Coulee
REAL ESTATE
& PROPERTY MANAGEMENT LLC

History of Property

A supplement to the Sellers Property Condition Report for the property located at 1336 3rd Ave N Onalaska, WI 54650

		Last Serviced – By Whom?
Age of home?	35 Years	
Age of roof?	Unknown	
Age of furnace?	14 Years	
Age of central air?	5 Years	CA. COILS IN FURNACE ARE 5 YRS OLD OUTSIDE UNIT IS 30+ YEARS OLD
Age of water heater?	1 Year	
Septic pumped how often?	N/A	
Is water softener rented?	Yes (No)	
Roof repairs by you/previous owner?	Yes (No)	
Leaking, cracked or broken windows?	Yes (No)	
Do all windows open?	(Yes) No	
Sewer line ever cleaned out or broken?	Yes (No)	
Have you ever paid flood insurance?	Yes (No)	
Was the property ever damaged by fire?	Yes (No)	
Is anything on property not connected to septic that should be?	Yes (No)	
Has electrical system been updated?	(Yes) No	
Has insulation been added?	(Yes) No	
Are there keys for all doors?	(Yes) No	
Can you provide a copy of previous condition report?		No

Any water in the basement? Yes (No) Please specify the cause: _____ dampness

_____ backup thru floor drain _____ from window well _____ improper landscaping

_____ Other (please specify)

Age of appliances: 15yrs Stove 4 yrs dishwasher 8 yrs microwave 3 yrs refrigerator

What was used as property line reference if fence, shed or garage was erected? _____ location report

_____ Survey _____ other (please specify) _____

Do you know who the builder was? Yes (No) _____

Current homeowner's insurance company _____

Notice of property assessment, special assessments (municipal improvements)?

Please specify: _____

Utility Companies: Gas Xcel Energy Electric Riverland Electric

Phone N/A Cable Brightspeed

Water/sewer City of Onalaska

If you are not using cable, is it available at house? (Yes) No

Do you have access to high speed internet? (Yes) No

Cable _____ DSL _____ Satellite _____

How is refuse handled ? City of Onalaska If picked up, what day Thursday

Do you have any pets? Kind Dogs Number 2

Please list any contractors used for furnace cleaning, plumbing problems, etc:

Clean Sweep Chimney Service, cleaned and safety inspected fireplace on 14 OCT 2025. No Issues noted

Please note any other information that a new homeowner would find useful to know about this property or the neighborhood:

- New carpet installed in Living room in July of 2025
- In ground irrigation system serviced each year by Outdoor Service Company
- New Dryer installed in September 2026

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

Signed: _____ Date: Nov 10 2026

Signed: _____ Date: _____

I acknowledge a receipt of this report:

Signed: _____ Date: _____

Signed: _____ Date: _____