320 N Wisconsin Drive, Howards Grove, WI 53083

POTENTIAL HOME BUYERS' MOST FREQUENTLY ASKED QUESTIONS

	Provider?	Amount?	Frequency?
Gas	WPS		Monthly
Electric	Alliant		Monthly
Water	N/A		
Sewer	Village of HG	190.06	Quarterly
Garbage	Village of HG	included in Sewer	

Garbage Service Day	Wednesday
Recycling Service Day	Wednesday (bi-weekly)
Cable Provider	TDS
Internet Provider	TDS

	Age? (if known)
Roof	~ 13 years
Water Heater	~ 29 years
Furnace/Boiler	3 years
Air Conditioner	4 years
Sump Pump	6 years
Windows	unknown
Siding/Exterior	unknown
Electrical Panel	unknown
Septic System	N/A
Well System	unknown
Radon Mitigation	N/A
~~Water Softener~~	

	Included?	Age? (if known)
Refrigerator	Y	~10 years
Oven/Range	Y	~10 years
Dishwasher	Y	5 years
Garbage Disposal	Y	3years
Microwave	Y	2years
Washer	Y	unknown
Dryer	Y	unknown
Freezer	N/A	
Water Softener	Y	6 years
Reverse Osmosis	N/A	
Iron filter	Y	6 years
garage fridge	Y	unknown
gas stove	Y	

Additional Improvements:

- Bathroom Remodel (2022)
- Kitchen Cabinet Refinishing (2024)
- LVP Flooring (2021)

This document has been completed by the seller to the best of their knowledge and ability. Buyers to verify information on their own.

Four Seasons Comfort LLC

"Quality Service with Your Comfort in Mind"
1444 Pershing Ave. Sheboygan, WI 53083
Office 920-565-2095
hvac@fourseasonscomfort.net

Monday, April 03, 2023

Josh Brunner
320 N Wisconsin Dr.
Howards Grove, WI 53083
920-918-7029
Joshbrunner24@gmail.com

Four Seasons Comfort LLC is pleased to provide the following quote on installation of furnace for your residence. Prices include the following:

- High efficient, natural gas furnace, 80,000 btu
- Sheet metal modifications to supply and return air ducts
- PVC intake and exhaust piping to logical location
- PVC pipe and fittings from furnace to nearest floor drain
- All wiring
- Gas piping modifications with new emergency shutoff
- Removal and disposal of old furnace
- **Trane and Bryant - 10 year parts warranty, 2 year labor warranty**
- **Coleman Furnace – 10 year parts, 10 year labor warranty**
- **Lifetime warranty on heat exchangers**

		Cash/Check Price
(1)	Trane S9V2 series, 96%, variable speed, 2 stage	$ 4,400.00
(2)	Trane S9X1 series, 95%, single stage, single speed	$ 4,200.00
(1)	Bryant, 926T series, 96%, variable speed, 2 stage	$ 4,300.00
(2)	Bryant, 915S series, 95%, single stage, single speed	$ 4,100.00
(1)	Coleman, TM9Y series, 96%, variable speed, 2 stage	$ 3,900.00
(2)	Coleman, TM9E series, 95%, single stage, single speed	$ 3,700.00

*** We offer convenient financing options with approved credit**
Financed prices based on 36 months, 0% interest, with minimum monthly payment

If payment by credit card, please add 3% to cash/check price

Note: #1 furnace qualifies for Focus on Energy cash rebate of $ 100.00
#2 furnace qualifies for Focus on Energy cash rebate of $ 50.00

Optional accessories:

- Honeywell T6 Pro WiFi thermostat *(qualifies for $50 FOE rebate)* — $ 250.00*
- Honeywell T4 Programmable Thermostat — $ 85.00
- Reme-Halo, whole house air purifier — $ 650.00

LIEN RIGHTS

As required by the Wisconsin Construction Lien Law, the Contractor hereby notifies the Owner that persons or companies furnishing labor or materials for the construction on Owner's land may have lien rights on Owner's land and building if not paid. Those entitled to lien rights, in addition to the undersigned Contractor, are those who contract directly with the Owner or those who give the Owner notice within sixty (60) days after they first furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. The Contractor agrees to provide written lien waivers to the Owner or designated financial institution, if any, as requested during the project. Furthermore, Contractor understands that it is anticipated that all payments to the Contractor will be made by the Owner or the designated financial institution. In the event that the Contractor fails to provide appropriate lien waivers, and that failure results in late payment to the Contractor, Contractor shall not be allowed to charge a late payment fee on that invoice.

Terms: ½ down at signing of contract with balance due upon completion
Prices good for 30 days
Financing available to qualifying customers

Accepted signature _____

Authorized signature _____

Mike Pelzel – owner
Four Seasons Comfort
1444 Pershing Ave.
Sheboygan, WI 53083
Sheboygan phone 920-565-2095
Plymouth phone 920-893-8900
hvac@fourseasonscomfort.net

Four Seasons Comfort LLC

"Quality Service with Your Comfort in Mind"
1444 Pershing Ave. Sheboygan, WI 53083
Office 920-565-2095
hvac@fourseasonscomfort.net

Friday, May 13, 2022

Josh Brunner
320 N Wisconsin Dr.
Howards Grove, WI 53083
920-918-7029
Joshbrunner24@gmail.com

Four Seasons Comfort LLC is pleased to provide the following quote on installation of air conditioning for your residence. Prices include the following:

- High efficient, air conditioner
- Evaporator coil with metering device
- All electrical wiring
- Reuse copper lineset
- Pad for outside
- Necessary sheet metal modifications
- Removal and disposal of old A/C
- Labor
- **10 year parts warranty**
- **2 year labor warranty**
- **1 year refrigerant leak warranty**

		Cash/Check Price*
(1)	Trane, XR14 series, 14 seer, 2.5 capacity	$ 4,300.00
(2)	Trane, XR13 series, 13 seer, 2.5 capacity	$ 4,100.00
(2)	Bryant, 113 series, 13 seer, 2.5 capacity	$ 4,000.00
(1)	Coleman TC4 series, 14 seer 2.5 capacity	$ 3,900.00
(2)	Coleman TC3 series, 13 seer 2.5 capacity	$ 3,800.00

*** We offer convenient financing options with approved credit, additional fees may apply**
Financed prices based on 36 months, 0% interest, with minimum monthly payment

If payment by credit card, please add 3% to cash/check price

***** Coleman A/C eligible for $100 rebate if installed between May 1st to Oct 31, 2022***

Optional accessories:

- Honeywell T6 Pro WiFi thermostat $ 250.00*
  (qualifies for $50 FOE rebate)
- Honeywell T4 Programmable Thermostat $ 85.00
- Reme-Halo, whole house air purifier $ 650.00

LIEN RIGHTS

As required by the Wisconsin Construction Lien Law, the Contractor hereby notifies the Owner that persons or companies furnishing labor or materials for the construction on Owner's land may have lien rights on Owner's land and building if not paid. Those entitled to lien rights, in addition to the undersigned Contractor, are those who contract directly with the Owner or those who give the Owner notice within sixty (60) days after they first furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. The Contractor agrees to provide written lien waivers to the Owner or designated financial institution, if any, as requested during the project. Furthermore, Contractor understands that it is anticipated that all payments to the Contractor will be made by the Owner or the designated financial institution. In the event that the Contractor fails to provide appropriate lien waivers, and that failure results in late payment to the Contractor, Contractor shall not be allowed to charge a late payment fee on that invoice.

Terms: ½ down at signing of contract with balance due upon completion
Prices good for 30 days
Financing available to qualifying customers

Accepted signature _____

Authorized signature _____

Mike Pelzel
Four Seasons Comfort
W2074 Garton Rd.
Sheboygan, WI 53083
Sheboygan phone 920-565-2095
Plymouth phone 920-893-8900
hvac@fourseasonscomfort.net

George Herrmann
10435 Gass Lake Rd
Cleveland, WI 53015-1333 USA
(920) 717-8441
lakesideroofing.21@gmail.com

INVOICE

BILL TO
Josh Brunner
Josh Brunner
320 N. WI Dr.
Howards Grove, WI

INVOICE	1515
DATE	08/26/2025
TERMS	Net 15
DUE DATE	09/10/2025

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Rubber Roofing Patch	Remove rubber membrane, flashings, and any rotten decking in 3 affected areas. Install needed. support joist, and framing. Install new decking and 1/2 fiber sheathing. Fully adhere new rubber membrane. Clean and prime existing membrane 3-6 inches around affected area. Install seam tape. Install new flashings, edge metal, uncured and cured tape in necessary areas. Apply polyurethane caulk, and black lap sealant in necessary areas.	1	1,750.00	1,750.00
EXTRA	Best Pest Control Services for carpenter ants	1	275.00	275.00

Ways to pay

View and pay

SUBTOTAL	2,025.00
TAX	0.00
TOTAL	2,025.00
BALANCE DUE	**$2,025.00**

Dear Bryn Platz,

Thank you, your payment has been successfully processed. Below you will find the details of your payment.

Amount : $ 3,584.00
Payment Date : 07/13/2020
Reference : Payment for INV-0000042168

Sincerely,

Water Doctors
901 N. Grandview Blvd
Waukesha, WI 53188
USA
(262) 549-7733

Bob Maas
Operations Director
Water Doctors
rmaas@h2odoctors.com
(262) 549-7733
h2odoctors.com

