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TEXAS REALTORS

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To: _____

_____

From: LPT Realty, LLC (Broker)

Property Address: 18906 Atascocita Forest Drive, Humble, TX 77346

Date: 11/17/2026

(1) Broker obtained the attached information, identified as Buyer Information Package and Seller Supplemental Disclosure regarding mold remediation and supplementals

_____

_____,

from Sellers, Charles B Vance and Polly Vance

_____

_____.

(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: _____

_____

_____

_____

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

LPT REALTY, LLC
Broker

By: Tanya Martinez dotloop verified 11/17/26 6:31 PM CST 7HRP-KC8S-83VS-MDIA

Receipt of this notice is acknowledged by:

_____
Signature Date

_____
Signature Date

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6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MYKNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

My name is Polly Vance My date of birth is and my address is 18906 Atascocita Forest Drive Humble, TX 77346	My name is Charles B Vance My date of birth is and my address is 18906 Atascocita Forest Drive Humble, TX 77346
I declare under penalty of perjury that the foregoing is true and correct.	I declare under penalty of perjury that the foregoing is true and correct.
Executed in Harris County, State of Texas, on the 17 day of November, 2026.	Executed in Harris County, State of Texas, on the 17 day of November, 2026.
Signed: Polly Vance Declarant	Signed: Charles Vance Declarant

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SELLER'S SUPPLEMENTAL DISCLOSURE STATEMENT

Addendum to Seller's Disclosure Notice (Texas Property Code Section 5.008)

Property: 18906 Atascocita Forest Drive, Humble, Texas 77346 (Atascocita South, Section 6)
Sellers: Charles Vance and Polly Vance
Date of this statement: November 12, 2026

1. Purpose

This statement supplements the Seller's Disclosure Notice for the Property. It describes conditions known to Sellers relating to mold, moisture, water damage, and the heating and air conditioning system; the inspections Sellers have obtained; the work Sellers have done; and the documents available to Buyer. Sellers are not licensed mold assessors, remediators, inspectors, or contractors. Statements below about conditions inside walls, ceilings, or the HVAC system are drawn from the licensed assessments listed in Section 7, not from Sellers' own expertise. Buyer is encouraged to obtain Buyer's own inspections and assessments.

2. Mold and moisture conditions known to Sellers

Two licensed mold assessments were performed, on October 17 and October 29, 2026. Sellers are aware of the following conditions as documented by those assessments.

Found by both assessments:

- Second-floor northeast bedroom closet: visible mold growth on the ceiling drywall (about 6 square feet) and adjoining wall drywall, with elevated moisture, below the attic air handler. Surface samples by both assessors: Stachybotrys. Sellers consider this the principal mold condition at the Property.
- Second-floor bathroom: visible growth at the sink cabinet back wall and drain line. Second-assessment swab: Aspergillus. Musty odor noted. The cabinet remains in place; the protocol calls for its removal with the wall behind it.
- Attic air handler and HVAC system: condensate overflow at the air handler with water-damaged and rotted decking at the platform; growth on the evaporator coil, furnace, and primary and secondary plenums; dark deposits on supply registers and diffuser boxes in the kitchen, dining room, living room, and second-floor landing. Second-assessment swabs: Cladosporium on the kitchen diffuser and attic plenum; hyphal fragments on the coil.

Found by the second assessment:

- Second-floor landing: growth at the supply register and diffuser box and about 2 square feet of surrounding ceiling drywall.

Reported by the first assessment only (October 17, 2026), by visual and borescope inspection, not sampled, and not opened or confirmed by the second assessment:

- Growth inside wall cavities at the dining room wall shared with the kitchen, the master bedroom west wall, the master bathroom toilet closet wall shared with the laundry room, the laundry room wall shared with the powder bathroom, and the second-floor bathroom west wall.
- Water damage or staining at the powder bathroom drywall above the pedestal sink, the kitchen sink base cabinet back wall, the master bathroom right-hand sink, the laundry room ceiling (source not

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determined), and the second-floor bathroom ceiling around the exhaust fan.

Air sampling (October 29, 2026): total airborne spore counts indoors were below the outdoor control in every room sampled (kitchen 5,260 spores per cubic meter; closet 3,440; second-floor bathroom 3,010; outdoor 6,610). Stachybotrys was detected in the kitchen and closet air samples and not in the outdoor sample. Hyphal fragments were elevated indoors.

Characterization. The first assessment's Summary describes the home as experiencing widespread and systemic mold contamination caused by a construction-related building envelope failure existing since original construction, states that testing confirmed contamination in wall cavities, and states that all contents in the home require professional remediation. The second assessment does not characterize the home that way, attributes the closet condition to the air handler condensate failure, confines its scope to the four areas in its protocol, and does not call for contents to be removed. Sellers dispute the first assessment's Summary (Section 8) and disclose it here as that assessor's opinion. Buyer should read both reports in full and form Buyer's own view.

3. Moisture sources known to Sellers

- Roof: replaced in 2025 under an insurance claim. Sellers are not aware of any roof leak, past or present. Neither assessment identified a roof leak. The insurance claim documents are in the packet; Sellers do not have a roofer's invoice.
- Air handler condensate: the closet and attic conditions originated from condensate overflow at the attic air handler above the closet (failed drain pan, drain, or float switch). The condensate system has not been repaired as of this statement. Its repair is included in the HVAC bids.
- Humidity and condensation: the first assessor attributed growth on HVAC components and in wall cavities to humidity-driven condensation and air infiltration. The second assessor attributed the HVAC contamination to the condensate failure and duct condition.
- Plumbing: Sellers are not aware of any active plumbing leak. The staining at the powder bathroom, kitchen sink cabinet, master bathroom sink, and second-floor bathroom is at plumbing or splash locations; the source of each was not determined.
- Flooding: the Property has not flooded since Sellers purchased it in 2008. Sellers have no knowledge of any flooding before 2008. Sellers do not carry flood insurance and have never filed a flood claim; the Property is covered by a standard homeowners policy. Per the FEMA Flood Insurance Rate Map, panel 48201C0510L effective June 18, 2007, the Property is in Zone X (minimal flood hazard, outside the 0.2 percent annual chance floodplain). A FIRMette for the Property is in the packet. Harris County flood maps are under revision in 2026; Buyer may check the proposed maps at harriscountyfemt.org.

4. Heating and air conditioning system

The system is operable but contaminated as described in Section 2. The protocol (Section 7) calls for the coil, furnace, plenums, ducts, diffuser boxes, and registers to be cleaned or replaced. Sellers have elected replacement rather than cleaning and have obtained bids for a complete new system, including the condensate drain, pan, float switch, and drain line insulation. No HVAC repair or replacement has been performed.

5. Sampling and laboratory results

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- October 17, 2026 (IEP-USA): one surface swab, closet ceiling. Eurofins project 4765258, analyzed October 21, 2026: Stachybotrys, 92,000 spores per unit. The laboratory report labels the location as the southeast bedroom closet; the sampled closet is in the northeast bedroom.
- October 29, 2026 (Mold Testing Houston): four air samples (kitchen, closet, second-floor bathroom, outdoor control) and five surface swabs (kitchen diffuser, closet ceiling, bathroom cabinet, attic coil, attic plenum). EMSL order 342623588, analyzed October 30, 2026. Results summarized in Section 2; full report in the packet.

6. Work done by Sellers

- Roof replacement, 2025, insurance claim.
- Contents of the second-floor northeast bedroom closet removed and discarded by Sellers on October 29, 2026, after the second assessment's samples were taken.
- Contents of the second-floor bathroom removed and discarded by Sellers on November 4, 2026. The vanity cabinet has not been removed.

No mold remediation has been performed at the Property. No Certificate of Mold Damage Remediation has been issued for the Property in the five years preceding this statement. No mold-related insurance claim has been filed.

7. Inspection reports and protocol received by Sellers

Sellers have received the following written reports concerning the Property within the past four years. Copies of each are in the document packet; both assessors have consented to their release.

- Mold Assessment Report, version 1.0 dated October 25, 2026 and version 1.1 delivered November 3, 2026, from an assessment performed October 17, 2026, by IEP-USA / Texas Mold Inspectors (Mold Assessment Company ACO1280), Jamaal Williams, Mold Assessment Consultant MAC1564, with photograph, thermal image, and borescope image sets and the Eurofins laboratory report.
- Mold Inspection Report MTH-MIR-20261029 dated October 29, 2026, by Mold Testing Houston (Mold Assessment Company ACO1245), Aaron George, MAC2112, finalized by Ran Bozaglo, MAC1839, with the EMSL laboratory report.
- Mold Remediation Protocol MTH-MRP-20261029 delivered November 3, 2026, by Mold Testing Houston. The protocol defines four remediation areas (northeast bedroom closet; second-floor bathroom; attic decking; HVAC system end to end) and the clearance criteria.

Where the two assessments differ in scope or characterization, Sellers have not attempted to reconcile them beyond what is stated in Section 2 and Section 8.

8. Dispute with the first assessor

Sellers asked IEP-USA / Texas Mold Inspectors in writing on November 3, 2026 to revise the Summary section of its report to match its findings, or to confirm that it stands by the Summary. On November 11, 2026 the company confirmed that it stands by the Summary and stated in the same letter that confirming the building envelope cause stated in the Summary is outside the firm's qualifications. On November 12, 2026 Sellers sent the company a notice and demand under the Texas Deceptive Trade Practices Act for reimbursement of the second assessment's cost, and filed a complaint with the Texas Department of Licensing and Regulation concerning the Summary statements. Both documents

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and the correspondence are in the packet. The dispute is unresolved. It concerns the Summary only and does not alter any finding, photograph, or laboratory result in either report, or anything in the protocol.

9. Remediation status, bids, and documents available to Buyer

The Property is offered in its present condition. Remediation has not been performed. Sellers have obtained written bids against the protocol from three mold remediation contractors and two HVAC contractors; copies are in the packet, summarized in the Buyer Information Package. The remediation bids include restoration of the areas opened for remediation. The clearance sampling quote will be added when received. Sellers are not party to any bid and make no representation that any bid is complete or that the work can be done for the amount bid.

Under Texas law, remediation of mold affecting 25 contiguous square feet or more must be performed by a licensed mold remediation contractor under a protocol prepared by a licensed Mold Assessment Consultant, with notice to the Texas Department of Licensing and Regulation before work begins, post-remediation clearance by a licensed consultant, and issuance of a Certificate of Mold Damage Remediation.

10. Other conditions known to Sellers

- Privacy fence: the south side of the fence and the gate need replacement. The gate post nearest the house wall is broken at the base.
- Kitchen island: the bottom of the island cabinet needs replacement.
- Baseboards: many need replacement.
- Window sill at the front dining area: damaged, needs replacement.
- Second-floor bathroom vanity: in place, contaminated as described in Section 2, to be removed under the protocol; a replacement will be needed after clearance.

11. Improvements and appliances conveyed

Improvements. The following improvements were made by Sellers and convey with the Property:

- Champion 12.5 kW whole-house standby generator with automatic transfer switch, serviced annually; most recent service June 12, 2026 by Jolt Electrical Solutions (TECL 34461), invoice in the packet.
- Soft-start motor starter on the air conditioning condenser, installed June 12, 2026 by Jolt Electrical Solutions so the generator can start the air conditioner (same invoice). The condenser is to be replaced under the HVAC scope described in Section 4.
- Concrete sidewalk and slate-finished front porch with brick flower beds.
- Solid wood craftsman-style front entry door.
- Laminate wood flooring throughout; no carpet.

Appliances.

The following appliances convey with the Property in their present condition. Sellers have not had warranty service on any of them. Receipts are in the packet where noted.

- LG bottom-freezer refrigerator, model LRDCS2603S, delivered November 20, 2024. Receipt.
- GE gas range, model JGBS30DEKWW, delivered November 18, 2025. Receipt.

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- GE over-the-range microwave, model JVM3162DJWW, delivered December 8, 2025. Receipt.
- GE dishwasher, model GDT550PGRWW, delivered May 11, 2026, replacing a unit of the same model that arrived damaged and was cancelled. Receipt.
- Washer and dryer, about one year old. No receipts.

12. Easement and utility access

A 14-foot public utility easement centered on the rear lot line (7 feet on the Property side) is shown on the recorded plat of Atascocita South, Section 6 (Harris County Clerk File No. V962390). Brightspeed maintains fiber facilities within that easement, including a flush-mounted pedestal near the rear fence, and has entered the easement for installation and maintenance. The fiber cable has been buried. There is no outstanding dispute with Brightspeed, and no suit or claim concerning the easement is pending. Brightspeed has agreed to give Sellers prior notice before entering the easement; Buyer should confirm that arrangement with Brightspeed, as it was made with Sellers.

13. General

The statements above reflect Sellers' actual knowledge as of the date of this statement. Sellers have not performed destructive testing and do not warrant the condition of any area not visible to Sellers. Nothing in this statement is a representation that the conditions listed are the only conditions at the Property. If any bid, report, or dispute listed above changes before closing, Sellers will issue an updated statement. Buyer should obtain independent inspections, including a mold assessment by a licensed Mold Assessment Consultant of Buyer's choosing, before closing.

Charles Vance 11/19/2026
Charles Vance, Seller Date

Polly Vance 11/19/2026
Polly Vance, Seller Date

_____
Buyer acknowledges receipt Date

_____
Buyer acknowledges receipt Date

Document packet: this statement; Seller's Disclosure Notice; Buyer Information Package dated November 12, 2026 (which indexes every document below); IEP-USA Mold Assessment Report V1.0 and V1.1 with image sets and Eurofins report 4765258; Mold Testing Houston inspection report MTH-MIR-20261029, EMSL report 342623588, and protocol MTH-MRP-20261029; HVAC bids (Cucco's; Air Techs, two); remediation bids (Buffalo Home Remodeling; Dry Force; 5 Star Restoration); correspondence with IEP-USA October 27 to November 11, 2026; DTPA notice and TDLR complaint dated November 12, 2026; roof replacement insurance claim documents (2025); recorded plat excerpt showing the rear utility easement; FEMA FIRMette, panel 48201C0510L; generator service invoice (Jolt Electrical, June 12, 2026); appliance receipts (refrigerator, range and microwave, dishwasher).

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BUYER INFORMATION PACKAGE

18906 Atascocita Forest Drive, Humble, Texas 77346
Atascocita South, Section 6

Mold condition, remediation protocol, contractor bids, and supporting documents

Prepared by the Sellers, Charles Vance and Polly Vance
November 12, 2026

The Property is offered in its present condition. This package is provided so that a prospective buyer can see what two licensed mold assessors found, what a licensed protocol requires, and what licensed contractors have bid to do it. The Sellers are not scheduling or performing the work. Nothing in this package is a representation about any condition not visible to the Sellers, and Buyer should obtain Buyer's own inspections.

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Executive summary

What is wrong. A condensate drain failure at the attic air handler caused mold growth on the ceiling of the bedroom closet below it, and the HVAC system (coil, furnace, plenums, ducts, diffuser boxes, registers) is contaminated. Two further locations have growth: the second-floor bathroom sink wall and about 2 square feet of drywall at the landing register. Indoor air totals were below outdoor in every room sampled. Two licensed assessors documented the condition; a licensed protocol defines the work. No remediation has been done.

What it takes. Four protocol areas remediated by a licensed mold contractor, the HVAC system replaced by a licensed HVAC contractor, clearance by the assessor, and a Certificate of Mold Damage Remediation. The Sellers have bids in hand for the remediation (restoration of the opened areas included) and the HVAC replacement.

What it costs, from the bids received. These are the contractors' figures, not the Sellers' estimates, except where marked.

Item	Low	High	Basis
HVAC replacement, complete system and ducts, old system removed	$25,750	$27,786	Cucco's (5-ton, transferable 10-year parts warranty); Air Techs (4-ton, unit plus duct estimates combined)
Mold remediation, four protocol areas, restoration included	$7,434	$13,840	Buffalo Home Remodeling; Dry Force. (5 Star at $3,715 omits parts of the protocol and is not used for this range)
Clearance sampling and certificate	$600	$1,000	Sellers' estimate; Mold Testing Houston quote pending
Replacement bathroom vanity after the existing cabinet is removed under the protocol	$300	$800	Sellers' estimate; not in any bid
Total	$34,084	$43,426	

Using the bids that most closely match the protocol and the stated scope (Cucco's complete system, Buffalo remediation, clearance, and a mid-range vanity), the figure is about **$34,500**, at the low end of the range because Cucco's is the lower HVAC bid. A buyer financing the work through a renovation loan can use the attached protocol and bids directly for the lender's scope documentation.

What conveys with the house. A Champion 12.5 kW whole-house standby generator, serviced annually; a solid wood craftsman front door; laminate wood flooring throughout, no carpet; a sidewalk and slate front porch with brick flower beds; and the appliances listed in Section 6. The Sellers put the generator at about $10,000, the door at $3,000, and the sidewalk, porch, and beds at $15,000 as installed cost. A buyer's own appraiser values them.

What is not in these numbers. Cosmetic updates to the kitchen and bathrooms, which the Property needs independent of the mold condition and which Buyer will price to Buyer's own taste. Any work inside the wall cavities the first assessor reported by borescope; those were not opened or sampled by either assessor and are outside the protocol.

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Terms. As-is. Buyer selects the contractors. The Sellers will cooperate with inspections and with a renovation lender's requirements.

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1. How to read this package

Read the documents in this order. Each one is listed in Section 9 with its date.

- **The protocol** (Mold Testing Houston, MTH-MRP-20261029, November 3, 2026). This is the document a licensed remediation contractor works to and a licensed assessor clears against. It defines four work areas and the clearance criteria.
- **The second assessment** (Mold Testing Houston, October 29, 2026) and its EMSL laboratory report. This is the inspection the protocol is built on: four air samples, five surface swabs, and photographs of each finding.
- **The first assessment** (IEP-USA / Texas Mold Inspectors, October 17, 2026; report V1.1 delivered November 3, 2026) and its Eurofins laboratory report (one swab). The Sellers dispute the Summary section of this report; see Section 8. The room-by-room findings and photographs are provided in full.
- **The bids.** Three mold remediation bids and two HVAC bids, summarized in Section 5 with the full documents attached.
- **The Seller's Disclosure Notice and the Supplemental Disclosure Statement**, which list every document above and state what the Sellers know.

2. The condition, as documented

The second assessment, which the Sellers consider the controlling description because it is the one the protocol is written from, found mold growth at the following locations:

- Second-floor northeast bedroom closet: ceiling drywall, about 6 square feet, below the attic air handler. Surface swab: Stachybotrys, high, with fruiting structures. The cause was a failed condensate drain pan at the air handler above.
- Second-floor bathroom: back wall of the sink cabinet and the drain line. Surface swab: Aspergillus, high. The protocol calls for removal of the cabinet and the wall behind it.
- Second-floor landing: supply register, diffuser box, and about 2 square feet of surrounding drywall.
- Kitchen, dining room, and living room supply registers and diffuser boxes. Kitchen swab: Cladosporium, high, with fruiting structures.
- Attic: evaporator coil (hyphal fragments, high), furnace, primary and secondary plenums (Cladosporium, medium), and water-damaged and rotted decking at the air handler platform.

Air sampling: total airborne spore counts indoors were below the outdoor control in every room sampled (kitchen 5,260 per cubic meter; closet 3,440; second-floor bath 3,010; outdoor 6,610). Stachybotrys was detected in the kitchen and closet air samples and not outdoors. Hyphal fragments were elevated indoors.

The first assessment additionally reported, by borescope, growth inside wall cavities at several locations on the first floor and in the master bathroom. Those cavities were not opened or sampled by either assessor and are outside the protocol's scope. The first assessment's Summary characterizes the home as having widespread, systemic contamination from a construction-related building envelope failure and states that all contents require professional remediation; the second assessment does not, and the Sellers dispute that Summary (Section 8). Both reports are provided in full so Buyer can weigh

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them.

3. What the Sellers have done, and not done

- Obtained two licensed assessments and a licensed remediation protocol.
- Removed and discarded the contents of the northeast bedroom closet (October 29, 2026) and the contents of the second-floor bathroom (November 4, 2026). The bathroom vanity cabinet remains in place; its removal is in the protocol and in the remediation bids.
- Elected full replacement of the HVAC system rather than cleaning, and obtained bids on that basis.
- Obtained the remediation and HVAC bids in Section 5.
- Roof replaced in 2025 under an insurance claim. Neither assessor found a roof leak.
- No mold remediation has been performed. No Certificate of Mold Damage Remediation exists for the Property. The condensate drain at the air handler has not been repaired; it is priced in the HVAC bids.

4. The remediation path

Texas law (Occupations Code Chapter 1958; 16 TAC Chapter 78) requires that remediation of 25 contiguous square feet or more be done by a licensed Mold Remediation Contractor under a protocol from a licensed Mold Assessment Consultant, with TDLR notified five working days before work starts, clearance by a licensed consultant afterward, and a Certificate of Mold Damage Remediation (Form MDR-1) issued within 10 days of completion. The certificate matters to a buyer: an insurer may not use the remediated condition against the Property once it is issued, and it must be provided to future buyers for five years.

The sequence the bids are built for. The remediation contractors bid the building materials; the HVAC contractors bid removal of the old system and installation of the new one. Dry Force has stated in writing that it does not remove or disconnect HVAC equipment and that a licensed HVAC contractor must do so before its work begins. Both HVAC bids include removal of the old system and ducts, performed inside the remediation contractor's containment. The two trades are coordinated as follows:

- Licensed remediation contractor sets containment and negative air at the attic access and the four protocol areas.
- Licensed HVAC contractor removes and disposes of the old coil, furnace, plenums, ducts, diffuser boxes, and registers inside that containment.
- Remediation contractor removes the affected drywall, cabinet wall, and attic decking, cleans the attic platform and the register openings, and performs the whole-house HEPA vacuum and damp wipe.
- HVAC contractor installs the new system, including condensate drain, pan, float switch, and drain line insulation.
- Mold Testing Houston performs clearance sampling with the new system able to run. (Clearance quote requested; not yet received.)
- Certificate of Mold Damage Remediation issued.
- Restoration after clearance: closet ceiling and wall drywall, landing patch, bathroom wall, attic decking and insulation, texture and paint. Included in the remediation bids.

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5. Bids received

All bids were solicited against the protocol and were told they would be shown to buyers. Prices are as quoted; the Sellers have not negotiated them. Buyer chooses the contractors; the Sellers are not party to any of these bids. Licensing should be confirmed by Buyer on the TDLR license search.

HVAC

Contractor	Date	Scope	Price	Notes
Cucco's Air Conditioning and Heating, Dayton TX. TACLB33127E	Nov 5, 2026	Complete system: 5-ton ICP 14 SEER condenser, furnace, box coil, soft start, pad, whip, disconnect, drain pan, float switch, two zone thermostats and zone board, all grilles, ductwork, plenums, boots, and return boxes; removal and haul-off of the old system; permits	$25,750.00	10-year parts, 2-year labor, 1-year maintenance; warranty transferable to buyer per the estimate
Air Techs of Houston. TACLA21907C	Nov 4, 2026	Complete 4-ton gas/electric system (Estimate 465742206) plus duct system replacement, all accessible, R8 (Estimate 465743320), old system and ducts removed	$18,424.10 + $9,362.15 = $27,786.25	Two estimates that together match Cucco's scope. Tonnage differs (4 vs 5). Clarifications requested Nov 5 on plenums and condensate repair; not yet answered

Mold remediation

Contractor	Date	Scope as bid	Price	Notes
Buffalo Home Remodeling, Houston. Jonathan Gonzales	Nov 8, 2026 (expires Dec 4)	All four protocol areas, itemized: closet $1,980; bathroom $2,450; attic $1,080; HVAC $2,750. Steps track the protocol language. Restoration of the opened areas included	$8,260.00 less 10% new-customer discount = $7,434.00	HVAC line ($2,750) is written as cleaning; with the system being replaced by the HVAC contractor, that line becomes containment, negative air, register-opening cleanup, and the whole-house HEPA and damp wipe. Estimate shows an approval click on Nov 9 that is not a contract. MRC license number not shown; Buyer should confirm

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Contractor	Date	Scope as bid	Price	Notes
Dry Force Corp., Irving TX. HOU-26-0839-MLD	Nov 11, 2026	Xactimate line items for kitchen, living, dining, landing, bathroom, closet, and attic decking; containment, negative air (12 days), PPE, labor minimums. Restoration of the opened areas included	$13,840.31	Stated in writing (Nov 12) that it does no HVAC work and the system must be removed by a licensed HVAC contractor before it starts; includes stain remover and post-clearance fungicidal sealant; scope stated as subject to change. License number not shown
5 Star Restoration of Houston. Estimate 73099	Nov 4, 2026	Drywall removal at closet, bathroom, attic decking, landing, and around vents in kitchen, dining, living; containment; HEPA and light cleaning; antimicrobial	$3,714.64	Does not cover HVAC removal, clearance prep, or TDLR notification; includes antimicrobial not called for by the protocol; scope stated as subject to change. Revision requested Nov 5; not yet received. Included for completeness

Restoration. Build-back of the areas opened for remediation is included in the remediation bids. A replacement vanity for the second-floor bathroom, after the existing cabinet is removed under the protocol, is not included in any bid; Buyer selects and supplies it.

Cost picture from the bids as they stand. HVAC $25,750 to $27,786. Remediation $3,715 to $13,840, with the Buffalo bid at $7,434 the one that most closely tracks the protocol. Clearance sampling is not yet priced; restoration is within the remediation figures. The Sellers offer no opinion on which bids a buyer should accept.

6. Other conditions and items conveyed

Conditions noted by the Sellers, unrelated to the mold condition:

- South side of the privacy fence and the gate need replacement; the gate post nearest the house wall is broken at the base.
- Kitchen island: the bottom of the island cabinet needs replacement.
- Baseboards: many need replacement.
- Front dining area window sill: damaged, needs replacement.

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- Kitchen and bathrooms are original and will want cosmetic updating. The second-floor bathroom vanity will be removed under the protocol and will need replacing after clearance.

Improvements made by the Sellers that convey with the Property (installed cost as stated by the Sellers; no appraisal):

- Champion 12.5 kW whole-house standby generator with automatic transfer switch, serviced annually by Jolt Electrical Solutions (TECL 34461); most recent service June 12, 2026 (oil, filters, plugs, battery, ATS check, voltage and frequency set). Invoice in the packet. About $10,000.
- Soft-start motor starter on the air conditioning condenser, installed by Jolt Electrical on the June 12, 2026 visit (the starter was supplied by Champion under warranty; labor on the invoice) so the generator can carry the air conditioning load. Note: the HVAC bids replace the condenser, and Cucco's bid includes a new soft start on the replacement system.
- Concrete sidewalk and slate-finished front porch with brick flower beds. About $15,000.
- Solid wood craftsman-style front entry door. About $3,000.
- Laminate wood flooring throughout the house; no carpet.

Appliances conveyed with the Property (receipts in the packet where held):

- LG 25.5 cu ft bottom-freezer refrigerator, model LRDCS2603S, purchased November 17, 2024, delivered November 20, 2024 (Best Buy).
- GE 30-inch freestanding gas range, model JGBS30DEKWW, delivered November 18, 2025 (Best Buy).
- GE over-the-range microwave, model JVM3162DJWW, delivered December 8, 2025 (Best Buy).
- GE 24-inch dishwasher, model GDT550PGRWW, purchased April 24, 2026, delivered May 11, 2026 (Best Buy). This replaced a unit of the same model that arrived damaged with the range order and was cancelled.
- Washer and dryer, about one year old; no receipts held.

Appliances convey in their present condition. The Sellers have not had warranty service on any of them.

7. Terms the Property is offered on

- As-is, with the condition fully disclosed. The Sellers will not perform remediation, HVAC replacement, or rebuild before closing.
- The Sellers will cooperate with a buyer's own inspections and assessments, and with a renovation-loan lender's requirements for scope and bid documentation.
- Every document in this package may be given to Buyer's inspector, assessor, lender, and contractors.

8. The disputed first-assessment Summary

The first assessment's room-by-room findings are consistent with the second assessment on the closet, the bathroom cabinet, the HVAC system, and the need for a licensed protocol. Its Summary section goes further: it attributes the condition to a building envelope defect dating from original construction, states that testing confirmed contamination inside wall cavities, and states that all contents in the home

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require professional remediation. The Sellers asked the assessor in writing to revise that Summary or stand by it. The company stood by it on November 11, 2026, and in the same letter stated that confirming the building envelope cause is outside the firm's qualifications. On November 12, 2026 the Sellers sent the company a notice and demand under the Texas Deceptive Trade Practices Act for the cost of the second assessment, and filed a complaint with the Texas Department of Licensing and Regulation. Both documents and the correspondence are in the package. The dispute is unresolved and concerns the Summary only; it does not change any finding in either report or anything in the protocol.

9. Documents in this package

#	Document	Source	Date
1	Seller's Disclosure Notice (TREC OP-H)	Sellers	
2	Seller's Supplemental Disclosure Statement	Sellers	Nov 12, 2026
3	Mold Remediation Protocol MTH-MRP-20261029	Mold Testing Houston, ACO1245 (A. George MAC2112; R. Bozaglo MAC1839)	Nov 3, 2026
4	Mold Inspection Report MTH-MIR-20261029	Mold Testing Houston	Oct 29, 2026
5	EMSL laboratory report 342623588 (4 air, 5 swab)	EMSL Analytical	Oct 30, 2026
6	Mold Assessment Report V1.1 with photo, thermal, and borescope sets	IEP-USA / Texas Mold Inspectors, ACO1280 (J. Williams MAC1564)	Nov 3, 2026
7	Mold Assessment Report V1.0	IEP-USA / Texas Mold Inspectors	Oct 25, 2026
8	Eurofins laboratory report 4765258 (1 swab)	Eurofins	Oct 21, 2026
9	HVAC bid, Cucco's Air Conditioning and Heating	Cucco's, TACLB33127E	Nov 5, 2026
10	HVAC bids, Air Techs of Houston (duct only; complete system)	Air Techs, TACLA21907C	Nov 4, 2026
11	Remediation bid, Buffalo Home Remodeling, Estimate 3300	Buffalo Home Remodeling	Nov 8, 2026
12	Remediation bid, Dry Force Corp., HOU-26-0839-MLD	Dry Force Corp.	Nov 11, 2026
13	Remediation bid, 5 Star Restoration, Estimate 73099	5 Star Restoration of Houston	Nov 4, 2026
14	Correspondence with IEP-USA / Texas Mold Inspectors, Oct 27 to Nov 11, 2026	Sellers and IEP-USA	
15	DTPA Section 17.505 notice and demand	Sellers	Nov 12, 2026
16	TDLR complaint narrative	Sellers	Nov 12, 2026
17	Roof replacement insurance claim documents	Sellers' insurer	2025
18	Recorded plat excerpt, Atascocita South Section 6, rear utility easement	Harris County Clerk File V962390	
19	Appliance receipts: refrigerator, range and microwave, dishwasher	Best Buy	2024 to 2026

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#	Document	Source	Date
20	FEMA FIRMette, panel 48201C0510L, Zone X	FEMA Map Service Center	Eff. Jun 18, 2007
21	Generator service invoice 222219 (annual maintenance and AC soft-start installation)	Jolt Electrical Solutions, TECL 34461	Jun 12, 2026

Items to be added when received: Mold Testing Houston clearance quote; any revised bids; any response from IEP-USA / Texas Mold Inspectors to the notice.

Contact. Charles Vance, (618) 980-0725, cbvance4084@gmail.com. Showings and document requests through the listing.

Polly Vance 11/19/2026

Charles Vance 11/19/2026