

EXHIBIT A

15714 Craighurst Dr
03/26/2024 12:52 pm

All repairs by sellers are to be completed by qualified professionals prior to buyers' final walk through. Receipts and any applicable warranties will be paid by sellers and provided to buyers prior to closing. Professional quotes attached to Exhibit A were provided by Bosscat Home Services.

2.3.1 - I. Structural Systems: C. Roof Covering Materials SHINGLES: DAMAGED/MISSING

Recommendation

Place/replace damaged/missing shingles at roof to prevent leaks.

Damaged/missing shingles were observed to the roof covering at the time of the inspection. These conditions can compromise the integrity of the roof covering. Recommend contacting a professional roofing contractor to evaluate and determine the extent of the repairs needed.

Recommendation

Contact a qualified professional.



2.3.2 - I. Structural Systems: C. Roof Covering Materials SHINGLES: LIFTING/LOOSE

Recommendation

Repair/replace lifting/loose shingles at roof to prevent leaks.

Multiple shingles were observed to not be properly secured. This could cause lifting of the shingle in the case of high winds or possible moisture intrusion. Recommend contacting a professional roofer to evaluate and determine the extent of repairs needed.

Recommendation

Contact a qualified professional.



Right



2.4.1 - I. Structural Systems: D. Roof Structures and Attics ATTIC: SEPERATION OF HIP AND JACK RAFTERS

Recommendation

Repair separation of hip and jack rafters at attic to prevent structural issues.

Separation has occurred between the hip and jack rafters to some degree and there were also some poorly cut mitres present. Repairs are recommended to be performed by a qualified contractor to ensure no further movement occurs at these rafter to ridge board connections and/or to correct (bring into original position) as needed.

Recommendation

Contact a qualified professional.



Right attic

2.4.3 - I. Structural Systems: D. Roof Structures and Attics

ATTIC: DAMAGED JOIST

Recommendation

Repair damaged ceiling joist at garage attic to prevent structural issues.

The garage ceiling joist exhibits severe damage and significant cracking, compromising its structural integrity and safety. Recommend contacting a qualified contractor to evaluate and determine the extent of repairs needed.

Location
Garage

Recommendation
Contact a qualified professional.



Garage

3.1.1 - II. Electrical Systems: A. Service Entrance and Panels

ELECTRICAL PANEL: AFCI BREAKERS

Recommendation

Install arc-fault safety protection at electrical panel as noted to satisfy code requirements.

Arc-fault safety protection was not installed for all currently required 15 and 20 amp circuits. AFCI protection is required on all 15-20 amp circuit breakers. Recommend contacting a licensed electrician to satisfy modern code requirements.

[Click here](#) for modern AFCI protection code requirements

Recommendation
Contact a qualified professional.



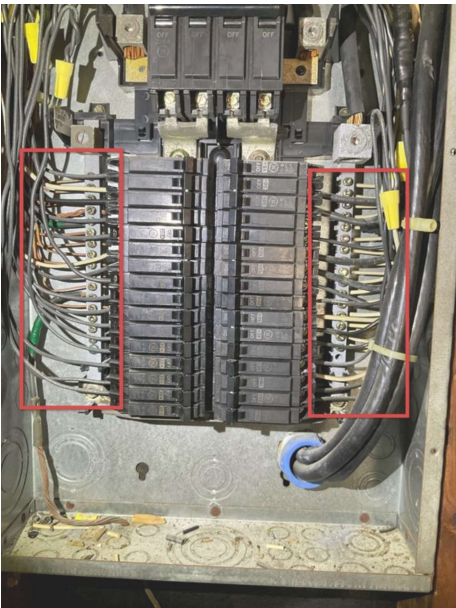
3.1.3 - II. Electrical Systems: A. Service Entrance and Panels
ELECTRICAL PANEL: UNLABELED WHITE CONDUCTORS

 Recommendation

Label neutral conductors (white wires) at electrical panel as noted for safety purposes.

Neutral conductors (white wires) were observed to be connected to circuit breakers. Neutral conductors are typically neutral but when connected to a breaker they become hot/live and should be labeled as such. Recommend contacting a licensed electrician to evaluate.

Recommendation
Contact a qualified professional.



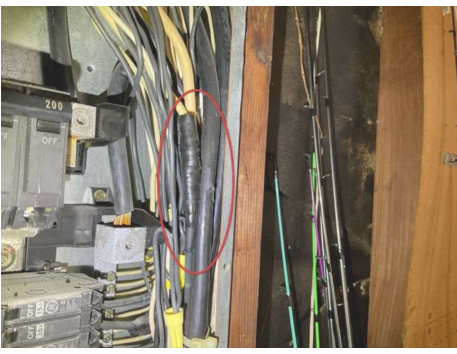
3.1.4 - II. Electrical Systems: A. Service Entrance and Panels
ELECTRICAL PANEL: LIVE TAPED SPLICES

 Safety Hazard

Evaluate and correct live taped splices at electrical panel as noted for safety purposes.

Conductors in the electrical panel were observed to be spliced with electrical tape. All conductor connections shall be spliced by wire nuts to prevent possible injury. Recommend contacting a licensed electrician to evaluate and determine the extent of repairs needed.

Recommendation
Contact a qualified professional.



3.1.5 - II. Electrical Systems: A. Service Entrance and Panels
ELECTRICAL PANEL: MISSING NAIL PLATES

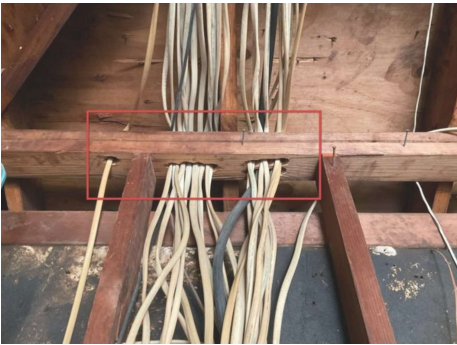
 Recommendation

Place missing nail plates at garage framing as noted for safety purposes.

Missing nail plates was observed to the garage framing. Nail plates are required to be installed to prevent possible nails from puncturing conductors. Recommend installation of proper nail plates for safety purposes.

Location
Garage

Recommendation
Contact a qualified professional.



Garage

3.2.1 - II. Electrical Systems: B. Branch Circuits, Connected Devices, and Fixtures
ELECTRICAL FIXTURES: MULTIPLE ISSUES

 Recommendation

No GFCI protection in required areas, No power to outlets, Objects lodged in outlet, Damaged exterior weathercover, Damaged light switch

Multiple issues were observed to the electrical fixtures at the time of the inspection. Recommend contacting a licensed electrician to evaluate and determine the extent of repairs needed.

Recommendation
Contact a qualified electrical contractor.

For safety purposes:

- 1) Add GFCI protection to required areas.
- 2) Ensure proper function at all outlets.
- 3) Repair or replace outlets containing lodged items.
- 4) Replace damaged exterior weather-cover and light switch.



Rear



Garage



Kitchen(No GFCI)



Breakfast area

3.2.2 - II. Electrical Systems: B. Branch Circuits, Connected Devices, and Fixtures
SMOKE DETECTORS: NOT INTERCONNECTED

 Safety Hazard

For safety purposes, ensure that smoke detectors are interconnected as noted.

When the smoke alarms were tested, only the unit being tested would sound. When one smoke alarm is tested they should be interconnected in a manner that will set them all off. Recommend further evaluation for safety purposes.

Recommendation

Contact a qualified professional.



4.3.2 - III. Heating, Ventilation and Air Conditioning Systems: C. Duct Systems, Chases, and Vents
DUCTS: MULTIPLE DAMAGED DUCTS

 Recommendation

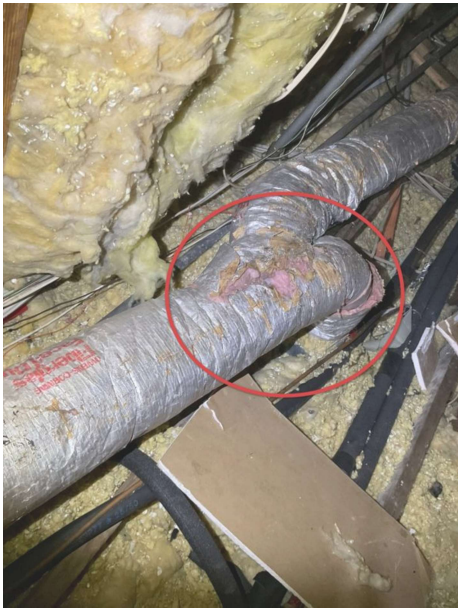
Repair/replace damaged or deteriorated ducts as recommended by a qualified professional to prevent contaminants in the home, and/or loss of energy efficiency.

During the home inspection, damaged air ducts were observed in the heating and cooling system. The ducts appeared to be damaged/deteriorated in several locations, which could cause a loss of energy efficiency and an increase in utility bills. Additionally, damaged air ducts can allow dust, debris, and other contaminants to enter the home's living spaces, potentially compromising indoor air quality and

causing respiratory issues. Recommend contacting a licensed HVAC technician to evaluate and determine the extent of repairs needed.

Recommendation

Contact a qualified HVAC professional.



4.3.3 - III. Heating, Ventilation and Air Conditioning Systems: C. Duct Systems, Chases, and Vents

DUCTS: RESTING ON ATTIC FLOOR

Recommendation

Flexible ducts were observed to be resting on the attic floor. All flexible ducts should be hung from the rafters to prevent condensation from forming. Recommend correction to avoid moisture issues.

Recommendation

Contact a qualified professional.

Correct flexible ducts resting on the attic floor. Ducts should be hung from the rafters as noted to prevent condensation and avoid moisture issues in the home.



5.1.1 - IV. Plumbing Systems: A. Plumbing Supply, Distribution Systems, and Fixtures

SHOWER: LEAK/SPRAYING BEHIND THE SHOWER HEAD

Recommendation

Observed leaking/spraying behind the shower head at the time of the inspection. Recommend contacting a professional plumber to evaluate and determine the extent of repairs needed.

Repair or replace shower head at primary bathroom to correct active leak.

Location
Primary bathroom

Recommendation
Contact a qualified professional.



Primary bathroom

5.1.3 - IV. Plumbing Systems: A. Plumbing Supply, Distribution Systems, and Fixtures
FIXTURES: KITCHEN FAUCET LEAK

 Recommendation

Repair or replace kitchen faucet to correct active leak.

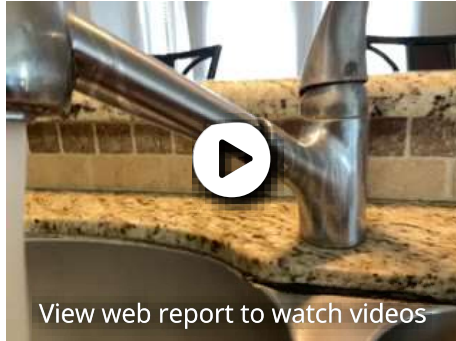
The kitchen faucet was observed to be leaking from the stem at the time of the inspection. Recommend further evaluation by a professional plumber.

Location
Kitchen

Recommendation
Contact a qualified professional.



Kitchen



View web report to watch videos

5.1.4 - IV. Plumbing Systems: A. Plumbing Supply, Distribution Systems, and Fixtures
TOILET: NOT FLUSHING

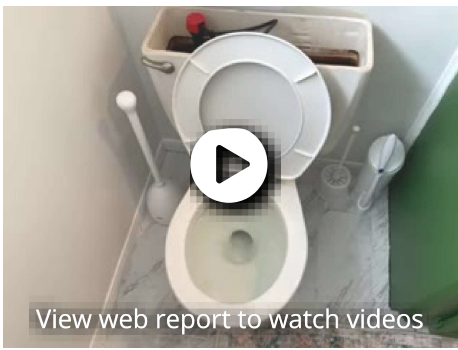
 Recommendation

Qualified professional to repair toilet at half bathroom to ensure proper function.

The half bathroom toilet was observed to not flush at the time of the inspection. Recommend contacting a licensed plumber to evaluate and determine the extent of repairs needed.

Location
Half bathroom

Recommendation
Contact a qualified professional.



5.1.5 - IV. Plumbing Systems: A. Plumbing Supply, Distribution Systems, and Fixtures
PLUMBING: DAMAGED FAUCET

 Recommendation

Repair or replace damaged faucet handle nozzle diverter at kitchen to ensure proper function.

The kitchen faucet handle nozzle diverter was damaged at the time of the inspection. Recommend contacting a qualified plumber to evaluate and determine the extent of repairs needed.

Location
Kitchen

Recommendation
Contact a qualified professional.



Kitchen

5.2.2 - IV. Plumbing Systems: B. Drains, Wastes, and Vents
DRAINS: ACTIVE LEAK

 Recommendation

Qualified professional to repair active leak under kitchen sink.

The inspection revealed a leak in the plumbing drain system. Water was observed dripping from the drain pipe under the kitchen sink. If left unaddressed, this leak can lead to water damage and other related issues. Recommend contacting a licensed plumber to evaluate and determine the extent of repairs needed.

Note: moisture at this drain possibly was caused from the kitchen faucet leak

Location
Kitchen

Recommendation
Contact a qualified professional.



Kitchen

5.4.1 - IV. Plumbing Systems: C. Water Heating Equipment
GAS PIPING: NO SEDIMENT TRAP

 Recommendation

The gas line going into an appliance should have a sediment trap(drip leg) so any debris going through the gas line will drop off before entering the appliance. Remedy as needed.

Recommendation
Contact a qualified professional.

Place missing sediment trap at water heating equipment to prevent debris from entering the appliance.



7.1.1 - VI. Optional Systems: B. Swimming Pools, Spas, Hot Tubs, and Equipment
POOL/SPA: MULTIPLE ISSUES

 Recommendation

Multiple issues were observed to the pool equipment at the time of the inspection. The issues observed are as follows:

- Low return jet pressure
- Excessive noise from booster pump
- Heaving pool decking
- Debris in pool
- Deteriorated coping sealant

Minor and moderate cracks to decking

Damaged skimmer basket

Inoperable pool light

Recommend contacting a pool contractor to evaluate and determine the extent of repairs needed.

Recommendation

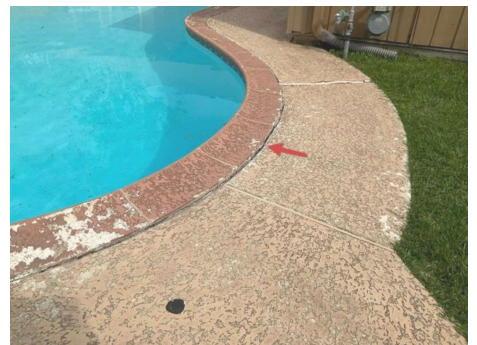
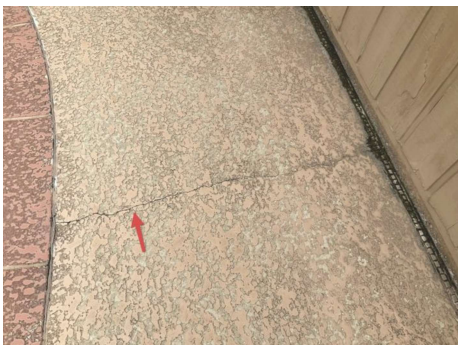
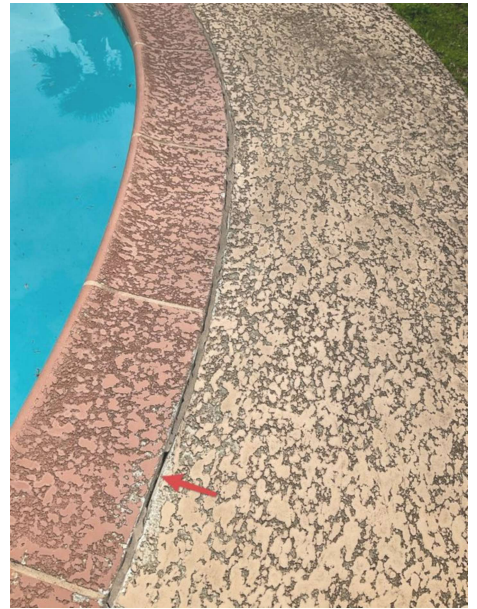
Contact a qualified professional.

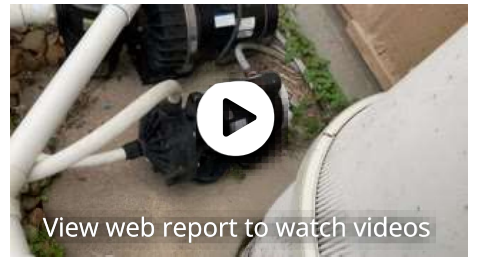
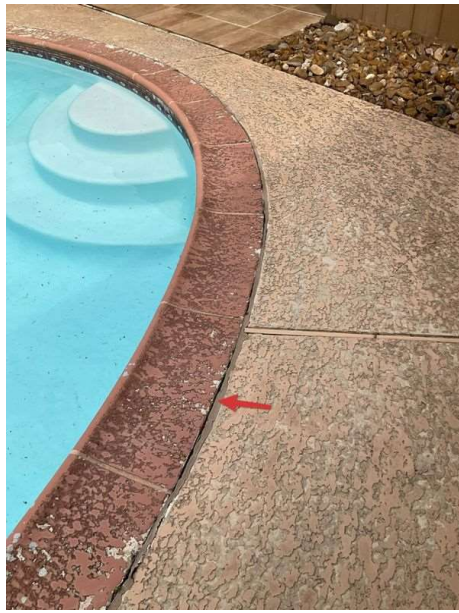
1) Replace pool pump filters to ensure proper return jet pressure and correct excessive noise from booster pump. Any additional repairs recommended by a qualified professional to correct these items should be completed.

2) Clean all debris from pool and level chemicals as needed prior to buyers' final walk through.

3) Replace damaged skimmer basket.

4) Repair pool light to ensure it is operable.





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BOSSCAT™

ESTIMATE

REPAIR. RENOVATE. MAINTAIN. ENJOY.

Estimate #154476

Created on 03/25/2024

PREPARED FOR:

Priscilla Lopez-Garcia
15714 Craighurst Drive
Houston, TX 77059

Your Interactive
Online Estimate



CONTACT US

CustomerCare@BossCatHome.com

1.877.4.BOSSCAT

PERSONALIZE YOUR ESTIMATE

1 Review your estimate by category

2 Add project items to your cart

3 Place your order to begin the scheduling process

4 Have additional items needing an in-person assessment? Schedule a free consultation with our in-home consultation team



Watch a video on how to navigate your estimate



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YOUR BOSSCAT ESTIMATE FOR

15714 Craighurst Drive, Houston, TX 77059

ESTIMATED ITEMS

76 Items in the shopping cart; 7 Items Require Additional Information

⚡ ELECTRICAL

A.1 Replace breaker(s) with Arc Fault breaker(s). (Qty: 1) **\$258.00**

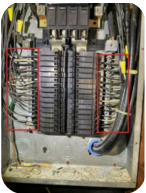
Disclaimer: Price to be adjusted per quantity required



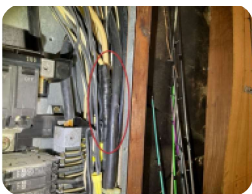
A.2 Install blunt-tipped screw(s) at electrical panel cover. (Qty: 1) **\$28.00**



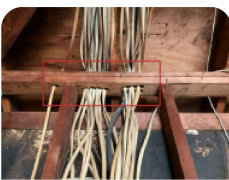
A.3 Evaluate electrical panel wiring and identify wires using proper colors. (Qty: 1) **\$118.00**



A.4 Install junction box(es). (Qty: 1) **\$58.00**



A.5 Install wire protection. (Qty: 2) **\$124.00**



Disclaimer: Price subject to change depending on repair required. Price to be adjusted per quantity required



B.1 Replace outlet(s) with GFCI-protected outlet(s). (Qty: 1) \$130.00

Disclaimer: Price to be adjusted per quantity required



B.1 Repair electrical outlet(s). (Qty: 1) \$69.00

Disclaimer: Price subject to change depending on repair required. Price to be adjusted per quantity required



B.1 Install/replace weatherproof cover to exterior outlet(s). (Qty: 1) \$39.00



PLUMBING

A.1 Repair faucet(s)/fixture(s). (Qty: 1) \$90.00



A.2 Seal/caulk junction(s). (Qty: 1) \$40.00

Disclaimer: Sealant to match as closely as possible to surrounding area.



Jack and Jill bathroom

A.3 Repair faucet(s)/fixture(s). (Qty: 1)

\$90.00

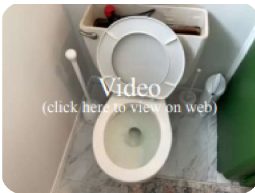


Kitchen

A.4 Repair toilet(s). (Qty: 1)

\$183.00

Disclaimer: Price subject to change depending on repair required.



A.5 Replace faucet(s)/fixture(s). (Qty: 1)

\$181.00

Disclaimer: Price assumes standard fixture. Price to be adjusted if specialty fixture is desired/requested.



Kitchen

B.1 Repair drain stopper(s). (Qty: 1)

\$78.00

Disclaimer: Price to be adjusted per quantity required. Price subject to change if replacement is required



B.2 Repair drain line(s). (Qty: 1)

\$158.00



Kitchen

C.1 Install/replace sediment trap at plumbing line. (Qty: 1)

\$170.00



HVAC

A.1 Install/replace sediment trap at HVAC line. (Qty: 1)

\$150.00



A.2 Adjust flue pipe for minimum 1" clearance from combustibles. (Qty: 1)

\$127.00

Disclaimer: Price assumes no obstructions are present preventing proper adjustment.



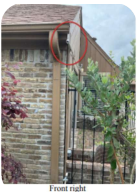
B.1 Install/replace insulation to HVAC line(s). (Qty: 1)

\$76.00



B.3 Extend HVAC line(s) away from foundation. (Qty: 1)

\$68.00



B.4 Replace HVAC unit platform. (Qty: 1)

\$1,005.00

Disclaimer: Price subject to change per onsite conditions and style of platform desired.



C.1 Replace air filter(s). (Qty: 1)

\$40.00



C.2 Repair area(s) of ductwork. (Qty: 2)

\$214.00

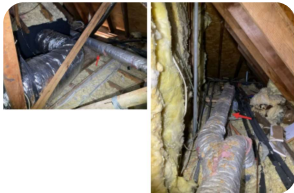
Disclaimer: Price to be adjusted per linear footage required. Price subject to change if replacement is required



C.3 Install support to HVAC duct(s). (Qty: 2)

\$240.00

Disclaimer: Price to be adjusted per linear footage required



C.1 Repair microwave exhaust vent. (Qty: 1)

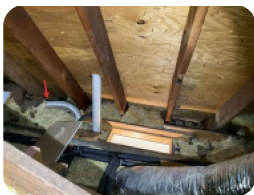
\$124.00



F.1 Extend bathroom exhaust duct to terminate to exterior. (Qty: 1)

\$155.00

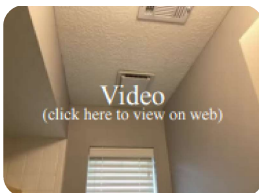
Disclaimer: Price includes extending duct to soffit vent, ridge vent, or gable vent. Price does not include routing duct through the roof.



F.2 Replace bathroom exhaust fan(s). (Qty: 1)

\$336.00

Disclaimer: Price to be reduced if fan can be repaired instead of replaced.



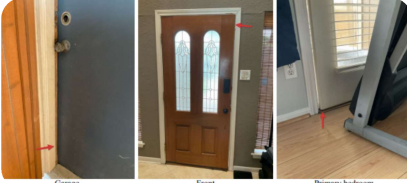


Right

WINDOWS DOORS

G.2 Repair door(s). (Qty: 3)

\$268.00



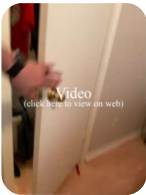
Garage

Front

Primary bedroom

G.3 Adjust interior door(s). (Qty: 1)

\$50.00



G.5 Install/replace door hardware. (Qty: 1)

\$264.00

Disclaimer: Price includes standard hardware. If specialty hardware is required, price to be adjusted.

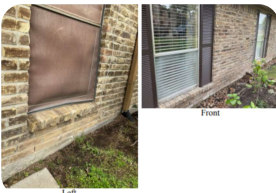


Garage

H.1 Install window screen(s). (Qty: 2)

\$257.00

Disclaimer: Price includes new frame and screen. Price to be adjusted per quantity required



Left

Front

H.2 Replace window balance(s) (set of 2). (Qty: 1)

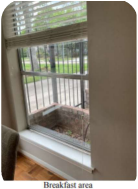
\$275.00

Disclaimer: Price assumes standard balances are required. Price to be reduced if balance can be repaired instead of replaced.



Breakfast area

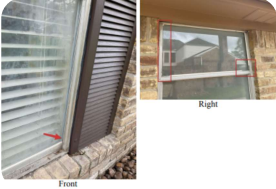
Disclaimer: Price includes cleaning and lubricating hardware for smoother operation. Price does not include hardware replacement, if required.



H.4 Repair window glazing. (Qty: 2)

\$204.00

Disclaimer: Price is for area pictured and is subject to change per additional areas required



EXTERIOR

B.2 Install/replace gutter downspout(s). (Qty: 1)

\$144.00



B.2 Install/replace downspout extension(s). (Qty: 1)

\$62.00

Disclaimer: Price to be adjusted per quantity required



B.2 Secure gutter(s). (Qty: 2)

\$70.00

Disclaimer: Price subject to change if gutter height is above 20 feet.



E.1 Seal/caulk junction(s). (Qty: 3)

\$200.00

Disclaimer: Sealant to match as closely as possible to surrounding area. Price to be adjusted per quantity required



E.4 Repair area(s) of siding. (Qty: 3)

\$337.00

Disclaimer: Price includes repair and spot paint of area(s) noted. Price subject to change if replacement is required



E.5 Seal crack(s) in brick. (Qty: 2)

\$202.00

Disclaimer: Sealant to match as closely as possible to existing area..Price is for area pictured and is subject to change per additional areas required



E.6 Seal crack(s) in brick. (Qty: 3)

\$302.00

Disclaimer: Sealant to match as closely as possible to existing area. Price is for area pictured and is subject to change per additional areas required



E.7 Seal void(s) in mortar. (Qty: 3)

\$167.00

Disclaimer: Sealant to match as closely as possible to existing mortar. Price is for area pictured and is subject to change per additional areas required



E.8 Seal gap/hole. (Qty: 1)

\$39.00

Disclaimer: Sealant to match as closely as possible to existing area.



E.9 Replace missing/damaged brick(s). (Qty: 1)

\$90.00

Disclaimer: Replacement brick to match as closely as possible to existing bricks.



E.10 Remove ground cover/landscaping in direct contact with siding (4" distance between ground and siding). (Qty: 1) \$172.00

Disclaimer: Price includes removal of up to 30 linear feet of ground cover per quantity noted.



K.1 Source tile(s). (Qty: 1)

\$200.00

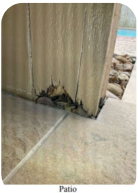
Disclaimer: Price to be adjusted if material(s) provided by owner.



K.2 Install/replace post footing(s). (Qty: 1)

\$258.00

Disclaimer: Price includes installation of a concrete footer to code.



K.3 Seal void(s) in grout. (Qty: 2)

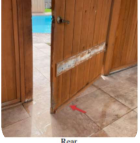
\$112.00

Disclaimer: Sealant/grout to match as closely as possible to existing. Price subject to change depending on quantity of areas.



L.4 Repair fence gate(s). (Qty: 1)

\$96.00

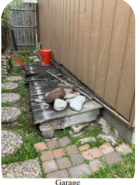


Rear

L.6 Remove scrap materials/debris as specified. (Qty: 1)

\$250.00

Disclaimer: Price does not include removal of debris/trash to off site dump/location. Price only includes depositing materials at street for trash pickup.



Garage

B.2 Repair/adjust gutter(s). (Qty: 2)

\$278.00

Disclaimer: Price subject to change depending on repair required and gutter height.



Rear



Rear

E.2 Repair area(s) of wood rot/deterioration. (Qty: 7)

\$956.00

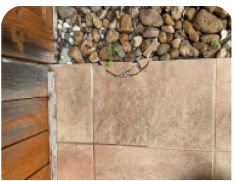
Disclaimer: Price includes repair and spot paint of area(s) noted.



K.1 Replace tile(s). (Qty: 1)

\$96.00

Disclaimer: Price assumes proper size/kind replacement tiles can be sourced for replacement.



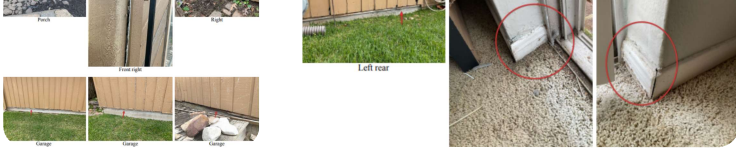
Rear

INTERIOR

E.2 Replace baseboard. (Qty: 1)

\$269.00

Disclaimer: Price to be adjusted per linear footage required. Price subject to change if additional repairs are required



E.3 Repair area(s) of drywall. (Qty: 2)

\$222.00

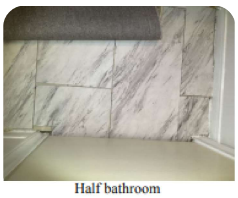
Disclaimer: Price includes repair and spot paint of area. Paint to match as closely as possible to existing; however, it is unlikely that paint will be a perfect match. If edge to edge painting is desired, price can be adjusted.



F.1 Repair area(s) of tile grout. (Qty: 1)

\$123.00

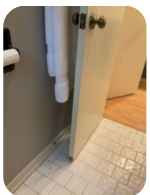
Disclaimer: Grout to match as closely as possible to existing.



G.1 Install/replace door stop(s). (Qty: 1)

\$35.00

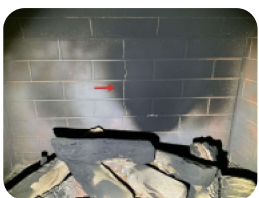
Disclaimer: Price to be adjusted per quantity required



J.1 Seal crack(s) in fireplace (less than 1/8 inch thick). (Qty: 1)

\$177.00

Disclaimer: Price includes sealing cracks with heat resistant sealant. Sealant to match as closely as possible to existing area.



J.2 Sweep and inspect chimney. (Qty: 1)

\$423.00





L.5 Replace bottom of cabinet. (Qty: 1)

\$244.00



ATTIC

D.1 Install support to rafter(s). (Qty: 2)

\$316.00

Disclaimer: Price to be adjusted per quantity required. Price subject to change if additional repairs are required



D.2 Repair attic hatch/frame. (Qty: 1)

\$87.00

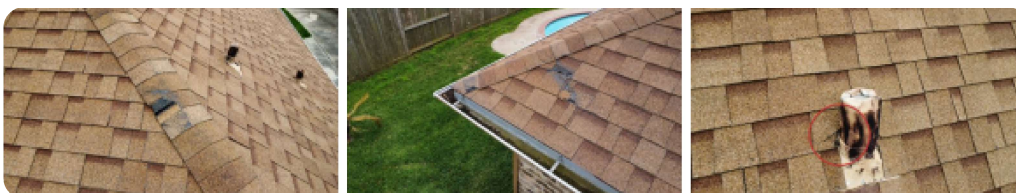


ROOF

C.1 Replace area(s) of shingles. (Qty: 2)

\$635.00

Disclaimer: Replacement shingles to match as closely as possible to existing. Priced for up to 5 shingles per quantity noted



C.2 Repair area(s) of shingles. (Qty: 2)

\$406.00

Disclaimer: Price is for area pictured and is subject to change per additional areas required



Right

C.3 Install cricket at chimney. (Qty: 1)

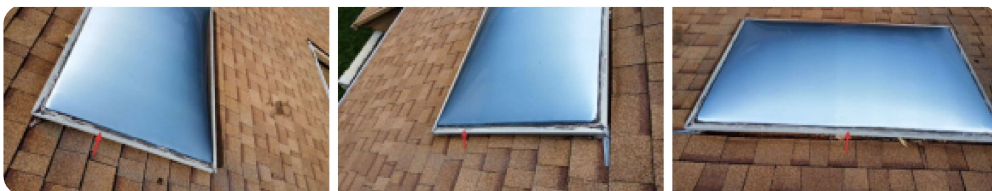
\$2,198.00



C.4 Secure/seal area(s) of flashing. (Qty: 1)

\$200.00

Disclaimer: Price subject to change if additional repairs are required



J.3 Seal cracks/mortar in chimney cap/crown. (Qty: 1)

\$210.00



Safety Allowance: Roof Access (Qty: 1)

\$500.00

Disclaimer: If roof height and/or slope require additional safety equipment for access, additional funds may be needed for safety protocols.

Ladder Rental (Qty: 1)

\$75.00

Disclaimer: If roofline is about 20 ft then ladder rental may be required for access.

**** EXCLUDED**

L.2 Excluded item (pest control.) (Qty: 1)

\$0

Disclaimer: BOSSCAT does not handle pest control but can provide referral, if desired.- BOSSCAT can repair damages caused by pests after remediation.



Right

L.3 Excluded item (pest control.) (Qty: 1)

\$0

BOSSCAT can repair damages caused by pests after remediation.



B.1 Excluded item (pool.) (Qty: 1)

\$0

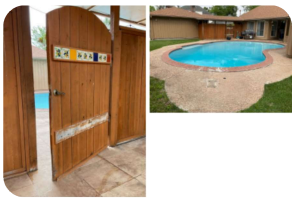
Disclaimer: While pool repairs are out of BOSSCAT's scope, we have partnered with Pool-Fax to provide estimates and repairs to our clients. You can contact them directly at (405) 309-9935 or contact@getpoolfax.com.



B.2 Excluded item (pool.) (Qty: 1)

\$0

Disclaimer: While pool repairs are out of BOSSCAT's scope, we have partnered with Pool-Fax to provide estimates and repairs to our clients. You can contact them directly at (405) 309-9935 or contact@getpoolfax.com.



Total:

\$16,417.00



PRICE MATCH GUARANTEE

Our prices are highly competitive. If you find a lower price from another licensed and insured provider, within a 25-mile radius of the property that matches the scope of work and materials to be used,

YOUR BOSSCAT ESTIMATE FOR

15714 Craighurst Drive, Houston, TX 77059

Items that Need More Information

Additional Information is needed to provide a precise estimate. If you are interested in having BOSSCAT repair these items, please view your estimate in your client portal and request an in-home consultation.

A.1 Evaluate item (whole tree removal.) (Qty: 1)

B.1 Evaluate item (grading). (Qty: 1)

D.3 Evaluate item(s) (Structural Engineer). (Qty: 1)

G.4 Evaluate item(s). (Qty: 1)

L.1 Evaluate item(s). (Qty: 1)

B.2 Evaluate item(s). (Qty: 1)

B.5 Evaluate HVAC/ductwork performance. (Qty: 1)



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Because we are a one-stop solution for any home project, you can count on us to deliver consistent results, regardless of the circumstances, backed by our one-year labor warranty.

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Customize your estimate and book your project online



Your Interactive Online Estimate

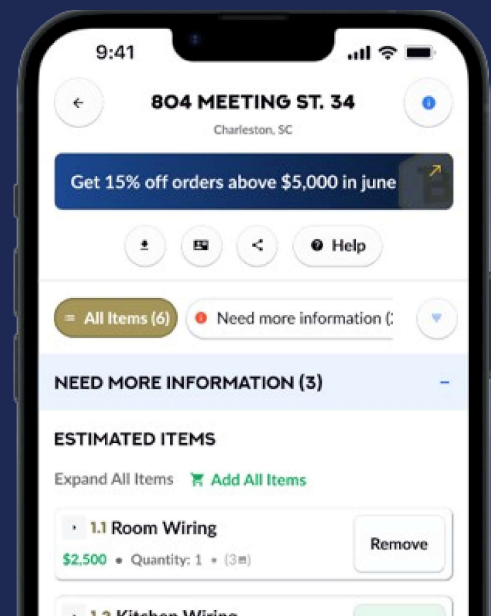
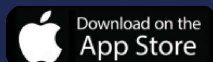
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Damon Jordan, Metro Brokers

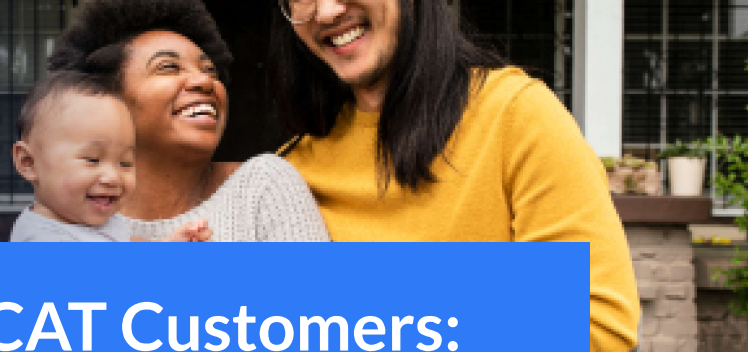
"Excellent service on repairs needed on my home to prep for sale. They were able to get out within a day of approving the estimate as promised. Work was completed quickly and professionally. Highly recommend!"

Deborah Cheek, Homeowner

 Trustpilot



Excellent



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CONTACT US

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1-877-4-BOSSCAT



AMENDMENT TO CONTRACT CONCERNING THE PROPERTY AT

15714 Craighurst Dr. Houston

(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: (Notice: Paragraph 7 of the contract governs the completion, delivery of documentation, and transfer of warranties of repairs and treatments.) See Exhibit A (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 \$ 9,300.00 (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: (Real estate brokers and sales agents are prohibited from practicing law.)

CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate brokers and sales agents from giving legal advice. READ THIS FORM CAREFULLY.

EXECUTED the day of N/A, (BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)

Jacob Gomez 03/26/2024 Buyer Jacob Gomez

Adelisse Gomez 03/26/2024 Buyer Adelisse Gomez

DENIED Seller Tirsa C Gonzales

Seller Anthony G Gonzales



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. 39-9. This form replaces TREC No. 39-8.