

Re: 1346 N Rock Hill Projects

From: Steve Walker (swalker@mcknightcrossings.org)

To: bret_blackford@yahoo.com

Date: Monday, December 23, 2024 at 08:27 AM CST

Author: Steve Walker

Bret comments in **red**

Date: December 22, 2024

Overview: Mitigation and restoration costs. Possibly new mold concerns.

(Steve, do we have recommendations from Woodard? If so, please forward to me any email or notes Woodard has provided on this.)

I included Woodard's recommendations in the summary. See Woodard's proposal which is included at the end of this response..

Below is a summary of work performed at property, completed 12.11.2024

Location: 1346 N Rock Hill Rd

Project Type: Mold mitigation and air quality testing post mitigation work.

Project Restrictions: Mitigation work and air testing is restricted to the 5' containment area away from west wall.

Area: Back bedroom

Scope of Work:

- Construct containment 5 LF away from the affected wall to confine the work space.
- Exhaust a 500 CFM negative air machine directly outside through a window to maintain slight negative pressure during the demo phase
- Manipulate all content away out of the work spaces
- Contain the HVAC vents and any pipe openings that may be within the work space.
- Remove drywall up to two feet or twelve inches beyond visible growth within the wall cavity (~10 LF wall)
- HEPA vacuum and clean all exposed wood framing with an antimicrobial solution.
- HEPA vacuum and clean all surfaces from ceiling to floor with an antimicrobial solution with in the containment area including the erected poly sheeting.
- Seal the wood framing with an EPA-approved encapsulant with antimicrobial properties.

- Final HEPA vacuum of all surfaces beginning at the ceiling level and ending with the flooring.
- Keep HEPA-equipped air filtration devices in place until clearance testing is completed by a third-party IH (**Industrial Hygiene?**), Techtron Environmental (<https://techtronengineering.com/>).
- Woodard was requested to retain the IH for post-testing limiting the scope to within the containment area

Air quality test was completed on 12/11. Test results: Airborne mold was not elevated in 5' containment area. Woodard removed all its equipment from the job on 12/16.

(**So, per above, no unusual mold levels noted in home**) After the mitigation work was completed in the bedroom, which did have some mold, we tested the 5' containment area. The containment area passed.

Cost \$4,500

Other related projects: Replace sections of drywall and install new flooring in the bedroom.

Drywall

Woodard removed sections of the drywall on the west side of the bedroom. On Friday 12/20, Tom visited the home and determined the scope of work, materials and start date to replace the drywall. Communicated with the tenant that the expected starting time is the week of 12/23. ↓ **I don't understand this. Work expected to start week of 12/23? It sounds from reading above that most work has been completed already? What work has been done and work is still to be completed?** Woodard completed the mitigation work. We are responsible for the restoration, such as drywall and flooring.

Bedroom Flooring

With the mitigation work and air testing completed in the back bedroom, we are making plans to have the flooring reinstalled. We are evaluating alternatives to carpeting.

Will provide cost estimates for related projects at a future date.

Exterior Back Door

The final phase on the installation was completed on 12/17/24. In addition to replacing the door, the siding adjacent to the outside door was also replaced.

Cost \$840

Basement Stairwell

While Woodard's technicians were working on the bedroom, Mrs. Schwaller let them watch a video she recorded during the flood. On the video, water was flowing through a section of the basement ceiling at the bottom of the stairwell. ServPro (<https://www.servpro.com/>) the original bidders on the mitigation project did not make any recommendations to do mitigation work in the basement. However, they did not have access to the video.

Woodard's Recommendations and Cost Estimates for Basement Ceiling and House

Basement Impacted by Rising Floodwaters:

Per IICRC industry standards, the following actions are recommended:

1. **Removal and Cleaning:** **Should we let Tom do steps 1 & 2?** I would not recommend because we do not have the air scrubbing equipment which would be needed if mold is found. We are not familiar with the standards for mold removal and disposal which could expose us to some liability issues. Also, the technicians worn hazmat suits and respirators which Tom would need if he's handling mold.
 1. Remove all absorbent materials affected by rising floodwaters.
 2. Thoroughly clean and disinfect the area.
2. **If Suspicious Growth Is Found:**
 1. Conduct remediation under containment using HEPA-equipped air filtration devices.
 2. Post-testing clearance will be required to ensure the area is safe before final removal or restoration.

Service Costs:

- **If no mold is discovered:**
 - Remove impacted materials, clean, and disinfect the framing.
 - **Cost:** \$1,976.19.
- **If mold is discovered during the invasive inspection:**
 - Remediate the immediate area following the inspection findings.
 - **Cost:** \$3,128.
 - Please note: This cost is based on immediate findings from the isolated inspection. If a certified IH provides a detailed remediation protocol, a revised proposal will be necessary.

Recommendations for Overall Home Health:

To assess the overall health of the residence, we recommend retaining a certified industrial hygienist (IH) to perform air quality tests and provide detailed protocols and recommendations for necessary work. **I advise against this.** Okay.

The tenant mentioned her son's health issues which she is trying to connect to mold in the home. After hearing her concerns, Woodard recommended a whole house air quality test. Woodard doesn't perform air quality testing. They recommended a third-party environmental company. The estimated cost is \$1,500-\$1,800. If mold is detected, there will also be mitigation and restoration costs. **I advise against this.** I not thrilled about doing this project but I would like to have further discussion about this option before dismissing it.

My recommendation

Take care of the basement ceiling.

Not sure about testing the entire house. I'm also sensitive to her son's health issues and potential litigations if we fail to do everything in our power to make the home safe. **We should take reasonable steps, but not do everything possible.** Okay. Unfortunately homes in flood zones are at high risk for mold issues.

Woodard's Proposal

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- **Referral:** PM Environmental – Kevin Roberts: (636) 383-0095

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Sent from my iPad

On Dec 22, 2024, at 7:21 PM, M Bret Blackford
<bret_blackford@yahoo.com> wrote:

Steve,

I've added some notes in **red**. Take a look and loop in Dave Weiler if we think his experience as a landlord might be helpful. Also, do we have a copy of the most recent tenant agreement? If so, can you send me a copy when possible.

--- Bret

On Saturday, December 21, 2024 at 08:18:48 AM
CST, Steve Walker
<swalker@mcknightcrossings.org> wrote:

<1346 Woodard and Related Projs -mBret.docx>