



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 W 16620 Thorpe Rd Osseo, WI 54758

Age of Home?	<u>middle '80's</u>	<u>2.5 yrs + other part older</u>
Age of Roof?	<u>'08</u>	<u>10 yrs.</u>
Age of Furnace?	<u>'99</u>	<u>19 yrs</u>
Age of Central Air?	<u>?</u>	
Age of Water Heater?	<u>18 yrs</u>	
Age of Well?	<u>?</u>	
Age of Septic System?	<u>20 yrs</u>	
Septic Pumped How Often?	<u>E. 3 "</u>	
Is Water Softener Rented?	Yes <input checked="" type="radio"/> No	
Any roof repairs by you/previous owner?	Yes <input checked="" type="radio"/> No	
Has the electrical system been upgraded?	<input checked="" type="radio"/> Yes No	<u>work in barn</u> <u>'08 - outlets in metal shed + house</u>
Has the plumbing system been upgraded?	Yes <input checked="" type="radio"/> No	
Any leaking, cracked or broken windows?	Yes <input checked="" type="radio"/> No	
Do all windows open?	<input checked="" type="radio"/> Yes No	
Have you ever paid flood insurance on property?	Yes <input checked="" type="radio"/> No	
Has property ever been damaged by fire?	Yes <input checked="" type="radio"/> No	
Is anything on the property not connected to septic that should be?	Yes <input checked="" type="radio"/> No	
Has sewer line ever been cleaned out or broken?	<input checked="" type="radio"/> Yes No	
Have you ever had bats or treated for bats?	<input checked="" type="radio"/> Yes No	
Has insulation been added?	Yes <input checked="" type="radio"/> No	
Are there keys for all doors?	Yes <input checked="" type="radio"/> No	
Are there heat vents in every room?	<input checked="" type="radio"/> Yes No	
Any water in basement?		

Dampness Backup thru floor drain From window well
 Improper landscaping Other - Please specify: Only when tree roots enter pipe

Any problems with built-in appliances?

___ Stove ___ Range Hood new Disposal ___ Microwave new Dishwasher

___ Other – Please specify: _____

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

Current Homeowner's Insurance Co. Tricor - BIK River Falls

Utility Companies: Gas COUNTRYSIDE COOP Electric Eau Claire COOP

Phone 1-800-928-5090 Cable Tec

Water/Sewer Lorraine Hanson Oil _____

Regina Septic

*114357 Cty. Rd. G
Osseo, WI 54758*

Average Monthly Utility Costs:

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

Electric: \$ _____ Cable: \$ _____ Water/Sewer: \$ _____ *895 each time*

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? Dumpster at end of driveway

Refuse/Trash per year \$ _____ Provider & pickup day? Whitchell - 2nd Mon

Are you required to recycle? Yes ___ No

If yes, how is the recycling handled? in Northfield

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:

Nice Neighbors!

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

Signed: Jenna Rimmer 2-15-19 Signed: _____
Seller Date Seller Date

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

Signed: _____ Signed: _____
Seller Date Seller Date