

WRA-MCR
WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

Rassbach Realty LLC

AMENDMENT TO REAL ESTATE CONDITION REPORT

THIS AMENDMENT TO REAL ESTATE CONDITION REPORT AMENDS THE REAL ESTATE CONDITION REPORT PREPARED BY Doug and Leslie Hansen

ON April 7, 2011 (DATE OF REPORT), CONCERNING THE REAL PROPERTY LOCATED AT E4561 453rd Ave, Menomonie, WI (STREET ADDRESS), IN THE Menomonie Town (CITY) (VILLAGE) (TOWN) OF Menomonie, COUNTY OF Dunn, STATE OF WISCONSIN.

The owner is required by Section 709.035 of the Wisconsin Statutes to amend any original or amended Real Estate Condition Report if since completing the Report, but before the acceptance of an offer to purchase or option contract, the owner obtains information or becomes aware of any condition which would change a response on the previously completed Report. The amendment must be submitted to the prospective buyer, along with a copy of the previously completed report if not already submitted, no later than 10 days after the acceptance of the offer or option. This amendment is not a warranty of any kind by the owner or any agents representing any principal in this transaction and is not a substitute for any inspections or warranties that the principals may wish to obtain.

OWNER'S AMENDED RESPONSE

Item Number of Property Condition Statement Affected by New Information or Condition	Yes	No	N/A	See Expert's Report
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Owner's explanation of any "yes" responses:

On September 2, 2011 we found one bat inside the house. We called got the bat out of the house and called a bat specialist. We hired The Bat Evictors (Sturm, WI) to inspect the property and install devices to ensure no other bats can enter the house. They ~~can~~ guarantee their work for 2 full years. The contract is attached.

OWNER'S CERTIFICATION: The owner certifies that the information in this amendment is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner [Signature] Date 10/11/11
Owner [Signature] Date 10/11/11
Owner _____ Date _____
Owner _____ Date _____

BUYER'S ACKNOWLEDGMENT: The undersigned acknowledges receipt of a copy of this amendment.

Prospective Buyer _____ Date _____
Prospective Buyer _____ Date _____
Prospective Buyer _____ Date _____
Prospective Buyer _____ Date _____

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Drafted by: Debra Peterson Conrad

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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Jill Rassbach

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Hansen

Seite 9/13/11



Bar Exclusion CONTRACT

<i>Customer Name :</i>	Doug Hansen
<i>Address :</i>	E4561 453rd Ave Menomonie WI

	Charges
<i>Bat Exclusion:</i>	400.00
<i>Sub-total:</i>	
<i>Sales tax:</i>	
<i>Total Charges:</i>	\$ 400.00

OUR GUARANTEE



Our exclusion methods are guaranteed to prevent bats from getting back into your home for 2 full years from the date of service.

If the infestation continues or re-occurs within this time, we'll return to find where they're getting in and will reset the house as needed free of charge. However, this would not apply to openings that are created as a result of subsequent remodeling, re-roofing, siding or as a result of damage done to the building.

The Bad Evictors

PO Box 431 Strum, WI 54770

(800) 495-4933

please
send
check to:

shankar

~~Thank you~~

Signature :

Date : _____

9-19-2011

I hereby authorize ~~The Bat Evictors~~ to perform the listed work at the above location. I agree to the terms of their guarantee and realize that they can not be held liable for damages or accidents caused by bats. I also agree to pay them the total amount due stated above on the day the work is completed.