

10 Canterbury Pl., Tomball, TX 77375

Information regarding Hurricane Harvey (August 2017), a historic flood event.

- The Seller did not own the property during Hurricane Harvey, a historic rainfall event.
- The prior owner, who was away during the storm, learned about conditions from neighbors and upon returning home.
- It is believed, according to neighbors, that water entered the home through the rear of the property. The waterline on the baseboards indicated the water reached a level of up to one-half the way up the baseboards or one to three inches in various areas of the first floor.
- The prior owner remediated the first floor, including but not limited to replacing **all** flooring, cabinets, all interior and exterior doors, new blown insulation throughout first floor, and cutting sheetrock out and up 4 feet, which was beyond insurance requirements. Prior owner also took this time to update the kitchen by extending the kitchen island, adding granite countertops and stainless-steel appliances. In the primary bathroom, a soaking tub and granite countertops were added. The half bath also had upgraded granite countertops put in.
- **No previous or subsequent flooding had or has occurred.**
- **The home is in FEMA Flood Zone X Shaded (0.2% annual chance, also known as 500-year flood)**
- **Current Base Flood Elevation Certificate shows home is 1 foot above BFE and mechanicals are .5 feet above BFE.**