transferable lifetime warranty. Inspected by AWW Spring 2026

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Any problems with included appliances?

☐ Refrigerator ☐ Stove/Range ☐ Range Hood ☐ Disposal ☐ Microwave

☐ Dishwasher ☐ Freezer ☐ Other

Please Explain: _____

Utility Companies:

Electric: Xcel Energy Avg. Cost: _____

Gas: Xcel Energy Avg. Cost: _____

LP/Oil: NA Avg. Cost: _____

High Speed Internet? Yes ☒ No ☐ Company: Spectrum Speed: _____

Current Homeowners Insurance Co. Coulee Region Insurance Company

Any insurance claims that have not been repaired? Yes ☒ No ☐ Please Explain: Storm damage to roof, replaced approx. 15 years ago.

Notice of reassessment or special assessments? Yes ☐ No ☒ Please Explain: _____

How is refuse or trash handled? City Day of week? Thursday

Do you have any pets Yes ☐ No ☒

Type of pet: _____ How many? _____

Type of pet: _____ How many? _____

Please note any other information a new homeowner would find useful about this property/neighborhood:

During heavy rains, some water seeps into detached garage along the left side. Closet doors & drawers for closet upstairs are stored in the property if new owner doesn't want/need the upstairs laundry.

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

Signed by: Judy A. Brown FD5896A7058D88D... 10/11/2026

Signed _____ (Seller) Date

Signed _____ (Seller) Date

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

Signed _____ (Buyer) Date

Signed _____ (Buyer) Date

Information is supplied by seller and other 3rd parties and has not been verified.