



WEISS REALTY

319 West Madison Street ♦ Durand, WI 54736

Phone 715-672-4444 ♦ Fax 715-672-5102

HISTORY OF PROPERTY

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

For the property located at N4370 510th St. Menomonie, WI 54751

Age of Home? 1996

Age of Roof? Approx. 10 yrs

Age of Furnace? Approx. 10 yrs

Age of Central Air? 1996

Age of Water Heater? 2019

Age of Well? 1996

Age of Septic System? 1996

Septic Pumped How Often? 3 yrs

Is Water Softener Rented? ~~Yes~~ ~~No~~

Any roof repairs by you/previous owner? Yes No

Has the electrical system been upgraded? Yes No

Has the plumbing system been upgraded? Yes No

Any leaking, cracked or broken windows? Yes No

Do all windows open? Yes No

Have you ever paid flood insurance on property? Yes No

Has property ever been damaged by fire? Yes No

Is anything on the property not connected to septic that should be? Yes No

Has sewer line ever been cleaned out or broken? Yes No

Have you ever had bats or treated for bats? Yes No

Has insulation been added? Yes No

Are there keys for all doors? Yes No

Are there heat vents in every room? Yes No

Any water in basement? No

Dampness Backup thru floor drain From window well

Improper landscaping Other – Please specify: _____

Any problems with built-in appliances? No

___ Stove ___ Range Hood ___ Disposal ___ Microwave ___ Dishwasher

___ Other – Please specify: _____

Do you know who the builder was? ___ No Yes Name: Dale Weber

Current Homeowner's Insurance Co. _____

Utility Companies: Gas Synergy - LP Electric Xcel

Phone ~~Spectrum~~ Spectrum Cable Spectrum - Internet

Water/Sewer Well / Septic Oil None

Average Monthly Utility Costs:

Gas: \$ _____ Natural: \$ _____ Propane: \$ \$120.00 Oil: \$ _____

Electric: \$ 70.00 Cable: \$ _____ Water/Sewer: \$ _____

If you are not using cable, is it available to this house? Yes ___ No

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

How is refuse or trash handled? Curbside Pickup - seller's take to dump.

Refuse/Trash per year \$ _____ Provider & pickup day? Weekly

Are you required to recycle? Yes ___ No

If yes, how is the recycling handled? Separate bins or local recycling center

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: _____

Please note any other information that a new homeowner would find useful to know about this property or the neighborhood: Lots of wildlife, Hunting land close to town. Quiet neighborhood. Good mix of open to wooded land. Outside of city limits.

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

Signed: Forrest Fox 06/12/23 Date: Sharon Fox 06/12/23 Date
Seller Forrest Fox Date Seller Sharon Fox Date

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

Signed: _____ Date _____ Signed: _____ Date _____
Seller Date Seller Date