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To: \_\_\_\_\_

From: The House Company (Broker)


Property Address: 1520 Market , Galveston, TX 77550-2534

Date: March 25, 2021

(1) Broker obtained the attached information, identified as Items as to the condition of the property at 1520 Market the Seller wanted any interested party to be aware of in any due diligence performed at the property.,  
from Trustee of RTH Trust and Executrix of the David G. Hughes Estate, Deceased.

(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: Broker is relying on this information to be factual and informative.

(3) **Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.**

The House Company  
Broker  
By: 

Receipt of this notice is acknowledged by:

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

# Downstairs House Notes

## Entry Hall

Cracked & damaged stain glass in transom & side lights

Damaged to front threshold

Rust bleeding through paint

Cracked & peeling paint E window trim

Cracked & peeling paint on baseboard

Cracked panes E window

Cracked baseboard on stairs

Wear to risers

## Living Room

Rust bleeding through baseboards& window trim

Cracked S window panes

Cracked E window pane

Broken E window sash cord

Damage to E exterior shutter

Blistering paint E wall (Mike Alvarado sealed around windows on E exterior 2021)

Cracked paint around E window trims

Cracked & blistering paint inside fireplace

Cracked & peeling paint in hall doors

## **Wine Closet**

Cracked window trim

Water damage to ceiling (from broken toilet tank in Primary Bathroom). Toilet replaced 2021

Rusty ac return grills

## **Dining Room**

Badly peeling paint upper S wall  
(Believe this is related to rising damp issue that affects brick structures in Galveston)

Missing 3 panes E window

Missing sash cords E window

Rust bleeding through window & door trims

Cracked & peeling paint N door trim

Cracked & peeling paint N doors

Damage to Bay window exterior shutters

Missing bay window sash cord

Bay window cracked pane

Cracked & peeling paint W door

Gouge to W door trim

Cracked paint S door

## **Kitchen**

Cracked pane W window

Circulation issue in thin cabinet by refrigerator

Cracks in W door

Cracks in beadboard

## **Downstairs Back Bedroom**

Cracked pane W window

Damaged exterior shutters N windows

Cracked & peeling window trim N windows

Peeling & blistering paint (probably due to rising damp) in closet

## **Downstairs Back Bathroom**

Stained paint on walls

Window cracked pane

Cracked window trim

Cracked crown mold

## **Breakfast Room**

Cracked beadboard & window trim E & S wall

Badly Peeling & blistering paint & plaster on W wall. (Believe this is related to rising damp issue that affects brick structures in Galveston.)

## **Powder Room**

Blistering & peeling paint on mirrored window trim

Damaged exterior shutters

## **Upstairs House Notes**

### **Back Upstairs Bedroom**

Shutters on NW window in need of repair

Cracked panes NE window & missing sash cord

Cracking paint W window sill

### **Back Upstairs Bathroom**

Water damage from AC overflow on walls & ceiling (Line cleared by Bosworth 10/20)

Cracked paint around & on N door

Cracked plaster above W door

Cracking of bathtub grout

### **West Upstairs Bathroom**

Small cracks in bathtub tile

Crack in shoe molding by wc

Cracked paint around window

## **Door Hall**

Cracking paint on door molding

## **East Office**

Wear & scratches to floor

Mildew on window cases

Cracked & marked plaster on W wall

Cracked W window pane

Cracked paint on crown molding

Gouge to door to closet

## **Laundry Room**

Wear to walls

Cracked window pane

Cracked plaster

## **Primary Bath**

Missing & cracked grout

Wear to floor

## **Sitting Room**

Cracked & chipped crown molding

Cracked window panes

Damage to hearth & mantle

## **Primary Bedroom**

Cracked & peeling crown molding

Cracked E window panes

Cracked & peeling French doors

Cracked window pane French door

## **Primary Bedroom Closet**

Cracked & peeling crown molding

## **Bay Window Bedroom**

Cracked & peeling crown molding

Water damage from interior gutter overflow on ceiling (Addressed by David Morgan Roofing)

Cracked & peeling W window trim

Cracked & peeling paint below W window

Broken sash cord in bay window

Cracked window pane in bay window

Cracked baseboard in bay window

Peeling paint in

Cracked E window pane

## **Upstairs Hall**

Cracked & peeling crown molding

Broken sash cord E window

Crack below E window

Cracked window panes SE window

Cracked baseboard

Wear to floor

Gouge to bookshelf

Cracked panes in transom

## **3rd Floor**

Damaged exterior shutters