

2409 Langston Street

Houston, TX 77007

MLS Repair & Maintenance Summary

Prepared for prospective purchasers, cooperating brokers, appraisers, inspectors, lenders, and MLS marketing purposes.

Prior to listing the property for sale, the sellers commissioned a professional invasive moisture assessment by Lone Star Stucco, LLC dated August 5, 2025. Following receipt of the report, the sellers retained Victor Sanchez to complete recommended waterproofing, stucco maintenance, sealant replacement, exterior repair, and cosmetic improvement items. The work summarized below was completed prior to marketing the property for sale.

Exterior Waterproofing & Sealant Maintenance

- Re-caulked exterior siding joints and trim transitions where needed.
- Re-caulked exterior window perimeters.
- Re-caulked door trim and miter joints where needed.
- Re-caulked exterior penetrations and utility openings.
- Addressed aged and deteriorated exterior sealants identified during inspection.
- Performed preventative waterproofing maintenance at identified locations.

Stucco Repairs & Moisture Prevention

- Repaired stucco cracking at balcony areas.
- Repaired stucco cracking on front elevation where needed.
- Repaired localized impact damage and surface imperfections.
- Repaired stucco cracks identified during moisture assessment.
- Performed associated touch-up painting following repairs.

Ventilation & Exterior Component Repairs

- Replaced damaged exterior dryer vent assembly.
- Sealed surrounding penetration following replacement.
- Reattached loose fence pickets.
- Completed miscellaneous exterior repairs and maintenance.

Exterior Cleaning & Painting

- Power washed exterior stucco, siding, soffits, windows, doors, trim, and related surfaces.
- Removed mildew and environmental staining where present.
- Repainted front exterior trim and touch-up areas as needed.
- Repainted exterior double doors and hardware.
- Repainted exterior metal fencing and related components where needed.
- Performed color-matched touch-up painting at repaired locations.

Interior Repairs & Maintenance

- Repaired drywall cracks and wall imperfections.
- Filled nail holes and completed paint touch-ups throughout the home.
- Repaired stairwell wall damage and cosmetic defects.
- Re-caulked kitchen sink and countertop areas.

- Re-caulked primary bathroom tub and wet-area transitions.
- Cleaned and serviced bathroom exhaust vent areas.
- Replaced damaged window blinds.
- Completed miscellaneous interior cosmetic improvements.

Seller Disclosure Statement

The attached Lone Star Stucco Moisture Assessment Report identified primarily maintenance-related items involving aging sealants, waterproofing maintenance, stucco crack repair, exterior penetrations, cosmetic wear, and general exterior upkeep.

Following the inspection, the sellers proactively retained a contractor to complete repairs and maintenance intended to address the recommendations contained within the report.

Repair work included exterior waterproofing maintenance, sealant replacement, stucco crack repairs, dryer vent replacement, exterior cleaning, exterior painting, fence repairs, and various interior maintenance items.

This summary is provided as a convenience to prospective purchasers and cooperating brokers. Buyers are encouraged to review all inspection documentation and perform any inspections they deem appropriate during their option period.

Prepared by Seller for disclosure and marketing purposes regarding 2409 Langston Street, Houston, Texas.

Contractor: Victor's Home Improvements- Victor Sanchez

Inspection Company: Lone Star Stucco, LLC

Seller Reviewed and Approved:

 *Ryan Thielke*

Ryan Thielke
Date: 06/05/26

 *Georgina Thielke*

Georgina Thielke
Date: 06/05/26