# 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”.)   
For both Reason 1 and Reason 2, we bought a lemon, but it needs to be appraised as one.

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## **How Could Anyone Have Made the Mistake of Buying 1914 Klauke Court?**

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

The house had been $125,000, but in 9/2010 it was reduced to $114,900 and it still was unsold in 12/2010.

### Why Did **Events of This Purchase** Make Us Customers **Desperate** Enough to Buy 1914 Klauke Court?

Late 10/2010, a parent, living in Victoria, Texas, suffered a heart attack and massive stroke resulting in her being unable to live alone. To help her, I took Family Medical Leave from teaching in Richmond and Sugar Land—with return due by January. Her attorney suggested our selling our houses and buying one near my work. I began searching the Internet and driving back and forth from Victoria to see houses in our price range in Richmond and Sugar Land. What I saw in our price range were houses with buckled floor tiles or floors that sloped so much a person could not use a walker.

In a **quick** view compared to other houses, 1914 Klauke looked over-priced and very outdated--but it had solid floors.

### Why Did **Timing** **of This Purchase** Make Us Customers **Desperate** Enough to Buy 1914 Klauke Court?

Brookside Inspection Service (report in documents provided 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 thus lowered the cost of the house by another $1,500—to **$113,400.**

### **Reason 1 for Lower Value**—Damaged Property Because of On-Going Flooding[[1]](#footnote-1) Any Buyer Can Recognize by 2016

The **pictures** in the file **“A Quick Tour of Why Possible Buyers Will Know This Is Damaged Property”** show why.

The file **“Please Read First—I hope to save you time”** covers background and lists available files: a) files of documents about the house in 2010, b) files to and from the 2015 and 2016 FBCAD Appraisers (with both receiving time-stamped pictures and with the 2016 Appraiser receiving the **“estimates”** to deal with the damages per the directions from the 2015 Appraiser), c) what is different about the FBCAD Appraisers and the Texas Comptroller's video “How to Present Your Case at an Appraisal Review Board Hearing – A Homeowners Guide,” d) following the 2016 FBCAD appraiser’s decision, **the “estimated”** things we did to try to do save the house from flooding and their costs so it was possible to try to continue to live in the house. There are **still “estimated” things to do** to stop major flooding as with a hurricane.

### **Reason 2 for Lower Value**—Uglier than Other Houses Because of Prior Owner’s Additions, Actions, and Inactions

The **pictures** in the file “**A Quick Tour of Why Possible Buyers Will Know This Is Damaged Property”** show the **prior owners’ lack of experience** and **poor choice of materials** in such things as:

* Connecting electricity to the storage building—This was one of the **“immediate safety issues**.”
* Building a 3-part storage building, with an exterior of Hardy board at ground level so that the board is flalling apart and with interiors that include a ceiling light in one storage area just hanging loose, and with a **slope so low that it flooded repeatedly** before 2010 (identified by Brookside Inspection Service report)

The **pictures** in **this** file show the same **lack of experience** and **poor choice of materials** in adding **a ½ bath and den** with:

* Use of Hardy board for the interior walls, of plywood and wood scraps for cabinets(with inconsistent molding/hardware), and what looks like previously used materials in the bathroom and for exterior doors
* Carpentry in cabinets that—once you try to open a cabinet door—does not work. The cabinets are more like what people make in their garages than in their homes.
* **Slope that is low enough that water flooded from the backyard into the den** in 2011 and—once the drought ended—began to flood aggressively by 2015 and requiring more drainage and a sump pump to get water away.

The pictures in this file **also** show that the owners did other things that **lowered value** or did **not** act to **maintain value**.

## **Pictures for Residential Property Survey and How They Reveal Damage Listed in the Report**

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

|  |  |
| --- | --- |
| #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. In January 2011, early signs of foundation problems were that bedroom doors and closets did not close. The house had been empty for a long time and they had not been running soaker hoses beside the house.**

|  |  |
| --- | --- |
| 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 (Pictures from the file 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)**

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

|  |  |  |
| --- | --- | --- |
| **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 (Pictures from the file 2010\_12 Realtor Email of HAR and with House Pictures)**

|  |  |  |
| --- | --- | --- |
| 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 |

|  |  |
| --- | --- |
| #4: Walls need paint **With Pictures of Outdated, Worn and Curling Wallpaper –2 Bathrooms** | Yes, for the cracks from before the foundation repair and also the **2010 wallpaper** **needs updating or removal. ALSO WALLS/DOORS HAVE CHIPPED PAINT IN THE ADDITION OF A DEN AND ½ BATH**. |

|  |  |
| --- | --- |
| In hall bathroom, the Print – a very **large** print as the comparison with the light switch cover shows.  Example of **Prior Owner’s Skills**  In 2010, wallpaper curled up along the top of the bath. | 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 (Pictures from the file 2010\_12 Realtor Email of HAR and with House Pictures)**

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| --- | --- |
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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. Visible on page 4 and 5. |
| 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. |

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| --- | --- |
| **#11: CABINETS NEED TO BE REPAIRED** **(Pictures and Examples of Prior Owner’s Skills in the Addition of Den and ½ Bath)** | **YES, IN THE DEN (AN ADDITION THEY BUILT). THEY HAVE MISMATCHED HARDWARE. THESE CABINETS ARE MORE LIKE WHAT PEOPLE MAKE IN THEIR GARAGES THAN IN THEIR HOMES.** |

**When you start to use these cabinets in the den and have doors stick, you start to notice how they are built.**

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| --- | --- | --- |
|  | **<** Scraps of  wood are  placed back  to back to  make it  possible to  attach **this** set  latches. | Leftover gray wood, plywood, scraps of wood all used together with painting done somewhat |

|  |  |
| --- | --- |
| **Uneven** cut at bottom of cabinets (1 big piece of plywood) | Location of latches placed at **uneven** heights |
| Hinges **painted**; corners of molding **UNmitered** | Hinges **UNpainted**; corners of molding **mitered** |

**Where the Den Is in the House (Pictures from the file 2010\_12 Realtor Email of HAR and with House Pictures)**

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| --- | --- | --- |
| Den + ½ bath built by Prior Owner- | Window (black area)  above sink  >  <  Den side of the window covered with a white plastic roller shade | Kitchen built by a professional builder. |

#### Additional **pictures of examples of the prior owner’s skills** and choices of materials in the den and the ½ bath

The cracked sink (3 out of 3 sinks) in the bathroom and the owner’s chosen cabinet are on the next page.

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| --- | --- |
| Former outside door from the kitchen and now door to den (**no knobs** on the den side) –mitered corners | New door to the outside made by using the former outside door–mitered corners |

|  |  |
| --- | --- |
| Door to the bathroom–**UN**mitered corners  There are chips on **this** side of the Hardy board and the door. | Chips in the paint on the Hardy board to the toilet |

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| --- | --- | --- |
| #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 |
| #16 Plumbing: 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)** | 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-purchase in 2010)** | **Cracked sink 2 (pre-purchase in 2010)** |

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

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| **Cracked Sink 3 (Sink in ½ bath the owners built.)** | 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 materials. |

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

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| #17 Bathroom: Light fixtures are outdated **(Picture of 1 of the Lights)** | 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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| #17 Bathroom: Faucets need to be replaced | | Yes, 1 of the 3 bathroom faucets. It is difficult to stop from leaking. |
| #17 Bathroom: Mirrors need to be replaced | | Yes, 1 of the 3 bathrooms |
| #18 | Kitchen: |  |
|  | Appliances, kitchen stove. | **Not on your list,** but a search for the manual for the Frigidaire build-it stove is not findable by the model number (The earliest model number on the Internet seems to be 2002 so this stove could be earlier than 2002. The built-in dishwasher we replaced when it broke.) |
| #18 Kitchen: Countertops are worn/need to be replaced **(Pictures and Examples of Prior Owner’s Skills)** | | Yes, the **laminate they used is coming u**p 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 |

|  |  |
| --- | --- |
| Laminate coming up at middle of sink |  |

### Details for **Exterior** Items by **#** on O’Connor’s 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 “A Quick Tour of Why Possible Buyers Will Know This Is Damaged Property”)** | | 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/replacement – **Exterior vinyl shingles (with holes) need replacement—A Buyer’s View from the Street** | | 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 **THAT IS NOW TOO FRAGILE TO POWER WASH. YES, FOR THE VINYL SHINGLES ON THE FRONT OF THE HOUSE THAT HAVE HOLES THAT HAVE BEEN CHALKED TO KEEP OUT THE WATER.** |

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

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Examples of the Chalk Closing the Holes to Keep Out the Rain—Done in August 2016

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**Where These Holes Are in the Siding (Pictures from the file 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 on the back and sides of the house.  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— **A Buyer’s View from the Street** | | 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. | | | | | |
| **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** as the fencing at the back, but none of the problems: | | | | |  | | |
| #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 | | | | | | |

1. In 2010, did we ask about flooding in the house? Yes, in answer to a direct question, the owner wrote **“this house has never flooded in the past.**” (This is in the last attachment in 2015 Documents to the Appraiser). In 2011, spring, there was water one time in the den, but there was a multi-year drought in-between that event and the aggressive flooding by the 2015 and 2016 appraisals. [↑](#footnote-ref-1)