# Pictures to Support O’Connor & Associates’ Residential Property Survey - R65365

This file only provides pictures for the O’Connor & Associates’ Residential Property Survey Form. In the process of doing these pictures for the form, I realized there was additional damage and problems I had not listed. I have updated the form. (For the other part of the damage, see the file A Quick Tour of Why Possible Buyers Will Know This Is Damaged Property-Protest in May 2017.)

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## **Property Damaged by On-Going Flooding and Property Has Other Issues That Are Not Competitive**

### Why the Initial Focus on the Property Being Damaged by On-Going Flooding?

By 2015 in May, I had spent so much trying to keep the flooding out of the house so it was safe to stay in that FBCAD’s appraised price seemed outrageous.

* The 2015 FBCAD Appraiser did reduce the value of the house and he alerted me to the requirement of not paying for a repair but instead getting an estimates before the meeting with the Appraiser—something I later found to the opposite to what the Texas Comptroller's video “How to Present Your Case at an Appraisal Review Board Hearing – A Homeowners Guide” said.
* When the 2016 FBCAD Appraiser refused to even look at the damage much less the estimates, I found it not only unjust but a threat to financial survival and I will have to increase spending to keep the house from flooding.

To face this kind of damage and costs and be appraised as though the property were like the others meant I had to try to show the reality with the file I provided to O’Connor & Associates:  
A Quick Tour of Why Possible Buyers Will Know This Is Damaged Property-Protest in May 2017

### Why Completing the Pictures for O'Connor’s Property Revealed the Property Has Other Issues That Are Not Competitive

#### The 1914 Klauke House—a House the Owners Were Having Trouble Selling in December 2010

The house had been $125,000, but in 9/2010 it was reduced to $114,900.

#### The 1914 Klauke House—a Purchase Only Made Because of an Emergency Situation

In 12/2010, we had a **few weeks** to hunt a house and move. The Klauke house was outdated but it was the **only** one:

* That seemed to meet family requirements. (I had been on Family Medical leave because my mother suffered a debilitating stroke. I had to return to my teaching job in January 2011, and we had to sell her house and my house and buy a house together.
* That was in a **low** $100,000 price range.
* That looked—on the surface—safe (Other houses in the $80s and $90s had buckled up tiles in the halls or floors that sloped so a person could not use a walker.

Brookside Inspection Service (report sent to O'Connor & Associates) revealed the owners built—incorrectly—**many** things, including electrical work. Among the problems were “immediate safety issues” of about $3,000. The inspection was **just** before closing and, given no time to hunt another house, we closed when the owners agreed to pay ½ of the $3,000 and lowered the cost of the house by another $1,500—or **$113,400.**

Brookside Inspection Service report also identified flooding in the Storage Building. In 2010, we asked about flooding; the owner confirmed the **house had not** flooded. (See last document in 2015 Appraisal Protest Documents.)   
In 2011, the **den** had water.

**Pictures for Residential Property Survey and How They Revealed More Damage Listed in the Initial Report**

### Details for Interior Items by Number on O’Connor & Associates’ Form

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| 3 | Cracks in sheetrock **With Pictures** | Yes, from the damage **before** the foundation repair and not yet fixed. |

**Examples of Cracks in Prominent Places in House – Note: the symptoms of foundation problems were not just here. The bedroom doors and closets started not to close.**

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| Below beam across living room – kitchen side of house | Above entry door to garage- kitchen side of house |

**Where These Cracks Are in the House (From 2010\_12 Realtor Email of HAR and with House Pictures)**

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| 4 | Walls need paint **With Pictures of Outdated, Worn Wallpaper Kitchen & Entry Hall** | Yes, for the cracks from before the foundation repair and also the **2010 wallpaper** **needs updating or removal** |

**Examples of the Wallpaper in Kitchen and Entry Hall (Shown on the HAR pictures on the Prior Page and Below)**

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| **In Kitchen,** the Border and **below** it the Print | **In Entry Hall,** the Border and **above** it the Print |

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| **In kitchen, below the wallpaper** | **<**The wall below the wallpaper in the kitchen has worn baseboards and tired paint (**before** 2010).  The shadow at the bottom is where a large hole (9” X 18”) was patched poorly (**before**  **<** 2010). | **In entry hall, an unattractive entry in 2010 and now** |

**Where the Patched Hole in the House (From 2010\_12 Realtor Email of HAR and with House Pictures)**

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| The wall above the chair rail molding is covered in the wallpaper shown in the upper left of this page. > |  | < The patched hole is in the lower right corner |

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| 4 | Walls need paint **With Pictures of Outdated, Worn Wallpaper -2 Bathrooms** | Yes, for the cracks from before the foundation repair and also the **2010 wallpaper** **needs updating or removal** |

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| In hall bathroom, the Print – a very **large** print as the comparison with the light switch cover shows | In the 2 rooms of the master bath, the Print.  Example of **Prior Owner’s Skills**: among the many holes over time were these holes where they were unable to hang the toilet roll holder. |

**Where the Wallpaper Is in the House (From 2010\_12 Realtor Email of HAR and with House Pictures)**

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| 5 | Carpet needs to be replaced | Yes, it was clean but **no**t new in 2010. |
| 8 | Tile color is outdated/typically | No, but I am not a good judge of that. If needed, you can see for yourself in the HAR pictures from 2010. (Uploaded shortly to your website.) |
| 9 | Window coverings need to be replaced | No, but you can see for yourself in the HAR pictures from 2010. In our purchases, similar coverings were used for any uncovered windows in the HAR pictures. |
| 10 | Doors need to be repaired | No, but in 2010 they needed polishing to remove scratches and they still do. |
| 15 | Electrical/Wiring problems | No, in early 2011 had the most dangerous ones fixed. We split the $3,000 for “Immediate Safety Issues” and they lowered the $114,900 price by $1500. |
| 16 | Plumbing: |  |
|  | Repair leaking faucets | See Bathroom |
|  | Rusty, leaking pipes (Whole house re-piping = $5,000) | **Not on your list,** but had rusted water pipes and rusty water. Recently had the first leaking ceiling. For now, they will be repaired one by one and hope one will not leak over something that cannot handle water. -**Whole house replacement is just under** **$5000.** |

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| 17 | Bathroom: |  |
|  | Countertops need to be replaced **(Pictures of 3 out of 3 Bathroom Sinks within Fake Marble Countertops)** | Yes, 3 of 3 have fake marble sink surfaces and countertops. In 2010, the sinks already had dark cracking and it is worse now. |

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| **Cracked sink 1 (pre-2010)** | **Cracked sink 2 (pre-2010)** |

**Where the Cracked Sinks Are in the House (From 2010\_12 Realtor Email of HAR and with House Pictures)**

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| **Cracked Sink 3 (Sink in ½ bath the owners built by themselves.)** | **Example of Prior Owner's Choice of Materials**  This is the kind of material they chose for the cabinet for the sink/countertop in the ½ bath. It is equally damaged on the left side. They chose what looked like used or defective materials. |

Note: My prior home from the early 1980s had fake marble sink/countertops, but they did not crack like this.

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|  | Light fixtures are outdated **(Picture of Example)** | Yes, lighting in bathrooms (and other rooms) that you can see for yourself in the 2010 HAR pictures |

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|  | These lightfixtures are in these rooms built in 1979 by a builder:   * In two of the three bathrooms * In the entry hall * In the kitchen. |

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|  | Faucets need to be replaced | Yes, 1 of the 3 bathroom faucets. It is difficult to stop from leaking. |
|  | Mirrors need to be replaced | Yes, 1 of the 3 bathrooms |
| 18 | Kitchen: |  |
|  | Appliances, kitchen stove. | Not on your list, but search for the manuals for the build-it stove is not findable (earliest on Internet list is 2002). |
|  | Countertops are worn/need to be replaced **(Pictures)** | Yes, the laminate they used is coming up and they did not line up the pattern correctly when piecing it together. |

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| Laminate not matched, chipped,smears | Laminate not matched behind faucet | Laminate not matched, smears |

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| Laminate coming up at middle of sink | **Owner-built-Workmanship pre-2010 on Kitchen Laminate** Other projects:   * Added den with its cabinets and shelves * Added ½ bath * Storage building and electricity to that building **(Their work was ugly and were “immediate safety issues,” like electricity not passing inspection.)**   Based on timing of the work and materials. these **also** may be **owner-built projects**:   * Wallpaper in 4 rooms * Tile in kitchen * Tile in den |

#### **Owner-Built Projects** – Items that Should Have Been Marked as Problems for the Added Den and Added ½ Bath

My apologies. I did not mark these areas because I am unaccustomed to thinking of the added den and ½ bath as being **part** of the house.

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| 4 | Walls need paint **in owner-built (pre-2010)** | Yes, chips in paint on door, door frame, cabinet—plus some cabinet hardware is partly painted. |

Examples of owner-built work:

* **Materials:** rough plywood for cabinet doors (not just interiors of closets); apparently left-over Hardy board for the walls, damaged cabinet in the added bathroom (on page 5)

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| **Owner-built (pre-2010) walls, cabinets, shelves**. Beyond the door a toilet and the cabinet and counter top (shown on page 5). | Window  above  sink>  < Other side of the window cover with a white plastic roller shade | Built by a professional builder. The unmatched laminate (on page 6) seems to be **owner-built.** |

### Details for Exterior Items by Number on Your Form

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| 1 | Landscaping is not well maintained | Yes. I try but it is very difficult with the flooding. |
| 3 | Exterior needs paint (Pictures are in the Tour showing the Damaged Property from Ongoing Flooding) | Yes on the storage building, especially on the back and on the front where there is wear.  No on the house, but trim was last painted in 2011. |
| 4 | Exterior wood needs repair/replacementCorrection: Exterior siding on the front of the house needs replacement | Yes for the back of the storage building where there is flood damage  No for the exterior of the house, but it has aging vinyl siding. Correction: there are so many things aging out with this house that I forgot |

Examples of the Holes in the Siding—It was dramatically worse on the side with most sun. It became visible Spring 2016

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Examples of the Blobs of Chalk Closing the Holes to Keep Out the Rain

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**Where These Holes Are in the Siding (From 2010\_12 Realtor Email of HAR and with House Pictures)**

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|  | | | Note: when we first lived in the house in 2011, I did try power washing the mold off of the vinyl.  Given the power of the sun and how flimsy the vinyl feels, washing mold off is no longer an option. |
| 5 | Roof needs repair | No, but the owners provided a warranty document, but in checking with the company it was for 1 year so does not apply. | |
| 7 | Foundation: |  | |
|  | Already repaired | No, cracks began and the foundation is already repaired. | |
| 8 | Driveway: |  | |
|  | Oil Spots that need cleaning | Yes, needs cleaning, not oil spots, but dark, large-size stains. Also has unusual worn away spots. | |

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| Ununsual worn away spots on left, street side | | | Dark, large size stains. |
| 9 | Fence: |  | |
|  | Needs to be replaced | Yes, rotten and mold on the fence at the back of the yard where all of the water is coming. | |

Multiple examples available of these problems at the back fence on the right and to a lesser extent the center back fence.

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| **Back fence on right--**Broken at bottom | **Back fence on right--**Broken vertially |
| **Back fence on right**--molded | Fence on the side of the house – just as old but none of those problem |

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| 11 | Front door: |  |
|  | Needs fresh paint | Yes for the storm door frame.  No for the front door, but it was last painted in early 2011 |
| 12 | Windows need to be cleaned | Yes |
| 13 | Shutters need to be repaired/replaced | No, but they were last painted in early 2011 |
| 14 | Gutters need to be cleaned/repaired | No, were replaced as part of the essential remedies for flooding |

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## **Yes, we bought a lemon, but it needs to be appraised as one.**

There are 2 broad areas of problems

* There are General Problems revealed by the Residential Property Survey Information.
* There are Ongoing Flooding problems revealed by this Tour –ones that also damage the value of the house

This has **never** been a house a person would buy if they knew the realities. N**ow**—unlike 2010 when we bought the house—those realities are visible just by walking on the property.

A person would not buy it for the value stated by FBCAD. The reality is:

* **Ongoing** flooding **decreases** value.
* Methods necessary to reduce damage or prevent flooding do not increase value, but instead may **increase a buyer’s hesitation to buy**

To emphasize this, the Tour includes headings to show examples of constant maintenance and how appearance may lose value.