# A Quick Tour of What Possible Buyers Would See If They Came on This Property?

The moment possible buyers look, they can see that **this** house is dealing with **ongoing flooding**. They can see **ugly** solutions for flooding built from left-over materials that require **constant maintenance**. Why? If a cheap (but ugly) fix was available, we did it because all money had to go to **essential** purchases to prevent the flooding. As background, the tour also includes some time-stamped pictures provided to the 2015 and 2016 Appraisers.

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## **From the Street – What the Possible Buyer Sees First**

### Drainage Pipes Exiting to the Street

On the left, one built by the prior owner. On the right, one built in 2012

#### Maintenance Requirements

On the left pipe, carefully clean out the cracked pipe; use a hoe to keep the space between curb and the grass clear for about 5’ where there is a crack in the curb that lets the water reach the street.

Each year, these pipes to the street have to be blown out with water hose at the catch basins in the backyard.

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### Pea Gravel Used on the Right Side of the Front Yard Why? Water Flow Killed the Grass and It was a Sea of Mud

In spite of the drainage pipe below ground to the street, some water still comes above ground and drags gravel into the neighbor’s yard.

#### Maintenance Requirement and Background on Water Flow in the 2015 Appraisal Protest Documents

Following a heavy storm, use a hoe to restore the path in the pea gravel for the water and restore my neighbor’s yard.

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|  | Background example from 2015 of flow **above** ground.  C:\Users\CJ Bibus\Documents\Z - 2015-2011 Flooding over time\2015-05-21 windstorm+521water\windstorm+521water 019.JPG |

## **Through the Gate – Their 1st view is a catch basin leading to drainage pipes**

### Through the Gate – the 1st of **6** Catch Basins in the Back Yard

This one leads to a pipe that goes to the main pipe running beside the fence and to the street. The blue hoses are attached to soaker hoses to try to prevent the foundation problems in **dry** weather.

#### Maintenance Requirement for All 6 Catch Basins and All Accessible Pipes

* All catch basins have to be cleaned before storms.
* In all catch basins and pipes, regularly use Mosquito Dunks to keep down the mosquitoes.

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### Drainage Pipes and Trenches and the Necessity of the Sump Pump

Slope will not take care of the amount of water coming in the yard. There has to be a sump pump—a pump for forcing water away a structure that will be damaged by water. In this yard, drainage pipes and trenches carry water to the sump pump and the pump sends water to a pipe that connects to the street. Without this sump pump (as the Appraisal protest for 2015 and 2016 show with time-stamped pictures), water would flow:

* From the water coming from the left side of the yard and cover the patio and enter the room beside it
* From the water coming from the right side of the yard and enter the building that FBCAD calls “Residential Storage” and also add to the water on the patio

#### Maintenance Requirement and Essential Purchase of a Backup Sump Pump

Leaves and small size gravel must be kept out of the catch basin for the sump pump to work, thus the additional grate and regular checking to be sure it is clear.

If this pump goes out, we flood; therefore, we have a backup sump with all connectors ready.

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**The Wall—the Biggest Thing in the Yard—Between the House and Neighbors’ Properties That Flood**

### Background Shown by Time-Stamped Pictures Provided to 2015 and 2016 FBCAD Appraiser

In both of these pictures, the water is flowing **into** what FBCAD in its online documents calls “**Residential Storage.”** That 26 X 14 building has been badly damaged by the flooding and the water shown flows into parts of it.

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### Essential Purchase of the Retaining Wall--Something the Homeowners Could Not Build

The retaining wall was not in the proposed repairs and estimates in the 2016 documents to FBCAD’s appraiser—documents he would **not** look at. The prior estimates I had heard for a retaining wall were over $4000. A worker I interviewed to dig some drainage trenches made a bid of $1765. The wall has helped greatly; however, a possible homebuyer may not want a property that has a big wall—especially at the price that FBCAD propses.

#### Maintenance Requirement

Not merely regular yard maintenance, but pulling away leaves that cluster behind the wall to be sure the soaker pipe (perforated pipe encased on the bottom by plastic) and the green grates are clear of leaves. The greatest amount of leaves—as well as the greatest amount of water--is in the section by the neighbor with the water garden.

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## **In the Backyard Visible Damage In and Out of What FBCAD Calls “Residential Storage”**

### Visible Damage **in** the “Residential Storage”

Cinder blocks hold up shelving since the wood is rotting. The flooding is better, but not enough to try to replace wood.

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|  | Prior to purchase, Brookside Inspection Service (available) examined the property and identified flooding in the 1st 2 parts of this building. The 2015 Appraisal Protest Documents also include an email in which the owner stated that “this house has never flooded in the past.  Status of the 3 parts of this building:   1. This part has flooded regularly. It is at the intersection of the Klauke fence and the fence of the neighbor on the right. 2. The center room is moldy. The inspector suggested to build a frame of 2X4s to keep the boxes we planned to store out of the water. 3. The third storage area as only flooded once, but it has flooded. |

### Visible Damage from Prior Flooding on the **Back** of the “Residential Storage”

The exterior of the storage area was also included in the Brookside Inspection Service. The owners used the Hardy board incorrectly and placed it flush against the ground. The damage on the left is the result of many years of trying to stop this flooding. In the last few days, the crack on the right became visible with another in its beginning stages. I will chalk it securely. As with inside damage, the flooding is better, but not enough to try to redo this area.

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### Drainage at Right Corner of the Yard to Direct Water to the Catch Basin at the Corner of the Building

#### Maintenance Requirement

In addition to cleaning the catch basin, sweep away grass and leaves to keep water moving beside the fence and toward the catch basin shown. If the water starts to pool behind the building, use a push broom to sweep it toward this slope and the catch basin on the corner of the building.

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## **At the Center of the Yard – Visible Signs of Water on the Patio (It also has come in the Den.)**

### Background Shown by Time-Stamped Pictures of this Corner Provided to 2016 FBCAD Appraiser

In the May flooding, old sheets and towels used to cover plants in winter were a desperate attempt to block water.

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### Recognition Additional Cause of Flooding Is That the House Is Lower Than the Back of the Yard

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### Waterline Showing Prior Flooding on the Wall on the Patio and by the Backdoor to the den

As the pictures in the June 2016 protest shows, water flows toward the back door and this wall. I have placed old sheets and towels down to keep back the water.

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### Given Costs, Ugly Attempts to Keep Water from the Corner of the Den

The water has come so heavily and so long (before we bought the house) that there are many worn-down sections where water pools that still need to be done. This one was a worst spot because water was pooling at the corner.

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|  | In desperation with the immediate need to fill this area, we used these products because they were cheap.  <White filler chalk to keep the water from entering the corner.  < Self-leveling chalk where regular flow of water had worn down an area used to keep water away from the corner. The water now pools following the edges of this blob of chalk—ugly, but it is not in the house. |

## **At the Center of the Yard – Drainage Planned to Move Water from 3 Areas to the Sump Pump**

#### Maintenance Requirements and Use of Leftover Materials or Messed Up Materials for All 3 Areas

The black plastic works OK at least for now, but requires by-hand maintenance to remove leaves and—each week--grass clippings. As noted below, **all** of the drainage was built using leftover materials or messed up materials.

### To the Sump Pump From Drainage from the Neighbor’s Flooding (One Side of the “Residential Storage”)

The test on the left with the black plastic showed that—in spite of the pipe next to the storage building—there was still water coming down the neighbor’s fence line and toward the patio. Leftover stepping stondes from a prior attempt to deal with the flooding are placed below ground level and sloped to the drainage pipe. The only new purchase was a larger size gravel because the pea gravel used by a prior vendor got stuck in perforated areas of the pipe and made it less able to collect water.

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### To the Sump Pump From **Ground-Level Water** Carried by Drainage the Length and Width of the Patio

The left picture shows an old pipe that did not have enough holes so we drilled more holes. A black grate connects the pipe to trenches lined with black-plastic from a prior drainage project

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### To the Sump Pump From **Roof Water** Carried by 2 Downspouts and Extenders to Drainage beside the Patio

#### Maintenance Requirements and Essential Purchases

Essential Purchases: Repair of bricks and mortar from water damage. Replacement of bending 4” gutters with 5” gutters, installation of flashing to protect the brick fireplace, installation of 2 downspouts, and purchase of extender sso water from the roof goes to the drainage beside the patio and then to the sump pump.   
Maintenance: The extender on the right does reach the black plastic covered trench, but it seems to move when there is a lot of rain. We used beige blocks a neighbor had thrown away to keep the extender in place. Mowers tend to move the bricks so their position has to be checked every mowing day.

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| Downspout to the right of the wall with the back door | Downspout to the right of the brick fireplace |
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### Background Shown by Time-Stamped Pictures (1 of Many) Provided to 2015 and 2016 FBCAD Appraisers

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| Ground-water onto the patio and to the backdoor | Rate of water off the roof beside the fireplace. |
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## **In the Backyard on the LEFT Side of the House – Water Rising Beside Living Room and Bedroom**

This is difficult because the land is on a **very** slight slope since the house is lower than the land and must flow to the lower area of the fence line. Water only flows to the target you want if it is lower than the source.

This trench is 28” from the wall of the living room and a bedroom. As the picture from the 2016 protest shows, the water has been close: I dug shallow trenches with a hoe to try to get the water to flow away from the house.

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#### **Maintenance Requirements and Leftover Materials**

Not only have to remove grass clippings as with the other black plastic trenches, but also--if the rain is hard--have to sweep the water toward the fence. The end of the slope must be cleaned out regularly so it will flow.

Because of costs, used leftover black plastic, leftover 2x16 cinder blocks and leftover metal edging to help the water flow toward the fence. Used beige blocks that a neighbor had thrown away to block the end of the slope (in the picture on the right) and create a turn where the water could flow along a longer slope to the fence line.

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| Beginning of the slope at downspout on the prior page. | Ending of the slope near the fence line. |
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## Without the Sump Pump, Flooding Happens and Why a Generator Is Essential

1/20/2017, the sump pump was overwhelmed and shut down. This shows what **starts** to happen without the pump.

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| Black trenches are full but not moving. | Water overflows pipes and trenches and onto the patio. |
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| Leaves show where the water flowed on the patio. |  |
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|  | **Maintenance Requirement, Leftover Materials, and Essential Purchase** Maintenance: The generator has to be observed in its weekly test.  Leftover Materials: No grass will live in the area to the left of the generator. We filled in in with stone my neighbors threw away and leftover 8X16s from other projects.  Essential Purchases **If there is no electricity, there is no sump pump and water will rise until it is in the house.**  The only way I could purchase this was on credit. It has to be essential for me to stay in the house or I would not have taken that kind of risk. |

## Other Problems Than Flooding--and Would Anyone Buy It at the Price FBCAD Says?

This house has other problems such as lead pipes that are corroding. The first one leaked and had to be replaced this May.

The list of needed major repairs was in the estimates at the June 2016 protest.

This is not a house a person would buy if they knew the realities—and a person certainly would not buy for the value stated by FBCAD.

Meaning of the Labels Maintenance and Reality

The label Maintenance covers actions the homeowner must do to keep the drainage system working.

The label Reality is an explanation of decisions during Summer 2016 after the FBCAD appraiser in June 2016 would not look at the time-stamped pictures of damage to the property coming from repeated flooding and my estimates of the cost to stop that flooding. My understanding from the FBCAD appraiser in May 2015 was that I had to bring estimates of cost of repairs to the hearing and further that if I paid for a repair before that hearing that the dollars could not count to lower the value of the house.

The reality was that the flooding had be stopped. That meant an additional reality: using the cheapest methods to stop water from coming into the house at the worst spots and ignoring how they looked. Examples include using leftover materials from prior projects for as many things as possible

These methods do not increase value; further, repeated flooding had already decreased it.

Delete rest when sure





Drainage Pipe Beside the Separate Building and Leading to the Sump Pump (with Details about the Pump)

The soaker pipe is under the gravel. The end of the pipe near the intersection of the neighbor’s fence and our fence is a 4 foot Y to try to catch more water. After problems in 2015, this had to be rebuilt with heavier gravel in summer 2016.

The other end is the sump pump shown on the right. It has to be covered with an additional grate. It sends water to a pipe that connects to the street. It sends water from this pipe and from all of the patio area, including the two downspouts carrying water from the roof. It is crucial to get the water away from the house. We have a backup sump with all connectors ready in case this goes out.

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### Drainage from the The Problem to Fix the Flooding of What FBCAD Calls the “Residential Storage”

Not only did the entire length of the building get hit The end of the pipe (left picture) near the intersection of the neighbor’s fence and our fence is a 4 foot “Y” to try to catch more water. The other end of the pipe is the sump pump. The test (right picture) showed a need to widen the drainage.

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