

Annie Does...What Honey Don't!

281 355-6565

2129 FM 2920, SUITE 190-184

"Home Repairs"

Spring, Texas 77388

PROPOSAL
AUGUST 21, 2020

CALVIN

11 GREENVIEW ST
817 308 5671
calsyl@aol.com

\$2,350.00 THIS PRICE ENTAILS THE REPAIRS THAT ARE ON THIS LIST.

1. Damaged exterior siding by front entry door, garage door and Chimney. (not big and pictures should show)
2. Adjust doors that are not latching properly in house.
3. Re-seat commode in main bath room (no picture). It may be in master or hallway? May just need adjusting
4. Cracked, deteriorated and/missing tub/shower grout and caulk. (must be in guest bath)
5. Remove debris/insulation from drip pan (no biggie)
6. Verify dishwasher is working (I believe inspector did not turn switch on near pantry and kitchen sink) *New*
7. Garage doors not operating properly (have to hold down button) May be small door. It may need a new button? Also lower panel on small garage door
8. Caulk windows where needed on outside. Pictures will show.
9. Check to see if GFCI switches are working and if needed where mentioned in photos
10. Report that wireless doorbell is not working. May need more batteries or replace button?
11. Front door is sticking. Need to adjust to open smoothly. It always swell up in the summer and hard to open now.
12. Back patio door. Someone may have tried to break in and ripped screw holes. Hopefully it is repairable.
13. Check sprinklers to make sure is working properly (no busted sprinkler heads) per photos
14. Something about a sub panel not installed properly (photo). I believe licensed electricians installed it but not sure.

**Current Seller enclosed Sunporch - new door
per agent 9/21/23
New Windows
2022*

ATTACHMENT A-1

THANK YOU FOR YOUR BUSINESS, *Annie*

DocuSigned by:
Sylvia Reynolds
0C91E8D9E45743F...

8/26/2020 | 6:25 PM CDT

DocuSigned by:
Arthur W Walsh
448D189429064CC...

8/27/2020 | 10:52 AM PDT

DocuSigned by:
Calvin Reynolds
4F1D4A3A160F47E...

8/26/2020 | 6:20 PM CDT

Attachment A-2

- Page 8 – Roof Covering
 - **Seller will have roof replaced**

- Page 20 – Service Entrance Panels
 - A.5. Evidence of overheating was observed in panel
 - A.6. Have electrician verify that the sub panel is correctly installed. Sub panels are required to have a good ground connection that's independent of the main panel's which require the ground neutral bars to be separated. Qualified electrician to evaluate and repair.
 - **Seller will have electrician evaluate and repair.**

- Page 26 – Cooling equipment
 - B.7 Level condenser unit
 - B.8 The temperature drop measured across the evaporator coil is higher than considered typical. This usually indicated that servicing is needed. Have licensed HVAC technician evaluate and repair
 - **Seller will have this repaired**

- Page 27 Duct Systems, Chases, and Vents
 - C.4 Have Licensed HVAC Technician situate duct work so that it is not obstructed. Where ductwork is laying together it needs to be hung or insulation placed between the duct work that is laying against each other
 - **Seller will have this repaired**

- Back Door
 - **Seller will have back door repaired per professional recommendation**

DocuSigned by:
Sylvia Reynolds
0C91EBD9E45743F...

8/26/2020 | 6:25 PM CDT

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Arthur W Walsh 8/27/2020 | 10:52 AM PDT
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Attachment to the Amendment for 11 Greenview St.

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 - **Seller will have this repaired as necessary**

- Seller Credit to buyer
 - **Seller will credit buyer \$1,000 at closing in lieu of other repairs**