



TCA DIAMOND INVESTMENTS, LLC

SELLER'S DISCLOSURE ADDENDUM A

Date: 8/21/19

Areas needing repair known to Seller (see below), and to which action has been taken to remedy (see Addendum B)

1. Small water leak in laundry room area roof during heavy rains;
2. Exterior siding deficiencies—missing boards, rotten wood, small openings;
3. Water intrusion into lower unit during heavy rains;
4. Electrical box wiring issues;
5. Bracing deficiencies in deck area;
6. Prior termite treatment and repair



TCA DIAMOND INVESTMENTS, LLC

SELLER'S DISCLOSURE ADDENDUM B

Date: 8/21/19

Re: Updates to 620 Ball St., Galveston, Texas 77550

1. Gutters installed on perimeter of house--2019. Drainage pipes installed on both east and west sides of house—2019. Also, gutters were installed on the west side of the house next door...618 Ball St.--2019
2. Roof of home—2013
3. Appliances for upper and lower units purchased—2016
4. Water heater, servicing both upper and lower units—2016
5. Window AC/Heat units replaced in upper and lower units—2016
6. Exterior—all known wood rot and/or openings in siding was repaired/replaced—2019
7. Roof over laundry area replaced—2019
8. Deck and railings over laundry area rebuilt—2019
9. Bracing under deck and master bedroom replaced—2019
10. Yard landscaped—2019
11. Front porch (upper unit) carpet replaced—2019
12. Front and back of house, and trim, and certain areas on sides of house, repainted—2019
13. Upper unit kitchen cabinets repainted—2019
14. Upper unit master bedroom repainted—2019
15. Upper unit master bedroom window treatments replaced—2019
16. French drain/swale installed on east side of house—2019
17. Upper unit window AC unit (thermostat installed) in living room—2019
18. Upper unit, master bedroom floor linoleum repairs made—2019
19. Upper unit, kitchen linoleum installed—2016
20. Entire lower unit repainted—2019
21. New kitchen cabinet, lower unit—2019
22. New granite counter top, lower unit—2019
23. New dishwasher, lower unit—2019
24. New bar top and mirrored backsplash, lower unit—2019
25. New bathroom vanity and sink, lower unit—2019
26. Electrical breaker box updated—2019
27. Lead glass window installed, lower unit—2019
28. Toilet fixture connection replaced, lower unit—2019
29. Step and tile inserts installed toilet, lower unit—2019
30. Drain catch for upper living room window AC/heat unit installed—2019
31. Kitchen cabinet fixtures replaced, lower unit—2019
32. New threshold installed master bedroom door, upper unit—2019
33. Exterior siding and windows re-caulked, as needed—2019
34. Termite warranty (transferable) in place with an established pest control company—2019
35. New electrical line installed for new dishwasher, lower unit—2019
36. New stove gas connection, lower unit—2019