

## Property Information

Property Address: 55507 County Road 55 Viola, WI 54604

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

Where do you take it Liberty Township OR when is pickup / day \_\_\_\_\_

2. Are there keys to all the doors?

Yes

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

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

in house basement

5. Are there any water lines to barns or other outbuildings? Yes If so, do they have shut offs & where?

Yes in house basement

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? UNKNOWN

10. Has your property been surveyed? NO

11. Do you have, or have you had any pets in the home? Yes If so, what kind(s) Cat, Dog

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

### ROOF

Age of roof? 1.5 YRS

### HEATING SYSTEM

1. Age of Furnace 1.5 YRS

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

homeowner Certified HVAC

**COOLING SYSTEM**

1. What type of cooling system do you have?

Central Air

2. Age of cooling system? UNKNOWN

**WATER HEATER**

3. Age of water heater? ~~UNKNOWN~~ 1 yr

**ELECTRICAL**

2. Has the electrical system ever been updated? Yes

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? \_\_\_\_\_ NEW SERVICE  
11-3-2024

**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? 1 yr ago in 2023 Cleaned

Are there any plumbing or water lines on the property NOT connected to the septic? \_\_\_\_\_

BARN DRAWS

**WELL/MUNICIPAL WATER**

Do you have municipal water or a well? Well If a well is it a shared well? NO

Do you have a filter and/or water softener system? SOFTENER - WE DON'T USE Rented/Owned Owned

**AVERAGE MONTHLY UTILITY COSTS**

Electric: 125<sup>00</sup> Provider? VERMONT Elec

Gas/Fuel Oil: 220<sup>00</sup> Provider? PREMIER CO-OP 400<sup>00</sup> pr year Depends on fuel costs

Water/Sewer Private Provider? \_\_\_\_\_

Telephone/Internet Provider? VERMONT Comm

2021 New SIDE DRIVE  
2022 New ROOF FURNACE, STAINED HOME  
Updates & Improvements (Current Owners): DECK, PORCH REMODELED 1ST FL  
BATH  
2023 New CARPET New WINDOWS, balcony  
2024 New CARPET UP STAIRS, DOORS, FLOORING  
Remodeled MASTER bedroom + bath  
20x24 Insulated garage w/ 18 FT Garage door  
w/ Remote, 200 AMP electrical Panel  
Fixtures Not Included In the Sale:  
REFRIGERATOR IN KITCHEN, but will be  
REPLACED w/ SIDE BY SIDE BLACK REFRIGERATOR  
ALL PERSONAL ITEMS IN HOME + BUILDINGS.

Seller Signature John LaPlant Date 11-1-24

Seller Signature Christine V LaPlant Date 11-1-24

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.



**Oakwood Realty LLC**