



# WEISS REALTY

319 West Madison Street • Durand, WI 54736  
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www.WeissChoice.com

## HISTORY OF PROPERTY

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

For the property located at 201 Church Dr., LaCrosse, WI 54603

Age of Home?	<u>49</u>	<u>Built in 1976</u>
Age of Roof?	<u>3</u>	<u>Replaced in 2022</u>
Age of Furnace?	<u>1</u>	<u>Replaced in 2024</u>
Age of Central Air?		<u>Unknown</u>
Age of Water Heater?	<u>6</u>	<u>Replaced in 2019</u>
Age of Well?	<u>2</u>	<u>Done in 2023</u>
Age of Septic System?	<u>N/A</u>	
Septic Pumped How Often?	<u>N/A</u>	
Is Water Softener Rented?	Yes <input checked="" type="radio"/> No <input type="radio"/>	
Any roof repairs by you/previous owner?	<input checked="" type="radio"/> Yes <input type="radio"/> No	<u>See above</u>
Has the electrical system been upgraded?	Yes <input type="radio"/> No <input checked="" type="radio"/>	
Has the plumbing system been upgraded?	Yes <input type="radio"/> No <input checked="" type="radio"/>	
Any leaking, cracked or broken windows?	Yes <input type="radio"/> No <input checked="" type="radio"/>	
Do all windows open?	<input checked="" type="radio"/> Yes <input type="radio"/> No	
Have you ever paid flood insurance on property?	Yes <input type="radio"/> No <input checked="" type="radio"/>	
Has property ever been damaged by fire?	Yes <input type="radio"/> No <input checked="" type="radio"/>	
Is anything on the property not connected to septic that should be?	Yes <input type="radio"/> No <input checked="" type="radio"/>	
Has sewer line ever been cleaned out or broken?	Yes <input type="radio"/> No <input checked="" type="radio"/>	
Have you ever had bats or treated for bats?	Yes <input type="radio"/> No <input checked="" type="radio"/>	
Has insulation been added?	<input checked="" type="radio"/> Yes <input type="radio"/> No	
Are there keys for all doors?	<input checked="" type="radio"/> Yes <input type="radio"/> No	<u>8 keys, 2 garage door openers</u>
Are there heat vents in every room?	<input checked="" type="radio"/> Yes <input type="radio"/> No	
Any water in basement?	<u>NO</u>	

\_\_\_\_\_ 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? X No \_\_\_\_\_ Yes Name: \_\_\_\_\_

Current Homeowner's Insurance Co. Auto-owners

Utility Companies: Gas Xcel Electric Xcel

Phone Spectrum/Charter Cable Spectrum/Charter

Water/Sewer Well / City Oil N/A

Average Monthly Utility Costs:

Gas: \$ 7 \$200 Natural: \$ N/A Propane: \$ N/A Oil: \$ N/A

Electric: \$ \_\_\_\_\_ Cable: \$ 150 TV/Internet Water/Sewer: \$ \_\_\_\_\_

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

Do you have access to high-speed internet connection? X Yes \_\_\_\_\_ No

How is refuse or trash handled? City - pickup on Tuesdays

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

Are you required to recycle? \_\_\_\_\_ Yes \_\_\_\_\_ No

If yes, how is the recycling handled? City - pickup every other Tuesday

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:

Park about 2 blocks down the street.  
1 block from Olivet Church

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

Signed: Ashlyn Lynn 06/24/25 Signed: \_\_\_\_\_  
Seller Date Seller Date

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

Signed: \_\_\_\_\_ Signed: \_\_\_\_\_  
Seller Date Seller Date