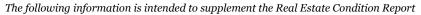
Property History

Address: 115 W State St

Westby, WI 54667





[X] Yes [] No

Yearly Rate: \$1044

Years Owned: Additions (Yes or No): No Age of Additions: NA Age of Building: 1915 3.5 yrs Years Last Service Date By Whom Age of Roof? N/AAge of Furnace? Flocks Heating and Air 20? 2/2023 Age of Central Air? N/A? *Age of Hot Water Heater?* 6-10 Is there a Water Softener? Owned OR Rented no [] Yes [X] No Have you made any repairs to the roof? Have any electrical updates been made? [X] Yes [] No Can you supply a previous Condition Report? [] Yes [X] No

Service	Supplied By	12 Month Average	
Electric	City of Westby Utility	\$232.00	
Gas	Midwest Natural Gas	\$70.79	
Water/Sewer	City of Westby Utility - Included on Electric Bill	-	
Trash Removal	City of Westby Utility - Included on Electric Bill	-	
Internet/Cable	VernonComm - Wifi	\$55.78	

Updates and Improvements:

Do you have keys to the home?

2021

Plumbing and venting for washer/dryer unit installed (8/2021)

New Paint throughout (8/2021)

Put a door on the office entrance and into the back room from the hall, that was all open concept (9/2021) Dividing wall with door built 9/2021.

Current Homeowners Insurance Provided by: Fleming Insurance, Viroqua - Cade Cary

2022

Front office built, lighting moved and wiring updated, ceiling fan moved and wiring updated (3/2022) Installed Cabinets in the hallway (Spring 2022)

<u> 2023</u>

New Luxury Vinyl Plank - Glue down, Throughout, Installed. Subway tile added in the Main Lobby. Carpet Squares installed in the back office area (1/2023)

Air Circulation test completed - all clear. New Pressure Switch and cleaned the condensate trap on the furnace (2/2023)

Furnace Filters are changed the first Sunday of every month.

Some updates to the electrical panel were made. Some older wiring was replaced and 220 was added to the back room. (2/2023)

Transferable Security System and keyless & trackable entry on rear door (2/2023)

New security lighting on the rear of the building, wires replaced (3/2023)

New LED Light bulbs installed throughout whole building (6/2023)

Drains/septic pipes were scoped with a camera and inspected - all clear (7/2023)

Sump Pump and plumbing were added for pedicure basin draining use. No flooding has ever happened. This can be removed and filled in quite easily (8/23)

2024

New Sidewalk at front of the building (7/2024)

2025

Ducting inspected/cleaned (1/25) New utility Sink in back room 2/2025 New Heat element in water heater 5/25

Electrical bill includes 3 loads of electric washer & dryer each business day and the tanning bed that runs 4-7 hours, on average, a day in winter and spring, 7 days a week. In Summer and Fall, tanning bed run 1 hour on average a day.

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05/15/25	05/15/25		
Seller(s) Initials	Date	Buyer(s) Initials	Date