

109 Riverbrook Drive

Property History & Improvements Package

Prepared for prospective buyers to provide transparency regarding the property's history, renovations, and improvements.

Property History

1994

Information provided by a previous owner stated that the property experienced approximately one inch of water intrusion during an extreme rainfall event in 1994.

2000

The owners who purchased the home in 2000 were aware the property was located within a flood plain. The home did not experience additional flooding issues for many years following their purchase.

2017 – Hurricane Harvey

During Hurricane Harvey in August 2017, the property experienced flooding as part of the unprecedented regional flooding event affecting Southeast Texas and the San Jacinto River watershed. The water receded the same day, and there was no silt, mud, or sand left inside the residence.

2020 to Present

Since August 2020, when Cara and Josh Rahall purchased the property, the home has not experienced any flooding events or other issues affecting the structure. During subsequent regional rainfall events and seasonal storms, including the major flooding event in May 2024, the home and surrounding property were not impacted by flooding or pooling water affecting the structure.

Renovations & Improvements

- Entire downstairs professionally gutted and remediated following Hurricane Harvey
- Downstairs framing treated with Kilz primer
- Entire interior and exterior of home repainted
- All new plumbing installed
- All new electrical wiring installed
- New triple-pane, double-hung windows installed throughout the home
- Updated light fixtures installed throughout the residence
- Interior walls removed to create an open-concept downstairs layout
- Completely remodeled kitchen

- New kitchen appliances installed
- Large kitchen island installed
- New countertops installed
- Insta-Hot water tank installed for whole-home hot water supply
- New downstairs tile flooring installed
- Stairs recarpeted
- Upstairs recarpeted
- All bathrooms upstairs and downstairs fully remodeled
- Four-car garage equipped with heating and air conditioning
- Garage configured as a 'Man Cave' while still allowing vehicle parking
- Roof is approximately 8 years old
- 26kW whole-home generator installed in July 2025
- Permanent outdoor lighting installed
- Outdoor lighting system controllable through a mobile application

Regional Flood Mitigation Efforts

Regional flood mitigation efforts and watershed studies continue throughout the San Jacinto River Basin, including reservoir operation evaluations, sediment studies, drainage improvements, and coordination with local and federal agencies. While no flood control system can eliminate all flood risk, these ongoing initiatives are intended to improve forecasting, reservoir operations, infrastructure planning, and overall flood resilience within the watershed.

Flood Insurance Information

The sellers currently maintain flood insurance on the property. Buyers are encouraged to independently verify future insurability, premium amounts, policy transferability, coverage terms, and all related insurance details directly with their insurance provider.

Buyer Acknowledgement & Disclaimer

All information contained in this package is provided to the best of the seller's knowledge and belief but is not guaranteed. Buyers and their agents are strongly encouraged to independently verify all

information, including but not limited to flood history, floodplain status, insurance availability, governmental studies, mitigation efforts, and any other matters material to their decision to purchase the property. Neither the sellers nor the listing brokers make any warranties or representations beyond what is expressly stated.