



# WEISS REALTY

319 West Madison Street ♦ Durand, WI 54736

Phone 715-672-4444 ♦ Fax 715-672-5102

www.WeissChoice.com

## HISTORY OF PROPERTY

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

For the property located at N7415 County Road F Black River Falls, WI 54615

Age of Home? 26 yrs \_\_\_\_\_

Age of Roof? 12 yrs +/- shingles replaced

Age of Furnace? 7 yrs +/- \_\_\_\_\_

Age of Central Air? 26 yrs +/- \_\_\_\_\_

Age of Water Heater? 5 yrs +/- \_\_\_\_\_

Age of Well? 26 yrs +/- original

Age of Septic System? 26 yr +/- original

Septic Pumped How Often? 3 yrs pumped on 4/28/2023

Is Water Softener Rented? Yes No n/a

Any roof repairs by you/previous owner? Yes No replaced shingles approx. 2011

Has the electrical system been upgraded? Yes No \_\_\_\_\_

Has the plumbing system been upgraded? Yes No \_\_\_\_\_

Any leaking, cracked or broken windows? Yes No crank in garage doesn't work

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 pumped 4/28/23

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

Has insulation been added? Yes No don't know

Are there keys for all doors? Yes No \_\_\_\_\_

Are there heat vents in every room? Yes No \_\_\_\_\_

Any water in basement?

\_\_\_\_\_ Dampness \_\_\_\_\_ Backup thru floor drain \_\_\_\_\_ From window well

\_\_\_\_\_ Improper landscaping \_\_\_\_\_ Other – Please specify: none

Any problems with built-in appliances?

Stove  Range Hood  Disposal  Microwave  Dishwasher

Other – Please specify: the light switch on the range/fan area doesn't work

Do you know who the builder was?  No  Yes Name: \_\_\_\_\_

Current Homeowner's Insurance Co. USAA

Utility Companies: Gas Custom Heating Neillsville Electric Jackson Electric

Phone n/a Cable n/a

Water/Sewer n/a Oil n/a

Average Monthly Utility Costs:

Gas: \$ n/a Natural: \$ n/a Propane: \$ \$150 Oil: \$ n/a

Electric: \$ 107 Cable: \$ n/a Water/Sewer: \$ n/a

If you are not using cable, is it available to this house? (dish network) X Yes  No

Do you have access to high-speed internet connection? (Brightspeed) X Yes  No

How is refuse or trash handled? Modern Disposal Tomah 608-372-4240

Refuse/Trash per year \$ 432 est Provider & pickup day? Modern Disp/ Thursday

Are you required to recycle?  Yes  No  Unsure

If yes, how is the recycling handled? Modern Disposal provides recycling every other week

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: n/a

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

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

Signed: [Signature] 05/02/2023 Signed: \_\_\_\_\_  
Seller Date Seller Date

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

Signed: \_\_\_\_\_ Signed: \_\_\_\_\_  
Buyer Date Buyer Date