

# Property History

**Address:** 115 W State St  
Westby, WI 54667



The following information is intended to supplement the Real Estate Condition Report

Age of Building: 1915      Years Owned: 3.5 yrs      Additions (Yes or No): No      Age of Additions: NA

	Years	Last Service Date	By Whom
Age of Roof?	?	N/A	
Age of Furnace?	20?	2/2023	Flocks Heating and Air
Age of Central Air?	?	N/A	
Age of Hot Water Heater?	6-10	?	
Is there a Water Softener? Owned OR Rented	no		
Have you made any repairs to the roof?		[ ] Yes [ X ] No	
Have any electrical updates been made?		[ X ] Yes [ ] No	
Can you supply a previous Condition Report?		[ ] Yes [ X ] No	
Do you have keys to the home?		[ X ] Yes [ ] No	
<b>Service</b>	<b>Supplied By</b>		<b>12 Month Average</b>
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
Current Homeowners Insurance Provided by: Fleming Insurance, Viroqua - Cade Cary      Yearly Rate: \$1044			
<b>Updates and Improvements:</b>  <u><b>2021</b></u> 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.  <u><b>2022</b></u> Front office built, lighting moved and wiring updated, ceiling fan moved and wiring updated (3/2022) Installed Cabinets in the hallway (Spring 2022)			

**2023**

*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.*

Authentisign  


05/15/25

Seller(s) Initials

Authentisign  


05/15/25

Date

Buyer(s) Initials

Date