Fw: 12.22.2024 mold concern: 1346 North Rock Hill Road - Response

From: M Bret Blackford (bret_blackford@yahoo.com)
To: bret_blackford@yahoo.com
Date: Sunday, July 19, 2026 at 12:12 PM UTC

MEMO to FILE

----- Forwarded Message -----
From: M Bret Blackford <bret_blackford@yahoo.com>
To: Bret Blackford <mblackford@archrsc.com>
Sent: Sunday, December 22, 2024 at 07:39:13 PM CST
Subject: 12.22.2024 mold concern: 1346 North Rock Hill Road - Response

Steve,

Keep this in your back pocket. It documents an offer to the tenants for other lodging after the November 5 flooding (video here). Tenants assessed the situation and felt safe staying at the house. McKnight is taking reasonable precautions and I would counsel against a whole house mold test or follow-up on all tenants requests. We should continue to address any water damaged areas, replacing drywall and looking for water damage behind walls, but we should do this as regular repair work until possible mold is found by Tom Hunsaker or other McKnight contractor. Also, Tom Hunsaker and other contractors should be instructed to only speak with you and not with the tenants.

I've also attached your summary document with a few of my notes (in red).

Lastly, as an investment, this rental property comes with significant administrative overhead and poses a risk for substantial financial losses. My recommendation would be to stabilize the current water damage concerns and consider selling this property as soon as markets are favorable.

Appreciate your work addressing tenant concerns and getting reasonable water mitigation repairs performed at the property. We may benefit from Dave Weiler's insight as he is a landlord.

--- Bret

----- Forwarded Message -----
From: M Bret Blackford <bret_blackford@yahoo.com>
To: Bret Blackford <bret_blackford@yahoo.com>
Sent: Sunday, December 22, 2024 at 07:17:22 PM CST
Subject: mold concern: 1346 North Rock Hill Road - Response

NOTE: McKnight offered to find other lodging for the tenants. They assessed the situation and were comfortable staying in the home.

----- Forwarded Message -----
From: Steve Walker <swalker@mcknightcrossings.org>
To: M Bret Blackford <bret_blackford@yahoo.com>
Cc: Elizabeth McPherson <emcpherson@mcknightcrossings.org>; Amy Weiler <dave-n-amy-weiler@juno.com>
Sent: Friday, November 8, 2024 at 03:03:02 PM CST
Subject: Re: mold concern: 1346 North Rock Hill Road - Response

Servpro address any mold mitigation issues.
Sent from my iPad

On Nov 8, 2024, at 2:55 PM, M Bret Blackford <bret_blackford@yahoo.com> wrote:

Steve W.,

She mentions mold. She does not see it yet but believes it is imminent.

As a landlord we should take notice of such words as they carry risk. We should take action that gives the tenant comfort that we are drying out the area. My fear is she cries "black mold" and then we are in a tough place, even if there is none.

Dave Weiler, you may need to help guide us as we try to tale reasonable steps to clean and dry the house without getting caught in costly mold remediation which can take months and costs thousands.

--- Bret

On Friday, November 8, 2024 at 11:04:36 AM CST, Steve Walker <swalker@mcknightcrossings.org> wrote:

In another email, she agreed to let ServPro and me inspect the home on Monday.

Here's her response to my first email…

I've already left for work so can't pick that up. You're welcome to drop it off at the front door. People are starting to leave me items there.

I guess if we could use your dumpster that would help. Our trash man did not take our cans yesterday. We cannot afford a dumpster. With my last day on the job next Friday the bags will just have to sit out there until they come again. So just know that's why there will be a lot of trash bags out there.

I don't know what you want to do about the sewer smell in the house. The Salvation Army is giving us a bucket for cleaning with a few cleaning supplies. I don't know if there's anything in there to help with the sewage smell or the **moldy smell** in Max's room. I don't know when your people are planning to be there or what they plan on cleaning. The wood at the top of the walls in the basement are probably the biggest worry because of **mold growth starting** after being soaked with water.

I would like for you guys to replace the lights in the basement. With the electrical box being over ran with water, a lot of the lights are out now. And we had just replaced them about a month ago. The water from the outside ran through the middle of the basement ceiling and knocked out some of the lights. I'm not going to have my husband try that. You'll need an electrician to tell you how to fix those lights that got water in them and if replacing the bulbs is a hazard. We are not qualified to do that.

Max's room is still wet. Fans will probably take several days to get that to dry and then it will have to be professionally cleaned. My carpet shampooer was ruined in the flood. I'm checking to see if friends or family have one but everyone always borrowed mine.

You will probably need to tear out that drywall in Max's again cause I'm sure it will have mold growing soon. There wasn't any fix for the outside (which is the main point of water entry.) Until it's fixed where you can't see your hands from Max's wall to the sidewalk out there water is going to continue to get in that room.

You'll want to seal the outside of the fireplace again as the wood piece that Larry put in there I'm sure is needing replaced now that it's letting water inside the fireplace.

That flashing on the roof was supposed to go under the shingles and flat against the fireplace and it's visibly lifted so that's probably where the water came in at the ceiling and ran down the wall in Max's room. Thankfully we saved his tv that was on the wall.

We won't be making a renters claim as our car insurance is going to drop us because this will be the third and fourth car we have lost here. We just got the notice they totaled both cars.

Sorry my thoughts were not better organized, this is a lot for me to handle at the moment.
Please let me know if we can use the dumpster and if you'll take care of the lights .

Misti Schwaller

Sent from my iPad

On Nov 7, 2024, at 8:23 PM, Steve Walker <swalker@mcknightcrossings.org> wrote:

Hello Mrs. Schwaller

I want to check-in to see how things are going. Are the box fans helping with drying your carpet? If you need to borrow a wet n dry vac, I bought my personal unit to the office. If you decide to borrow the vac, just stop by the office tomorrow before 1:00pm and Tom will give it to you.

Is there anything else you need to help with the clean-up?

Steve Walker

Sent from my iPad

On Nov 5, 2024, at 6:42 PM, Steve Walker <swalker@mcknightcrossings.org> wrote:

Will do.

Sent from my iPhone

On Nov 5, 2024, at 5:56 PM, mnmmarch18 <misti.schwaller@gmail.com> wrote:

My husband seems to think it will be fine to stay the night if we don't enter the basement.

Please let Tom know he can come in but to please bring old towels for him to wipe off the sewer water before walking across the kitchen and carpets.

Thank you for your reply.

Misti Schwaller
314-973-8871
Misti.schwaller@gmail.com

Sent from my iPhone

On Nov 5, 2024, at 5:42 PM, Steve Walker <swalker@mcknightcrossings.org> wrote:

I'm not sure about the safety aspect without having your electric panel inspected. We are willing to reimburse you up to $130 for a hotel tonight. If you give us permission, to enter your home tomorrow, we can start the assessment the damage and begin to work a solution.
Sent from my iPad

On Nov 5, 2024, at 4:15 PM, mnmmarch18 <misti.schwaller@gmail.com> wrote:

Is there any way to do this as early as possible tomorrow? I have my cancer screening on the morning.

Also please make sure that he wears rubber boots and to bring old towels to wipe his feet on. The sewer backed up as well and I don't want that walked through the house as we have been in clean up mode.

Do you believe it to be safe to stay the night there after Ameren said the power should be turned off and an electrician should be called?
I'm not sure that Tom is a licensed electrician.

Misti Schwaller
314-973-8871
Misti.schwaller@gmail.com

Sent from my iPhone

On Nov 5, 2024, at 4:01 PM, Steve Walker <swalker@mcknightcrossings.org> wrote:

Thank you Elizabeth for the introduction.

Hello Mrs Schwaller

We are reviewing the email and the videos you sent. If you are in agreement, we would like to have Tom inspect the property tomorrow so that we can make a determination of damages. Once we have made that determination, we will better understand what next steps to take.

Feel free to let me know by email if it's okay for Tom to inspect the property tomorrow or another date that works better for you?

Steve Walker

McKnight Crossings

Sent from my iPad

On Nov 5, 2024, at 3:15 PM, Elizabeth McPherson <emcpherson@mcknightcrossings.org> wrote:

Hello Misti,
Thank you for your email. The pictures are very helpful to understand the water level.
What an awful rain we had!

Steve Walker is our new appointed Administration Elder and will be in contact with you.
I will share your phone number and email address with him, as well as your email detailing your concerns, along with the attached pictures.

Sincerely,
Elizabeth

On Tue, Nov 5, 2024 at 2:42 PM mnmmarch18 <misti.schwaller@gmail.com> wrote:

> The property at 1346 North Rock Hill should be checked out by a professional electrician. The basement received significant water from the windows and walls Video attached.
>
> The power needs shut off and checked as the electrical box was flooded this morning with water pouring in the basement. We were advised by Ameren to have an electrician look at this before we entered the basement again.
>
> The water reach over the fence at one point there there was no way the sump pump could have gotten any water out.
>
> Max's room(the room where the wall of mold was removed) has soaking wet carpet. I imagine this is because the outside was not fixed where the original water was getting in that created the mold at the first occurrence. Tom caulking it did not prevent water from getting into the house underneath the slab and sidewalk that still had holes in it on the outside. Those pictures you should have had from the model remediation where you could see his repair was only to the inside wall and not the outside entry point.
>
> The fireplace was also an entry point for water. There was water dripping down from the ceiling above the fireplace as well inside the fireplace. Pictures attached.
>
> Another section of the fence is missing swept away by the flood waters, where it is is unknown.
>
> I'm including all video and pictures that I have. Some may be too long to receive in one message. Please look for extra emails.
>
> Just an fyi.
> Our car insurance is going to take care of the ruts that were created by the car being towed out of the mud when it got submerged and I had to be rescued by the firefighters via the window.
>
> I believe this "report" is what your board should review.
> Appreciate a reply as soon as you are able as we need to know if there is anything else you need from us
>
> Misti Schwaller
> 314-973-8871

Misti.schwaller@gmail.com

Sent from my iPhone

--
Elizabeth McPherson
Office Administrator

McKnight Crossings Church of Christ

1346 Woodard and Related Projs -mBret.docx
20.2

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.)

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)

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?

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?
    1. Remove all absorbent materials affected by rising floodwaters.
    2. Thoroughly clean and disinfect the area.
2. **If Suspicious Growth Is Found:**
    - Conduct remediation under containment using HEPA-equipped air filtration devices.
    - 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.

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.

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. Unfortunately homes in flood zones are at high risk for mold issues.