

Attachment to the Seller's Disclosure Notice

113 Canvas Back Drive, Montgomery, TX 77316

Section 8:

In 2024, mold was discovered in the upstairs, northeast facing bathroom wall due to a hole in the ceiling hidden above the hanging cabinet above the toilet. This hole was apparently leftover by the builder and was never covered with sheetrock. The hole allowed hot attic air to infiltrate and mix with the cold air from within the home, causing condensation to form inside the wall cavity of the bathroom. We hired a professional remediator to come out and address the issue, which was isolated to the upstairs bathroom, and we did a full remediation of that wall cavity and removed and replaced the affected sheetrock. We also replaced the HVAC plenum, replaced AC ductwork in the adjacent wall that was improperly installed as well as installed UV lights in the plenum, air scrubbers and a whole house dehumidifier that is tied into the AC system. Receipts and work orders from the vendors we used are available for review if needed. We did not receive a certificate of mold damage remediation at the time as we did not know that it would be important to have, and we did not use a mold assessment consultant to oversee the remediation project. Inside the same bathroom wall, the AC drain line may need to be insulated, as we did not insulate it during the remediation.

While we believe that our initial investigation and remediation was sufficient, we did not work with a mold inspector and encourage buyers to do their own due diligence during inspections.

Buyer Name

Buyer Name

Daniel Mason Luna

dotloop verified
10/24/25 6:22 PM CDT
AZZZ-NZBM-KKOW-5PGU

Seller Name

Lindsey Marie Luna

dotloop verified
10/24/25 6:19 PM CDT
DXR9-FGR8-6I7S-VSB5

Seller Name