

Upgrades, History and Stories



Seller Disclosure

as of July 2000

Upgrade Summary to 401 Snyder

| When | Description |
|-------------|---|
| 1999 | Hardwood floors refinished PVC riser to bathroom replaced w/copper New vanity with completely updated plumbing in the bathroom Clay tile sewer main updated to PCV Inbound water main from city connection replace with copper. (was extremely mature galvanized) |
| 1998 | 24 Sunrise high-efficiency windows installed by George Meyer Company Pella Sliding Door Wall installed |
| 1996 | New TRANE A/C and furnace installed |
| 1995 | Cedar deck added |
| 1992 | Galvanized pipe replaced with copper |
| 1992 | All old turn-of-the-century looking wires removed and replaced including new main (60amp service increased to 100amp) |

Note: All work above was done by professionals. We did none of the above. All receipts are available.

1999 - A Year of 401 Evolution

1999 was a crazy year. Must have been some weird alignment of the planets because it blew away the previous weirdness of '98 when power was lost (due to a massive thunderstorm) for almost an entire week.

The net result of 1999 was considerable, long-term improvement. All of these "challenges" only required money to fix them -- so looking back, it really was no big deal.

Early 1999

We notice that sometimes, the drain in the basement would make gurgling noises and on rare occasions, would partially back-up. We call in the roto-rooter guys and they snake it for us -- to no avail. A few hundred dollars later, now we're looking at guessing where to start digging in our front lawn to repair what we believe to be a collapsed sewer lateral. For a few minutes, we're relieved because we assume the City will pay for this. Harsh reality hits when the City proclaims, "that's your bag of balogna!" So, we dig up the street and replace the pipe.

Summer of 1999

We were away on a vacation and returned some warm Sunday afternoon to find our house weeping on the east wall. I assumed it had rained hard when approaching in my car, but a few steps from the back door it dawned on me, "That rain is still coming down, and it's no rain."

The fill tube on the toilet on the second floor had fractured while we were gone. Although just a trickle, this trickle likely went days undetected. The result about 30% of the house got good and soaked. After a few weeks of drying, the professional arrived to put the place back together. This was when we covered the hardwood floors and rebuilt the bathroom. Since then, the house has dried up just fine with zero residual problems as a result.

A few weeks later...

We're just about finished restoring everything and we notice a tiny pool of water collecting on the basement floor. Making a long story short, we find a leak on the inbound fresh water line -- the one buried under the floor. This is an important part: We could have patched the leak from the surface and let it go -- but we didn't. Having already gone through what we did, this decision was easy: Call the guys with the backhoe and replace the pipe.

Two days later, new copper pipe was installed to replace the very nasty completely corroded galvanized version. Tap water has never tasted so good!

In 1999, it appeared we had a few problems, but the reward was the \$30K spent on updates and repairs. It's always nice when money is the only thing required to make a problem go away.

Unwanted Water History

This section discloses everything we know about any water drainage/basement issues.

Examples

Northwest Corner

This area was a problem as run-off from the roof, back yard and adjacent lot collected. The largest contributor was the roof so drainage system was constructed to carry all roof run-off out to the front. Since this was installed, this problem was 100% eliminated -- with only this exception: If the downspout clogs, gutter overflow could cause problems however it takes hours of pouring rain for this to become an issue -- even with a clogged downspout.

Back Yard

The area south of the deck used to collect standing water. (see the section about Mom Nature contained in the package) When this did occur, a hose was used to syphon the water from the back yard down the driveway. This would only happen a few times per year and only after hours of steady rain. We had obtained quotes to fix this and there were two solutions: Quick-and-dirty was to dig a deep hole, fill it with mostly with stones and sand, then resod over it. We opted for the better solution which was to route the water out of the back yard. We called in a professional to dig the trench and design the drainage system. Since this was installed, there has never been even a hint of standing water back there. **Proof:** During the storm which hit here June 24, 2000, (5 inches in under 2 hours) two of my neighbors had terribly flooded basements. The basement here had only a trickle which entered under the basement windows. This storm produced no standing water.

As long as the gutters are kept clean, water is not a problem here. This does not mean you will never have a problem. If you want to increase water-tightness install gutter screens on the west side of the house. The trees which provide excellent shade in the summer are the same ones which clog the downspouts.

The basement window on the southeast corner can leak if the rain is excessively hard AND the wind is blowing from the east. This happens once every few years as most storms move west to east. The problem was created when the stupid cable company installed their wire. (One of the reasons there's a satellite dish on the house -- which by the way, is included in the sale of the house)

The only other water related suggestion would be to improve water drainage from under the deck. The south side of the house does not have the benefit of any roof/gutter collection so water is not routed away. A plastic barrier under the deck does keep the water out of the basement, but it can collect under the deck.

TV Antenna and Dish

The south side of the house has a conventional 1960ish looking antenna which was in place when we purchased the property. The unit works fine and has been used over the years to pull in local stations when TV viewing was a requirement on the third floor. A lengthy wire is attached to this unit and any room can be reached.

On the front corner of the house there's a dish (Dish Network) which we plan to leave here. The cable for this enters the house, into the living room, on the northwest corner. (Just to the right of the fireplace) We are also including the satellite receiver which is in perfect working order. To activate this equipment, you'll need to call Dish Network at 1 800 333 DISH. I recommend this company, however keep in mind that some local stations are not available (e.g., FOX, CBS) which is why the 1960ish hardware might still be useful.