Property Information

(please write "N/A" if unknown or not applicable)

Property Address: 2800 South Ave. La Crosse, WI 54601

Age of Home: 100 years (+/-)

EXTERIOR:

Age of Roof: 15 yeas (+/-) Age of Siding: _____ Siding type: Stucco

Age of windows: 10 to 15 years except 3 windows.

Comments: _____

MECHANICALS:

Age of Furnace: 30 (+/-) Age of Central air N/A

Age of Water Heater: 5 years (+/-) Age of Water softener: 15 years (+/-) ☒ owned ☐ rented

Comments: _____

APPLIANCES:

Age of Oven/Range: 10 years Age of Refrigerator 10 years

Age of Dishwasher: N/A Age of Microwave N/A

Any problems with included appliances? Please describe:

_____

WELL/SEPTIC:

Age of Well: _____ ☐ Private ☐ Shared Serviced by: _____

Location of well: _____

Age of Septic system: _____ Serviced by: _____

Tank Size: _____ Date last pumped: _____ Tank location: _____

Comments: _____

UTILITIES/SERVICES:

- Electric Company & Average Cost/mo: Xcel - Roughly $150 / Month
- Heating Company: Xcel ☒ Gas ☐ Oil ☐ Propane
  - Tank is ☐ Owned ☐ Rented
- Internet Provider: Charter TV/Cable Provider: _____
- How is Trash removal handled? Harter's - Bins Pickup day: Fridays

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General Property Questions

Explanation of items marked "yes"

- Any roof repairs done by you or the previous owner? Replaced 15 to 20 years ago.
  ☒ Yes ☐ No
- Have you upgraded the electrical system?
  ☐ Yes ☒ No
- Any leaking, cracked, or broken windows?
  ☐ Yes ☒ No
- Do all windows open?
  ☒ Yes ☐ No
- Has the sewer line ever been cleaned, broken, or repaired?
  ☐ Yes ☒ No
- Has insulation been added to the property? Blown in Attic
  ☒ Yes ☐ No
- Are there keys for all doors and locks?
  ☒ Yes ☐ No
- Is there an alarm system?
  ☐ Yes ☒ No
- Has there ever been water in the basement? Minor seepage in basement corner.
  ☒ Yes ☐ No
  If yes, please explain:
- Have you ever paid flood insurance on the property?
  ☐ Yes ☒ No
  If yes, please explain:
- Has the property ever been damaged by fire?
  ☐ Yes ☒ No
- Has a survey been done on the property? City of La Crosse did a survey during South Avenue Rd Project.
  ☒ Yes ☐ No
- Are there any easements?
  ☐ Yes ☒ No

Acknowledgment

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

Seller Signature: _____ **Date:** 11-17-2024

Seller Signature: _____ **Date:** 11/17/2024

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

Buyer Signature: _____ **Date:** _____

Note: *Information is supplied by the seller and other third parties and has not been verified.*