

July 29, 2020

Re: 1722 Tabor  
Houston, TX 77009

The following is some historical information on my home on Tabor:

I purchased this home in partnership with one of my high school buddy's in 1978. We immediately occupied the home and lived there for about one year. He later got married and moved in a home his new wife owned. I moved to another property in the Heights area and we converted this home into a rental. We shared the benefits of this investment property for many years. One of our tenants was three girls which shared the rent. One of those girls would later become my wife, now over 35 years!

In 2003 my buddy decided he did not want to own rental property any longer so I bought his 50% interest and became the sole owner. At that time we had a long term tenant that continued as my tenant until around 2009. After, she vacated I decided to do some major updates to the property. The following is a partial list of updates made at that time and continued into early 2011:

Because I had a tree limb fall and damage the shingles, I received an insurance claim and had the entire roof replaced with a GAF 30 year composition shingle. Since the foundation is on concrete blocks (pier & beam), I had a foundation company re-level the house before doing my interior improvements, one of which was going to be new kitchen cabinets. Also, at this time I had an electrician replace the exterior electrical panel, add a 220volt electrical outlet in the kitchen and external wiring for a new central heat and air system. He replaced much of the wiring, new switches and outlets and added "hard wired" smoke detectors. The interior drywall was floated, textured and painted. Some exterior siding was replaced and the total exterior scraped and repainted. All light fixtures and ceiling fans were replaced. Some new interior and exterior doors were replaced including all new hardware. All the kitchen cabinets, granite counter tops and appliances were new at that time. Ceramic tile floors were added from the front door through to the kitchen and back door and including the bath. The remaining floors are the original red pine wood and were sanded and refinished. New tile wainscot was installed around the tub and a new tub/shower fixture, a pedestal sink and toilet were added. A new security system was installed with door and motion sensors. Also a new heavy duty drop-stair for attic access was added in the hallway along with considerable attic decking for storage. A new water heater and updated washer and dryer connections were added in the garage including a new garage door and automatic opener. The back yard was fully fenced with 6' cedar pickets and some grass sod and landscaping added.

After the updating was complete I leased the property for approximately 10 years. During that time I had only two tenants the last leaving this past March. By the way, in 2016 a new sewer line was added from the house to the City main. Since the property was vacated this past March 2020, the following is a list of improvements and repairs recently completed:

Some additional siding was replaced and the entire exterior was scraped and painted. The interior walls and trim received new paint. The back yard was tilled and partial new

grass sod and added. Some new grass and landscape added to the front yard. Thirteen new double pane insulated windows were added. Now all windows have been replaced with the exception of the front picture window and side lights. The wood floor were sanded and refinished. Several light fixtures are new. All ceiling fans were dismantled for painting, cleaned and reassembled. Thorough cleaning from top to bottom including the cabinets and appliances has been completed. Every effort has been made to return the home to the like condition it was in when updated in 2011.

Lastly, when my buddy and I purchased the home in 1978 the property was not in the flood plain and of course flood insurance was not required. Some years after we owned the property, the mortgage company notified us that the flood plain now included part of our lot and we were required to get flood insurance. When I bought my partner out in 2003 I paid off the remaining balance of our mortgage. Since this occurred after Tropical Storm Allison in 2001 and since we had no flooding issues with that record setting storm, when I paid off that mortgage I let the flood insurance lapse. Allison had such unusually high flood water all over Houston with many neighborhoods flooding that had never flooded. I surmised that if Allison did not get this house there was no need to continue the insurance. Now at 2020 we have experienced Hurricane Harvey (2017) with even more widespread flooding. I had a tenant in 1722 Tabor at that time and we only got water in the garage, which is at ground level. The house is elevated on a block and beam foundation it did not flood.

Me and my wife now live and work in far north Harris County and hardly go to central Houston anymore and this property is a little too far away for us. Furthermore, at retirement age we plan to reduce our involvement in rental properties and since we have greatly enhanced the condition of this home, it seems the proper time to sell. Tabor had been a good property which has seen significant appreciation over the years and it has a lot of fond memories. The way the neighborhood continues to be in the regeneration cycle including the attraction of numerous new homes, businesses, restaurants and a major upscaling of the farmers market complex, I am confident it will provide the same benefits to the next owner for years to come.

Sincerely,

James D. Sword