Edina Realty

Property History

Property Address _____

		Last Serviced/By Whom?
Age of Home	138 yrs old	Built in 1888
Age of ~~Furnace~~ Boiler est.	7-8 yrs old	Ziegler
Age of Central Air	n/a	
Age of Roof	est 20 yrs / 30yr life	Roy Black
Age of Water Heater	Replaced 7-8 yrs ago	~~Maxwell White~~ Tim Pierce
Age of Well	n/a	—
Septic Pumped	n/a	—
Age of Water Softener est	20 years old	Tim Pierce
Water Softener	Owned ☒ Rented ☐	needs salt + it works, but could use an upgrade

Any roof repairs done by you or previous owner?	Yes ☒ No ☐	Roy Black
Have you upgraded the electrical system?	Yes ☒ No ☐	Klich Electric, Im not sure when
* Any leaking, cracked or broken (front porch) windows?	Yes ☒ No ☐	upstairs + down stairs porch
Do all windows open?	Yes ☐ No ☒	
Has the sewer line ever been cleaned, broken or repaired?	Yes ☐ No ☒	
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 ☐	~~blown~~ blown in insulation around 50 yrs ago
Are there keys for all doors and locks?	Yes ☐ No ☒	Cannot locate keys from front door - need to ck staircase up stairs
Is there an alarm system?	Yes ☐ No ☒	
Is there a shared well?	Yes ☐ No ☒	~~Not that we are~~
Has there ever been water in the basement?	Yes ☒ No ☒	If yes, please specify cause:

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

☐ From Improper Landscaping ☒ Other - please explain In Nov 1999, Assume it was a radiator leak, but are not sure. See attached sheet

Have you ever paid flood insurance on the property?	Yes ☐ No ☒	
Has the property ever been damaged by fire?	Yes ☒ No ☐	In 1992, there was a fire because of lightning. See attached sheet for details

* some Windows ~~have~~ have been replaced, but others are older. ~~Not sure if not open~~, but I know some are quite hard to open. (windows and these same windows, especially upstairs deck.

Property Address _____

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 ☒

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

Pick up days Mondays Garbage ✓ Recycling every other wk

How is snow removed? Shoveling side walks Typically neighbor plows alley

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: ~~We~~ water softners works, just need salt

Window air conditions work, ~~We~~ Need ~~to~~ pen to start up stair air conditioner doesn't work ~~to~~ in, But it works well upstairs doesn't work -

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:

permission from the city

Electric Company & Average Cost Xcel Energy ~~Cost~~ since move to assisted living a couple years ago, it is low ~~cost~~ amount

Heating Company Xcel Gas Oil ~~Propane~~ & Average Cost _____

Internet Provider Bright speed TV/Cable Provider Bright speed

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

~~Xcel~~ ~~Cost~~ ~~is~~ ~~the~~ ~~largest~~ & Xcel - June, July, Aug under $40, ~~We~~ ~~Set~~ ~~Tower~~ ~~temp~~

In winter avgeu ~~cost~~ under $125

There are cracks in the walls, Air conditions downstairs works, but needs to be turned on using pen. upstair air conditioner doesn't work

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

Signed Nancy Johnson - Trustee Signed _____

Date 10-14-26 Date _____

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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