Edina Realty

# Property History

Property Address 418 E State St. Westby, WI 54667

| | | Last Serviced/By Whom? |
|---|---|---|
| Age of Home | | |
| Age of Furnace | 12 years | |
| Age of Central Air | 24 years | |
| Age of Roof | replaced 2026 | |
| Age of Water Heater | replaced 2016 | |
| Age of Well | n/a | |
| Septic Pumped | n/a | |
| Age of Water Softener | n/a | |

Water Softener Owned ☐ Rented ☐

| | | |
|---|---|---|
| Any roof repairs done by you or previous owner? | Yes ☐ No ☑ | |
| Have you upgraded the electrical system? | Yes ☑ No ☐ | |
| Any leaking, cracked or broken windows? | Yes ☐ No ☑ | Bay window is 30 yrs old |
| Do all windows open? | Yes ☑ No ☐ | |
| Has the sewer line ever been cleaned, broken or repaired? | Yes ☐ No ☐ | Cleaned in 2000 |
| Is there anything on the property not connected to the septic that should be? | Yes ☐ No ☑ | |
| Has insulation been added to the property? | Yes ☑ No ☐ | |
| Are there keys for all doors and locks? | Yes ☑ No ☐ | |
| Is there an alarm system? | Yes ☐ No ☑ | |
| Is there a shared well? | Yes ☐ No ☑ | |
| Has there ever been water in the basement? | Yes ☑ No ☐ | If yes, please specify cause: 2007 + 2008 Flooding |

☐ Dampness ☑ Back-up through floor drain ☐ From Window Well

☐ From Improper Landscaping ☐ Other - please explain

| | | |
|---|---|---|
| Have you ever paid flood insurance on the property? | Yes ☐ No ☑ | |
| Has the property ever been damaged by fire? | Yes ☐ No ☑ | |

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Can you provide a copy of the previous Owner's Property Condition Report?

Has a survey been done on the property? Yes ☐ No ☒

Are there any easements? Yes ☒ No ☒ Sidewalk easement

Is garbage picked up at the property? Yes ☒ No ☐

Pick up days ... Garbage Wednesday Recycling 2nd Wednesday & Friday of the month

How is snow removed? Snow blower

Any problems with appliances included?

☐ Range/Stove ☐ Range hood ☐ Disposal NA ☐ Microwave

☐ Dishwasher ☐ Refrigerator n/a ☐ Freezer n/a ☐ Trash Compactor NA

☐ Water Softener ☐ Window Air Conditioner NA ☐ Satellite/Dish Network n/a

Explain:

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

☐ Location Report ☐ Survey ☐ Other, please explain:

Electric Company & Average Cost Xcel Energy Water, Sewer, Trash & Electricity $120.00 per month

Heating Company Vernon Electric Coop Westby Gas Oil Propane & Average Cost $30.00 per month

Internet Provider Vernon Communications TV/Cable Provider Yes-Tv & TV

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 [signature] Signed Michele E Engh

Date 11-2-2026 Date November 2, 2026

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

Signed _____ Signed _____

Date _____ Date _____

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



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