



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-2-2015

AMENDMENT TO CONTRACT CONCERNING THE PROPERTY AT

74 County Road 4866 N. Dayton Dayton
(Street Address and City)

Seller and Buyer amend the contract as follows: (check each applicable box)

- (1) The Sales Price in Paragraph 3 of the contract is:
 - A. Cash portion of Sales Price payable by Buyer at closing \$ _____
 - B. Sum of financing described in the contract..... \$ _____
 - C. Sales Price (Sum of A and B)..... \$ _____
- (2) In addition to any repairs and treatments otherwise required by the contract, Seller, at Seller's expense, shall complete the following repairs and treatments:
 - Pg 10-12 Address/Repair/Replace all electrical issues. Update Breaker Box.**
 - Pg 13 Repair heater.**
 - Pg 14 Repair leaks in kitchen and guest bathroom sinks.**
 - Pg 15 Repair Garage Door Opener.**
 - Clean up and dispose of all construction debris in and outside of the house.**

DS
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DS
JW
DG

- (3) The date in Paragraph 9 of the contract is changed to _____, _____.
- (4) The amount in Paragraph 12A(1)(b) of the contract is changed to \$ _____.
- (5) The cost of lender required repairs and treatment, as itemized on the attached list, will be paid as follows: \$ _____ by Seller; \$ _____ by Buyer.
- (6) Buyer has paid Seller an additional Option Fee of \$ _____ for an extension of the unrestricted right to terminate the contract on or before 5:00 p.m. on _____, _____. This additional Option Fee will will not be credited to the Sales Price.
- (7) Buyer waives the unrestricted right to terminate the contract for which the Option Fee was paid.
- (8) The date for Buyer to give written notice to Seller that Buyer cannot obtain Buyer Approval as set forth in the Third Party Financing Addendum is changed to _____, _____.
- (9) **Other Modifications:** (Insert only factual statements and business details applicable to this sale.)

EXECUTED the 12th day of May, 2020. (BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)

DocuSigned by:
Jacob Williams
Buyer Jacob Williams

Donald Gothard
Seller Donald Gothard

DocuSigned by:
Myranda Williams
Buyer Myranda Williams

Seller

This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 39-8. This form replaces TREC No. 39-7.

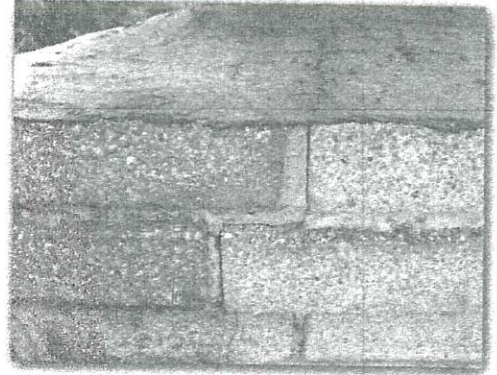
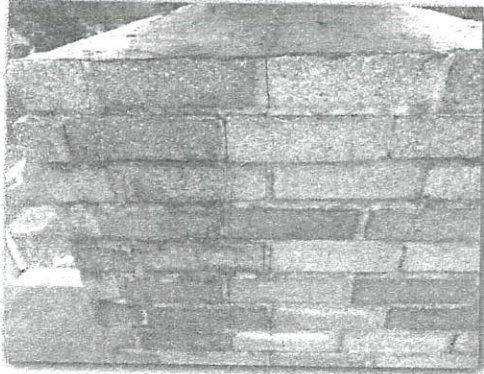
(TXR-1903)

TREC NO. 39-8

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I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D



K. Porches, Balconies, Decks, and Carports
Comments

L. Other
Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels
Comments:
Overhead Service

Main Disconnect Panel

KR
THURSDAY
"
GOOD TO GO

- ✓ Thermal anomaly noted in the panel box, indicating hot connection points, recommend further evaluation from a licensed electrician
- Panel not properly labeled
- Knock out covers missing on panel
- ~~Rust/corrosion noted on the panel cover~~
- ✓ Defects may exist in certain electrical sub panels and have been known to be unsafe in some instances and should be thoroughly evaluated by a licensed electrician as to present and future performance.

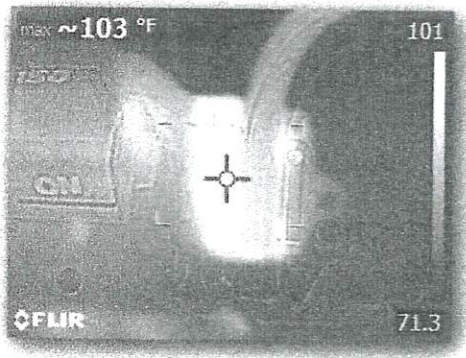
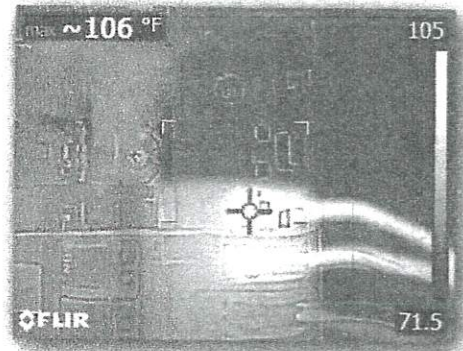
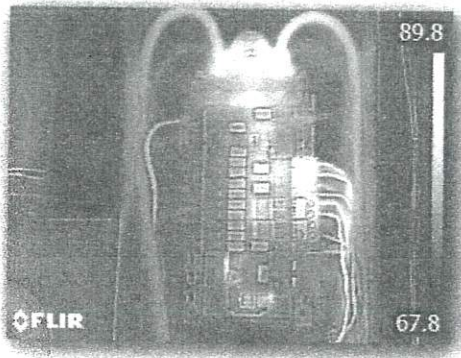
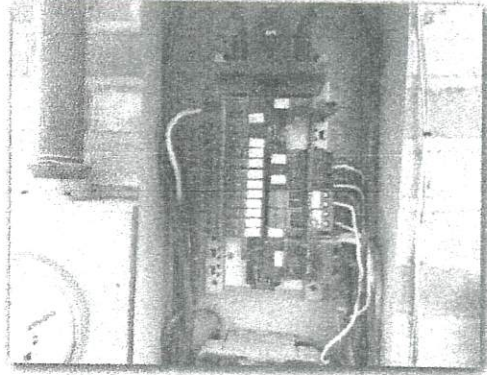
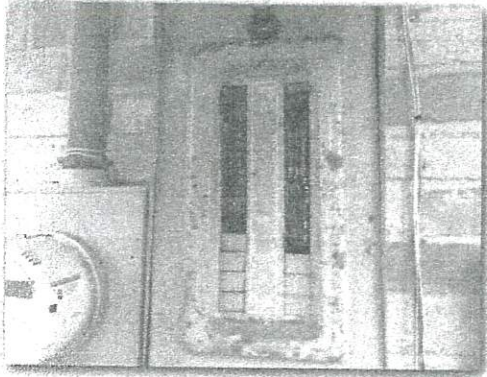
L: I CONSTRUCTION Kim OSARIO
Kim Osario

MW

Report Identification: 20200509-01...

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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*CAUSED BY BRO
BLOWN
NEW BLOWN*

-
-
-
-

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

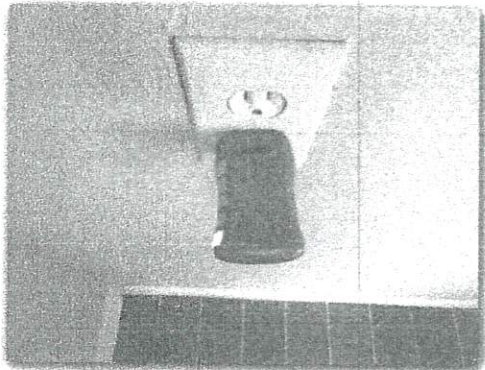
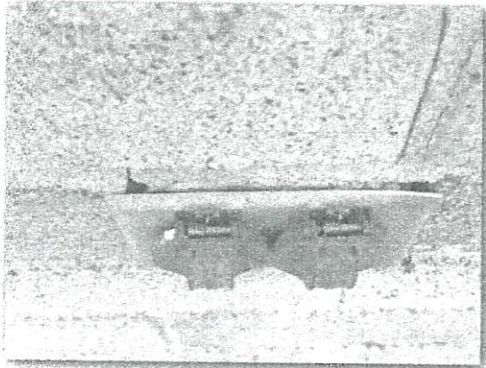
Outlet and Switches

J MW

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I	NI	NP	D
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- ✓ Outlets on either side of the kitchen sink are ungrounded
- ✓ Rear exterior outlet is ungrounded
- ✓ Rear exterior outlet is improperly protected from the weather
- Outlet cover missing under kitchen sink
- ✓ Hot/Neutral wiring reversed on an outlet in the utility room and garage
- ✓ Multiple ungrounded outlets in the home approximately 5 outlets between the garage and left side of the home. Marked with tape
- THURSDAY • Switch cover missing in garge
- SWITCH • Front right bedroom center outlet on the right wall does not function



Ground/ARC Fault Circuit Interrupt Safety Protection

- THURSDAY ~~•~~ Exterior outlets are not GFCI protected
- ✓ Outlets on either side of the kitchen sink are not GFCI protected
- No ARC Fault protection at one or more location. This is considered a recognized safety hazard. NOT APPLICABLE ON HOUSES BEFORE 2008

Other Electrical System Components

- THURSDAY • Door bell does not function properly
- THURSDAY • Open junction box noted in attic
- THURSDAY • Improper wire splices noted in garage

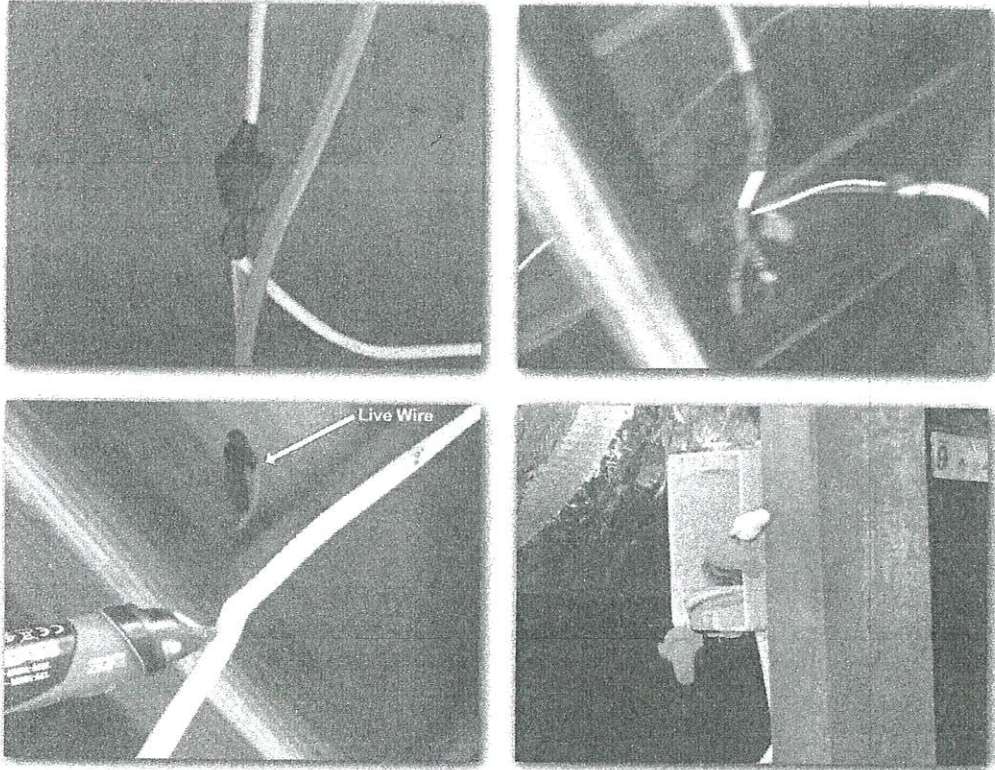
MW

Report Identification: 20200509-01, . . .

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I	NI	NP	D
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- Abandoned live wire noted in the garage



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central

Energy Source: Electric

Comments:

- Heater did not turn on at time of inspections, recommend further evaluation from a licensed HVAC technician

B. Cooling Equipment

Type of System: Central

Comments:

Unit #1:

Supply Air Temp: 55 °F Return Air Temp: 71 °F Temp. Differential: 16 °F

- Unable to locate discharge locations of secondary drain line
- HVAC disconnect does not have properly clear access
- HVAC disconnect is not properly secured to the wall



Dayton Electric Co., LLC

Heating • Air Conditioning • Electrical • Generators
P. O. Box 996, Dayton, TX 77535
www.daytonelectricco.com
Ph 936-258-2502

[Handwritten signature] MW

Invoice

INVOICE NO. 41709	INVOICE DATE: 5/28/2020
Work Order No.	PO No.

PAID
05/28/2020

Bill To
Donald Gothard
74 CR 4866
Dayton, TX 77535

Service Address
Donald Gothard
74 CR 4866
Dayton, TX 77535

Terms	Technician
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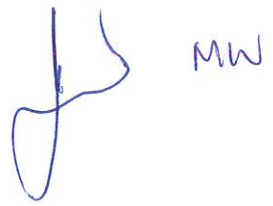
Check #/Auth #	02847R		RL/MJ
Quantity	Description	Rate	Amount
1	FPE 30A 2P breaker	30.00	30.00T
4	FPE 15A 1P	15.00	60.00T
3	1G nail on boxes	0.86	2.58T
5	1G blank plate	0.58	2.90T
4	GFCI	28.00	112.00T
3	Receptacle plate	0.52	1.56T
15	12/2 romex	0.66	9.90T
1	Switch plate toggle 3G	1.68	1.68T
1	Receptacle white	3.64	3.64T
2	1G bubble covers	15.72	31.44T
5	Fixed all issues on inspection report as requested by customer. Changed out receptacles to GFCI with weather proof covers where needed. Fixed broken plates and corrected polarity on one receptacle that wiring was incorrect.	125.00	625.00
	Sales Tax	8.25%	21.10

"Blessed is the nation whose God is the LORD." Psalm 33:12

God Bless America!

INVOICE

Invoice Total	\$901.80
Balance Due	\$0.00

 MW

Fwd: 74 county road 4866

Kim Franklin <kfranklin@fathomrealty.com>

Fri 5/29/2020 10:02 AM

To: Lori Phillips <lori.phillips@coldwellbanker.com>

 1 attachments (188 KB)

Inv_41709_from_Dayton_Electric_Co._LLC_8848.pdf;

Here's the electrical invoice, as well as the scheduled additional repairs. It's been a pleasure working with you Lorrie!

Best Regards,

Kim White-Franklin, REALTOR®

FATHOM REALTY

kfranklin@fathomrealty.com

[\(832\) 527-4912](tel:(832)527-4912)

<http://www.har.com/kimwhitefranklin>

<http://www.kimfranklin.fathomrealty.com/>

Whoever wants to be great must become a servant." Matthew 20:26

Begin forwarded message:

From: Donald Gothard <Donald.Gothard@veritymortgage.com>

Date: May 29, 2020 at 9:49:21 AM CDT

To: Kim Franklin <kfranklin@fathomrealty.com>

Subject: 74 county road 4866

[Handwritten signature]

MW

Jacob, the electrician gave me a few items he felt needed to be addressed on the house and im guaranteeing the repairs. The repairs are scheduled for June 4th after lunch. The electrician said the power situation is fine in the meantime.

1. Big breaker in box to be split into 2 50 amp breakers.
2. New wire ran to stove in kitchen
3. New wire ran for bathroom plugs

Also attached is the repairs receipt done yesterday.




*** ALERT! BEFORE YOU WIRE MONEY. ***

If you receive an e-mail containing WIRE TRANSFER INSTRUCTIONS, do NOT send funds until the instructions are verified.

Eustis Mortgage Corporation Loan Officers do not send out wiring instructions to our borrowers. If you receive wiring instructions, please contact your loan officer immediately before wiring any funds.

[Click here to find out how to Avoid Wire Fraud During Closing.](#)
[Click here to find out how to spot Phishing Emails.](#)

 MW


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Breaker panel 74 Cr4866 DAYTON, TX

Jacob Williams <jacobwilliams105@gmail.com>

Fri 5/29/2020 11:39 AM

To: Julie Reed <julie.reed@summitfunding.net>; Jenay Bowen <jenay.bowen@summitfunding.net>; Lori Phillips <lori.phillips@coldwellbanker.com>

 MW