

Exhibit B to Earnest Money Contract Between Robert Paul Mims & Katherine Ellen Crooks (Buyers) and Unicus Developments 6 LLC (Seller) Pertaining to Property at 2816 Newman St, Houston, TX 77098

Seller commitment to address Exhibit A.

Repair # (as per Exhibit A to Earnest Money Contract)

1. Additional guardrails have been added to perimeter. Total elevation now at 36" (see pictures)



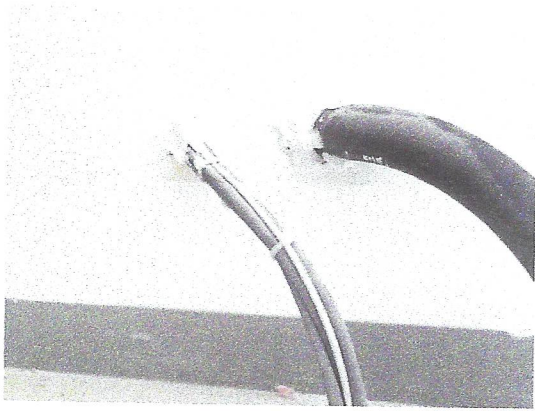
2. All Sewer, flue and roof jacks have been painted



3. Added additional weather stripping to eliminate daylight gap.
4. Trash has been removed
5. Ventilation mechanism for attic: air come in at soffit and goes out on ridge vents (metal roof)

6. Hairline cracks in sheet rock have been addressed

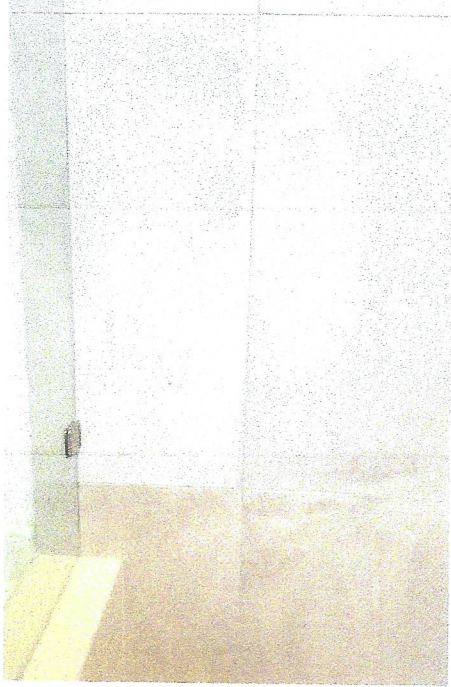
7. Completed (see pictures)



8. Minor gap existed between shower perimeter wall and glass partition. Additional silicon applied, and gap has been closed (see picture). The water leak was located at 3rd floor bathroom not master bathroom.



9. Master bathroom has been completed, all other areas to be completed



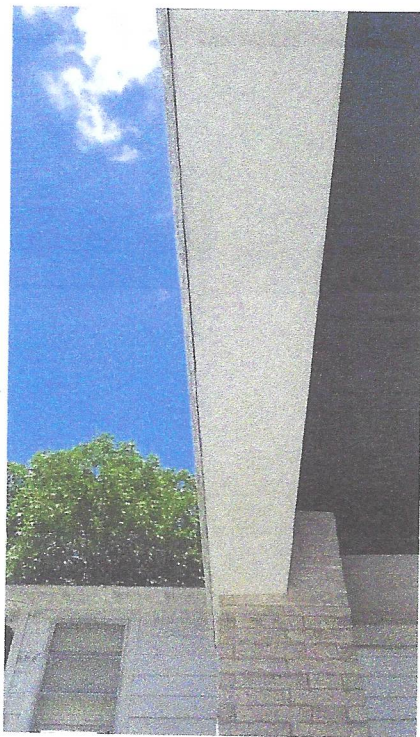
10. Wall flashing is installed as per requirements of the city of Houston (see pictures).



As per brick subcontractors, brick supplier and city of Houston Senior Inspector no flashing is required over lintel on top of widow / door openings.

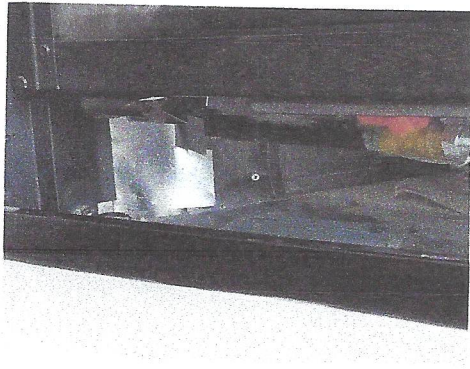
Attached please see City of Houston record for brick tie inspection being approved on 07/12/2017. Based on inspection report performed by Vital Inspections, we requested opinion from Ellis Dorrance Senior Inspector for the City of Houston Public Works and Engineering Department, Mr. Dorrance confirmed our assessment that additional flashing is not necessary and provided his business card in case you want to discuss this issue further with him. It is important to note that Steel angle lintels have been primed before installation and life expectancy far exceeds +50 years.

11. Weep wholes have been unclogged (see picture)

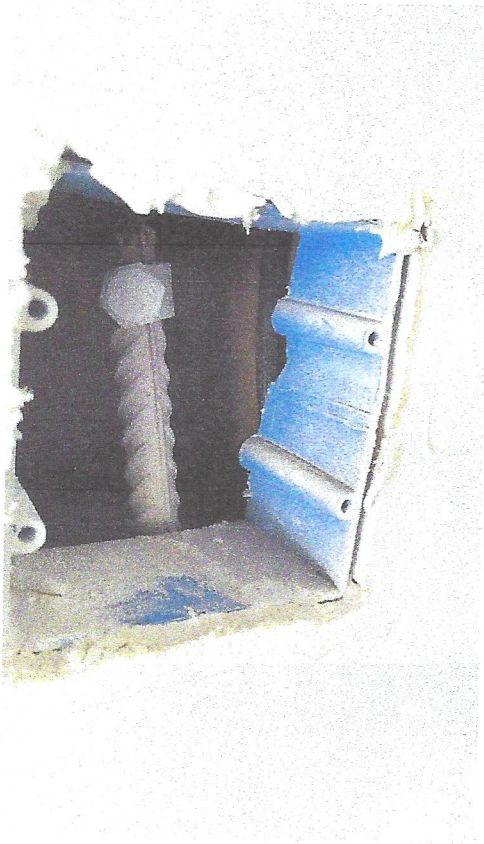


12. Door stop has been installed

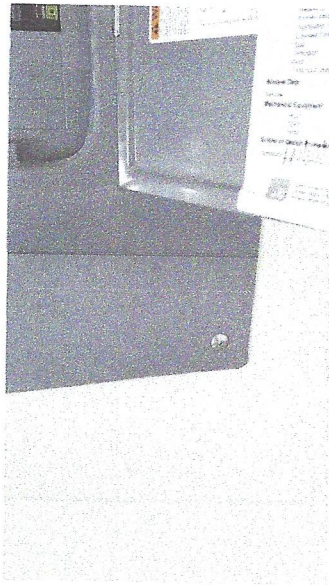
13. As per supplier of fireplace, perfection fireplace, this may be done but it is not required by manufacturer (see email from perfection fireplace). We have addressed adding metal piece to cover (see picture).



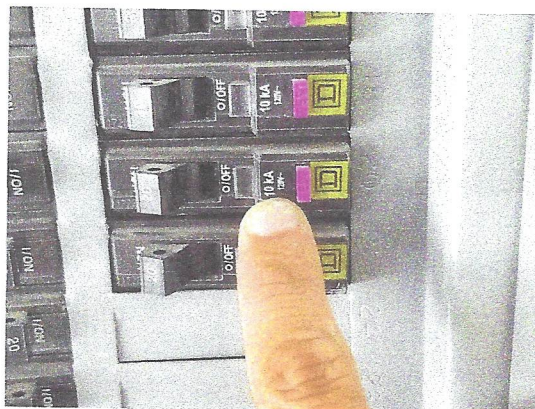
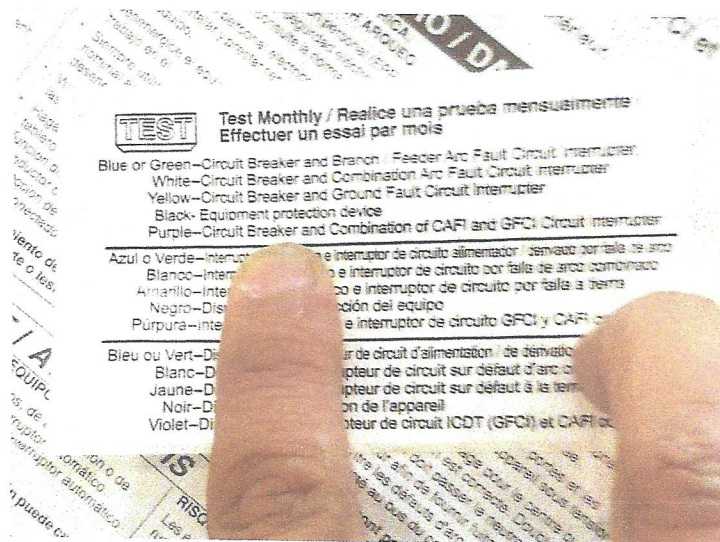
14. There is already a second ground that can be seen from inside the garage walls (see picture). One additional ground will be installed as per report recommendation

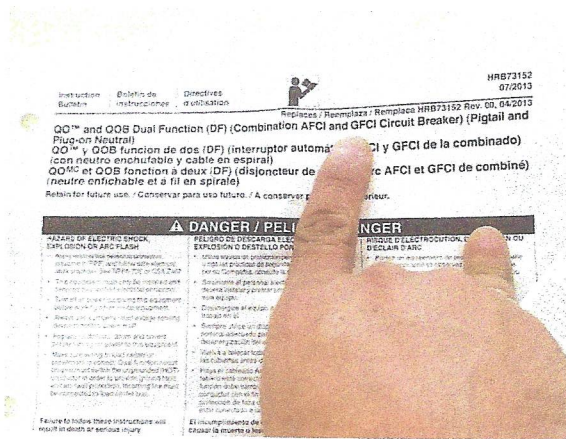


15. It has been completed (see picture)



16. We have installed circuit breakers (purple in the breaker box) that are a combination of AFCI and GFCI therefore not requiring individual GFCI in areas listed in the report (see pictures)





17. There is already an electrical outlet in the laundry room. It is not by the sink, so no additional outlet is needed.

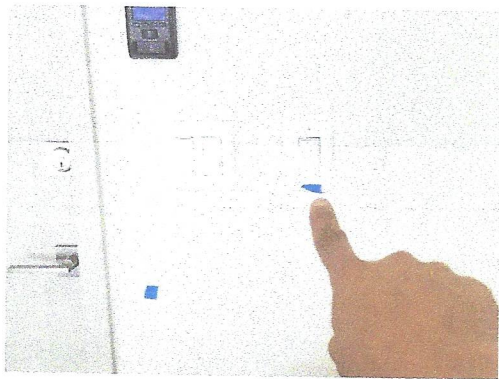
18. Completed (see picture)



19. Is has been replace (see picture)



20. Power outlets already in place and with power. They are controlled by a switch by the garage door to the house and it might have been off (see pictures).



21. All sealing has been completed to address daylight gaps

22. One additional opening has been added to the mechanical room (see picture)



Same as #5 above

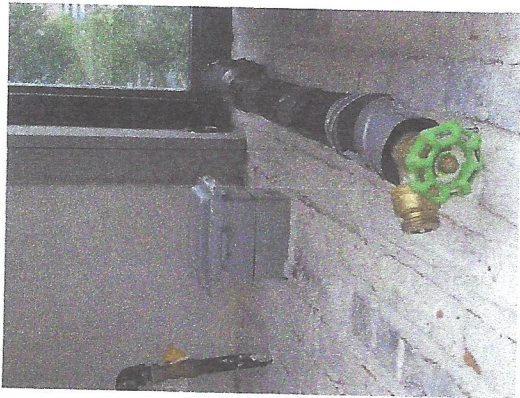
23. HVAC Technician addressing service repairs needed. Due to limited space in mechanical room, flexible ducts will touch each other at some points. It is customary to add insulation between those ducts.

24. Hot and cold water in secondary bathroom in the second floor has been reversed.

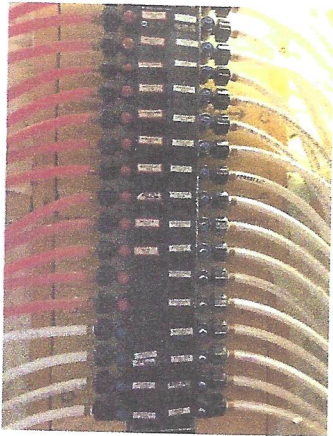
25. Completed (see picture)



26. Corrected (see picture)



27. Pex crimps have been addressed (see picture)



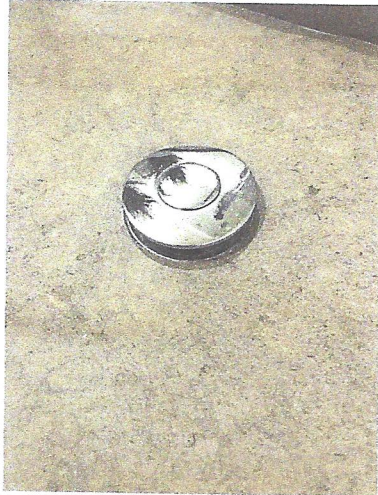
28. Water leaks at shower heads have been addressed (see pictures)



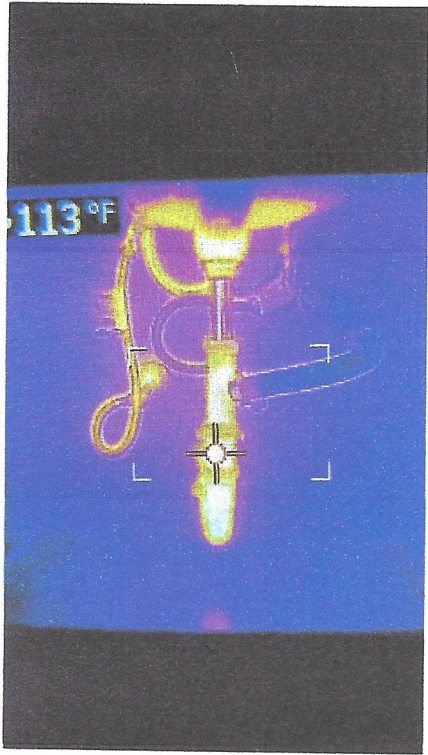
29. Drain line under sink has been properly pitched (see picture)



30. Missing escutcheon has been replaced (see picture) and it is draining properly.



31. It has been repaired (see picture)

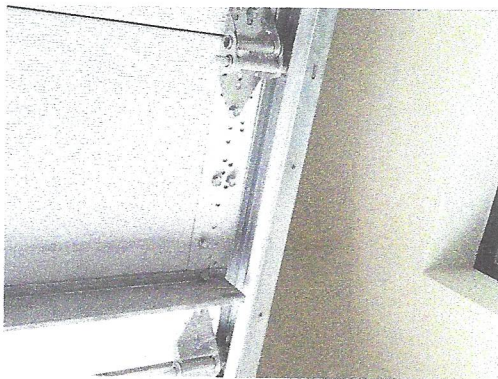


32. Bonding addressed (see picture). We will install condensate neutralization capsule (model installed does not require it see email from manufacturer)



33. Already addressed

34. Label has been procured, if buyer deems important we can place by the garage door keypad. Manual lock has been disabled (we will provide to buyer in case they want to reinstall)



35. Completed

36. Sprinkler heads have been adjusted

37. Insulation pieces have been replaced (See pictures)

