

23 May 2026

Property Information

Property Address: 312 E. Decker St.

1. Is there garbage pickup or do you dispose of it yourself? Garbage Pickup

Where do you take it _____ OR when is pickup / day Tuesday

2. Are there keys to all the doors?

Yes

3. Is internet/fiber optic available? Yes Who is your provider? VernonCom

4. Do all appliances included in the sale work? Yes if not, what does not work?

Microwave. Notification sounds are weak, other features work

5. Are there any water lines to barns or other outbuildings? NO If so, do they have shut offs & where?

6. If property is a mobile or manufactured home, do you know where the title is? N/A

7. Are there any road maintenance agreements in place? NO

8. Does anyone have a first right of refusal on your property? NO

9. Who was the builder of your home? Don't know

10. Has your property been surveyed? NO

11. Do you have, or have you had any pets in the home? NO If so, what kind(s) _____

12. Have you ever paid flood insurance on the property? No

ROOF

Age of roof? 8-15 Years

HEATING SYSTEM

1. Age of Furnace 3 yrs. (Installed 6/2022)

2. If you have a furnace, who services it?

608 Plumbing

COOLING SYSTEM

1. What type of cooling system do you have?

Central Air

2. Age of cooling system? 3 yrs (Installed 6/2022)

WATER HEATER

3. Age of water heater? Don't Know

ELECTRICAL

2. Has the electrical system ever been updated? No

3. Do you have a signed contract in place with the electric company for installing new service to the property? NO
For how many months? _____ Balance remaining? _____

SEWER OR SEPTIC

What type: (please circle one) Municipal — Private — Conventional — Mound — At Grade — Holding Tank — other

Has sewer or septic line ever been cleaned out or broken? 11/21/2025

Are there any plumbing or water lines on the property NOT connected to the septic? N/A

WELL/MUNICIPAL WATER

Do you have municipal water or a well? No If a well is it a shared well? N/A

Do you have a filter and/or water softener system? Yes Rented/Owned

AVERAGE MONTHLY UTILITY COSTS

(2024)
Electric: \$100.00 Provider? Excel Energy
Gas/Fuel Oil: \$70.00 Provider? Madison Gas & Electric - amount total 2024
Water/Sewer: \$110.00 Provider? City of Viroqua
Telephone/Internet Provider? Vernon Com

• **Updates & Improvements (Current Owners):** 2019-2023-Updated Kitchen: New Cabinet & Appliances;
Bathroom: New Cabinet, Vanity, Shower, Toilet; New Flooring throughout; new carpet, blinds
new drywall, paint, new lights, entire 1st floor & loft; 2024-updated
loft: new flooring, dry wall, paint, stairs, rail; basement: new insulation, -finished
new windows; garage - new windows; exterior: front porch

Fixtures Not Included In the Sale:

Seller Signature Julie Malone Date 6/5/2025

Seller Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

NOTICE: Information in this listing is believed to be correct, but not guaranteed. Buyers/Buyers Agents are encouraged to verify data and conditions to their own satisfaction.

