Authentisign ID: 3375C417-77D9-F111-BF5B-002248230FCC

PROPERTY HISTORY

Address: 3507 Birch St La Crosse WI, 54601

		Last Serviced/By Whom?
Age of Home	63 years	
Age of Furnace	6 years	
Age of Central Air	23 years	
Age of Roof	14 years	
Age of Water Heater	6 years	
Age of Softener	unknown	
Is water Softener rented	no	
Septic Pumped	NA	

Any roof repairs done by you or previous owners? Yes No yes, previous owners in 2012

Have you upgraded the electrical system? Yes No no

GFCI Outlets: ✓ Yes ____ No GFCI outlets in downstairs bathroom

Any leaking, cracked or broken windows? Yes No No

Do all Windows open? Yes No yes

Has the plumbing system been updated? Yes No Most cast iron updated to pvc

Has the sewer line ever been cleaned, broken or repaired? Yes No no

Is there anything on the property not connected to the septic that should be? Yes No NA

Has insulation been added to the property? Yes No attic has 18 inches of loose fill insulation

Are there heat vents in every room? Yes No yes

Are there keys for all doors and locks? Yes No yes

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Is there an alarm system? Yes No no

Is there a shared well? Yes No no

Has there ever been water in the basement? Yes No yes

If yes, please specify cause:

_____Dampness _____Back-up through floor drain _____From Window Well

X From Improper Landscaping_____Other – Please explain exterior french drain was added. no water since

Have you ever paid flood insurance on property? Yes No no

Fireplace: ____Wood _____Gas ____N/A X

Last time it was cleaned/serviced? NA

Is Chimney Lined? Yes No NA

Has the property ever been damaged by fire? Yes No NA

Can you provide a copy of the previous Owner's Property Condition Report? Yes No X

Can you provide a copy of the previous Home Inspection Report? Yes No NA

Has a survey been done on the property? Yes No no

Are there any easements? Yes No no

Do you know who the builder was? _____Yes X ____No

If yes, Name: _____

Is garbage picked up at the property? X Yes No

If not, where do you take your garbage? _____

What day is garbage picked up? Thursday 7am

What day is recycling picked up? every other thursday, 2pm

How do you pay for garbage pickup? thorugh property taxes

How is snow removed? city plow

Do you have pets? X ___ Yes _____No

If yes what kind? 1 dog

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School District? La Crosse

Any problems with appliances included?

_____Range/Stove _____Range Hood _____Disposal _____Microwave

_____Dishwasher _____Refrigerator _____Freezer _____Trash Compactor

_____Water Softener _____Window Air Conditioner _____Satellite/Dish Network

Explain: _____

When building fences, garage or placing storage units or other permanent improvements, what was used to locate these improvements?

_____Location Report _____Survey _____Other, Please Explain: _____

_____

Electric Company & Avg. Cost 145$/ Month

Heating Company: x Gas ____Oil ____Propane Avg. Cost: 45$

Internet Provider Metronet

TV/Cable Provider NA

Other Information: (Warranty information, special construction materials, extra technology, controls, etc.):

_____

_____

_____

_____

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

Signed: Amber Mueller Signed: Gabriel S Mueller

Date: 11/05/2026 Date: 11/05/26

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

Signed:_____ Signed:_____

Date: _____ Date: _____

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