



# 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 509 Hewitt St. Eau Claire, WI 54703

Age of Home? 1990

Age of Roof? 2008

Age of Furnace? 2021

Age of Central Air? unknown

Age of Water Heater? unknown

Age of Well? None

Age of Septic System? None

Septic Pumped How Often? \_\_\_\_\_

Is Water Softener Rented? Yes  No  City water

Any roof repairs by you/previous owner?  Yes  No Steel added to window cutout on roof

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: \_\_\_\_\_

Current Homeowner's Insurance Co. Erie

Utility Companies: Gas Xcel Electric Xcel

Phone N/A Cable Spectrum

Water/Sewer City of Eau Claire Oil N/A

Average Monthly Utility Costs:

last 12 mo.  
Avg.  
\$178

Gas: \$ \_\_\_\_\_ Natural: \$ N/A Propane: \$ N/A Oil: \$ N/A  
Electric: \$ \_\_\_\_\_ Cable: \$ No cable currently Water/Sewer: \$ 200.00/quarterly

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? Waste Management, other options available

Refuse/Trash per year \$ 250.00 Provider & pickup day? Waste Management, Wednesday

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

If yes, how is the recycling handled? Waste Management does pickup

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

A friendly and quiet neighborhood with abundant wildlife.  
We will miss living here.

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

Signed: [Signature]  
Seller Date

Signed: [Signature] 8-8-2024  
Seller Date

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

Signed: Buyer  
Date

Signed: Buyer  
Date