

HISTORY OF PROPERTY

The following information supplements the attached Seller's Property Condition Report.

For the property located at 22766 S Main St Ettrick, WI 54627

Last Serviced? By Whom?

Age of Home? Building?	<u>1950's</u>	
Age of Roof?	<u>Unsure</u>	<u>Metal Roof</u>
Age of Furnace?	<u>10-15 Yrs apprx</u>	<u>Sampson Heating & Air</u>
Age of Central Air?	<u>Unsure</u>	
Age of Water Heater?	<u>2015</u>	<u>Electric</u>
Age of Well?	<u>N/A</u>	<u>City Water/City Sewer</u>
Age of Septic System?	<u>N/A</u>	<u>City Water/City Sewer</u>
Septic pumped how often?	<u>N/A</u>	
Is water softener rented?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Any roof repairs by you/previous owner?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Has the electrical system been upgraded?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Some of it was update</u>
Has the plumbing system been upgraded?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Some of the plumbing</u>
Any leaking, cracked or broken windows?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Do all windows open?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Have you ever paid flood insurance on property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Has property ever been damaged by fire?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Is anything on the property not connected to septic that should be?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Has sewer line ever been cleaned out or broken?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Some of the sewer line was replaced</u>
Have you ever had bats or treated for bats?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Has insulation been added?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Are there keys for all doors?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<u>Keyed Alike</u>
Are there heat vents in every room?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Any water in basement? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Please specify cause:	
<input checked="" type="checkbox"/> Dampness	<input type="checkbox"/> Backup thru floor drain	<input type="checkbox"/> From window well
<input type="checkbox"/> Improper landscaping	<input type="checkbox"/> Other—Please specify: _____	
Any problems with built-in appliances?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<input type="checkbox"/> Stove <input type="checkbox"/> Range Hood <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Dishwasher		
<input type="checkbox"/> Other-Please specify: _____		

Do you know who the builder was? ☒ No ☐ Yes Name _____

Current Homeowner's Insurance Co. United Mutual - Lorraine Bowen

Utility Companies: Gas Midwest Natural Gas Electric Xcel Energy

Phone Bright Speed Cable N/A

Water/Sewer Village of Ettrick Oil N/A

Ave Monthly Utility Costs:

Natural Gas: \$73.91 LP/Propane Gas: \$_____ Oil: \$_____

Electric: \$_____ Cable: \$_____ Water/Sewer: \$_____

If you are not using cable, is it available to this ^{BLDG}house? ☒ Yes ☐ No

Do you have access to high-speed internet connection? ☒ Yes ☐ No

How is refuse or trash handled? \$20 a month added to the water/sewer bill

Refuse/Trash per year \$20/MO Provider & Pickup day? Thursdays

How many carts do you lease? 2

Are you required to recycle? ☒ Yes ☐ No

If yes, how is the recycling handled? _____

If done during your ownership, or if otherwise known, what was used as a reference for property lines when fence, shed, or garage was erected?

☐ Location Report ☒ Survey ☒ Other- Please specify: Aerial map with dimensions from County

How many garage remotes do you have for the property? 0

Please note any other information that a new homeowner would find useful to know about this property or the neighborhood: New Sump pump in basement.

High visibility, prime location. Very solid building, well built.

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

Signed: Lorraine Bowen 07/03/2025 Signed: _____
(Seller) Date (Seller) Date

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

Signed: _____ Signed: _____
(Buyer) Date (Buyer) Date