**Residential Property Survey– Additional Page for R65365 1914 Klauke Ct – Updated with this 2nd Submission on 5/31/2017 in red –UPDATED WITH THIS 3RD SUBMISSION ON 6/12/2017 IN BOLDED ALL CAPS**

FYIs Including Information on Ongoing Flooding:

1. In 12/2010, we had only a few weeks to hunt a house and move. The Klauke house was the only one that met family requirements and was in a low $100,000 price range. The house had been $125,000, but in 9/2010 it was reduced to $114,900.The house needed updating, but that was a lesser issue. The owners also built—incorrectly—many things, including electrical work (as an inspection report revealed). Given “immediate safety issues” of about $3,000 found at inspection 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.
2. In 2011, the flooding first started and it flowed across the patio into the den where books were in boxes on the floor. A recommended drainage person installed French drains and another vendor installed gutters. The methods seemed to have worked, but in retrospect it was just a shift in the weather. **REMINDER: TEXAS WAS IN A MULTI-YEAR DROUGHT IN THIS IN-BETWEEN-PERIOD.**
3. By 2014-2015, flooding stopped being sporadic and become aggressive. As a rule of thumb, flooding happened when it rained for 3 days or when it rained heavily for 1 day. Some nights I used a hoe to dig trenches to direct the water away from the house. Vendors with drainage failed. Only after I began taking time-stamped photos in the rain and throughout the yard (including near my neighbors at our common back fence) were people with more diverse and more practical experience with flooding able to begin to figure out the causes and possible remedies.
4. Yes, we bought a lemon, but it needs to be appraised as one.

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**Details for Interior Items by Number on Your Form**

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| --- | --- | --- |
| 3 | Cracks in sheetrock | Yes, from the damage **before** the foundation repair and not yet fixed. |
| 4 | Walls need paint | 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**. |
| 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| 8 | Tile color is outdated/typically | No, but I am not a good judge of that.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. |
| 11 | **CABINETS NEED TO BE REPAIRED** | **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.** |
| 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 | **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.** |
| 17 | Bathroom: |  |
|  | Countertops need to be replaced | Yes, 3 of 3 have fake marble sink surfaces and countertops. In 2010, the sinks already had dark cracking and it is worse now. |
|  | Light fixtures are outdated | Yes, lighting in bathrooms (and other rooms) that you can see for yourself in the 2010 HAR pictures |
|  | 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: |  |
|  | Countertops are worn/need to be replaced | Yes, the laminate they used is coming up and they did not line up the pattern correctly when piecing it together. |
|  | Stove pre-2002 | **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.) |

**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 | 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 | 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.** |
| 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. |
| 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. |
| 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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