

1365 Arkwright

RECEIVED

CITY CLERK

AUG 13 2018

Second letter of appeal on the

AUG 1 2018

CITY CLERK 7/31/2018 Correction Notice - Re-Inspection Complaint

The reason for submitting this second letter of appeal to the Legislative Hearing Officer is I feel there is a need to prove the existence of moisture in areas of the unit over a long period of time – would be years and beginning with the roof replacement between 2012 and 2014. There was no water staining and mold problem in my unit from the date I purchased the condo in 2008 until the new roof replacement.

Deficient attic ventilation has been identified. The water staining and mold were established and in abundance long before any wall board, insulation or vapor barrier was removed for inspection.

There can be a link between the new roof replacement and the start of the water staining and microbial growth problem and were finally revealed and discovered by Renters Warehouse back in August/September 2017.

In August/September 2017, Renters Warehouse took photos of the black discoloration/mold and stains on walls, insulation, baseboard areas and ceilings. The following photos were taken in areas away from windows and selected to be included as attachments. There is visual evidence of the existence of moisture in areas of the unit then as indicated in the attachments listed below.

- Black discoloration/mold on family room ceiling **Attachment 145**
- Black discoloration/mold on bedroom ceiling **Attachment 162**
- Stain on exterior fiberboard wall and mold in insulation between inner and outer wall facing North and at the NE corner of bedroom **Attachment 165**
- Mold in the insulation in bedroom facing East and near the closet **Attachment 168**
- Black discoloration/mold on wall in bedroom facing North and adjoining alcove **Attachment 169**
- Black discoloration/mold in baseboard area in alcove **Attachment 185**
- Black discoloration/mold in the alcove **Attachment 187**

The photos shown in the above-indicated attachments serve to prove the point which Encompass Report has stated at the bottom paragraph on Page 2 of that Report: "Water staining is present in the wall cavity and on the floor away from windows. This staining is largely due to condensation formation in the wall cavity and in the attic".

The contractors recommend the attic ventilation defect to be fixed and any exterior building walls needing remediation should be completely remediated before carrying out the repairs in the interior.

Attached is the repair estimate from contractor Rowland Construction to complete the repair. Refer to **Attachment 193**. The repair is in accordance with the City work order.

Certified Mold Inspection and Remediation Services will undertake the work required to completely remediate the mold problem. Refer to Mold Remediation Proposal **Attachment 196**.

ATTACHMENT 145

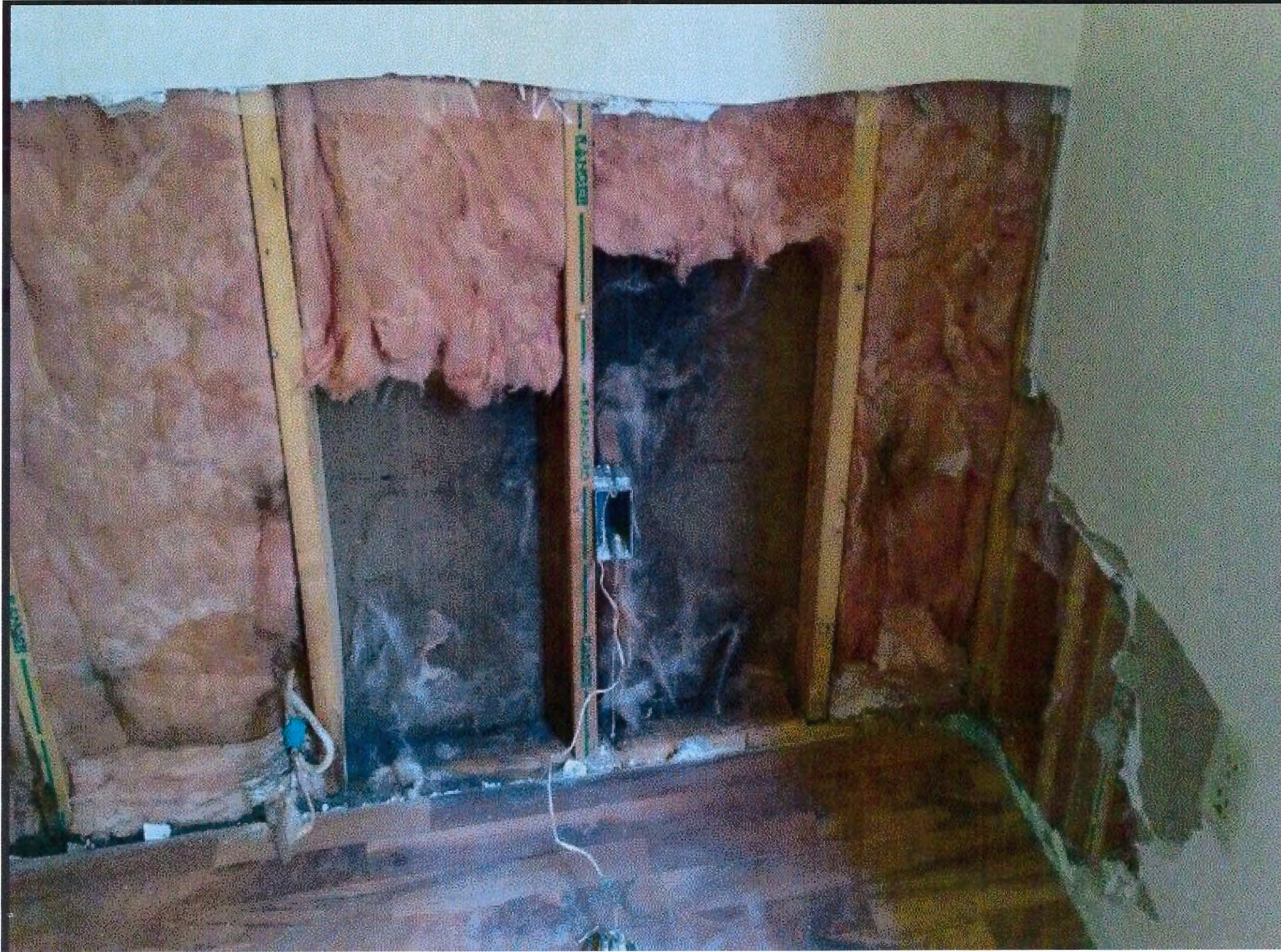


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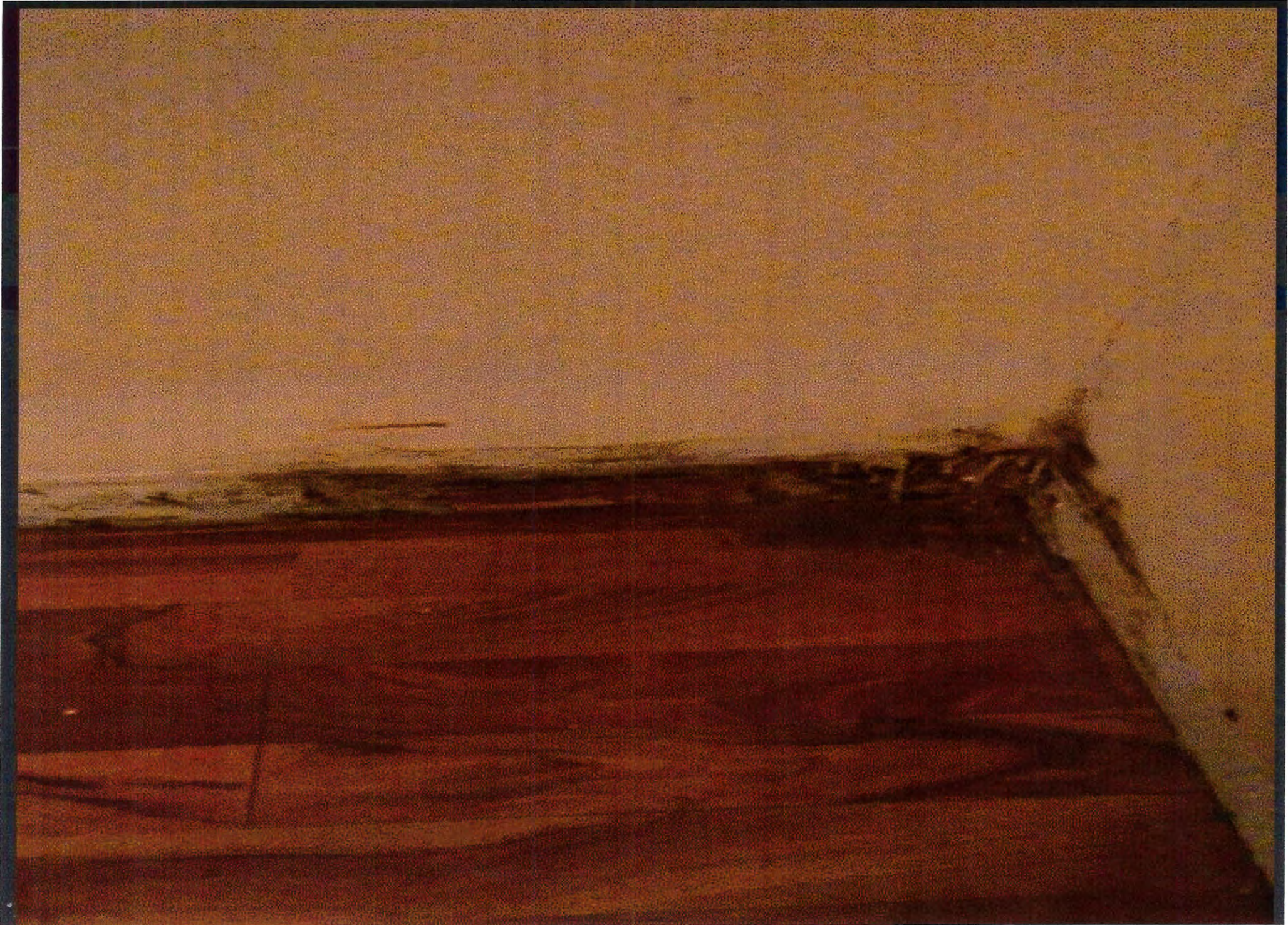












INVOICE		7/22/18	
Rowland Const.	To	Angelina Reese	
612-270-0666			
			Payment Terms
			Due on receipt
Description		Total	
Install insulation and sheetrock in all rooms ,tape and mud , finish			
install plywood an flooring where missing, install new flooring			
install new door and window casing			
replace or return outlets , baseboard heaters,outlet cover plates			
		\$	
		Total Due	

***Certified Mold Inspection and Remediation
Services, Inc.***

2577 Cedar Hills Drive
Minnetonka, MN 55305
612-597-5970

June 25, 2018

Mold Remediation Proposal

Client: Angelina Reese

Property address: 1365 Arkwright St, Unit 203, St Paul, MN

Inspection and sampling dates: January 4 and June 18, 2018

Background

Moisture/mold related damages exist in Unit 203. A third-party incomplete mold project exists.

Year of construction is 1982 and is therefore not subject to the United States Environmental Protection Agency Renovation, Repair, and Painting (RRP) lead-safe work practice regulations.

Project Scope

Contain Unit 203 from other areas of the structure during mold remediation processes.

Temporarily install and utilize a HEPA-filtered air scrubber in the containment during mold remediation processes.

HEPA-vacuum exposed surfaces.

Apply an appropriate sanitizer (not Bleach) to exposed surfaces, sanitizer-scrub, and sanitizer-wipe.

Re-HEPA-vacuum exposed surfaces.

Seal any remaining mold-related discoloration on drywall, wood, or other painted surfaces with mold-resistant primer/sealer paint. This includes only mold-related discoloration, not entire walls and ceilings.

Conduct sampling for airborne mold spores after project completion.

Fees

Non-taxable labor	\$915.00
Mold remediation labor (taxable)	785.00
State sales tax, disinfecting svcs, \$785 @ 6.875%	53.97
Ramsey County transit tax \$785 @ .5%	3.93
St Paul city sales tax \$785 @ .5%	3.93
Mold-resistant primer/sealer paint at cost + sales tax	20.73
Mold testing	<u>270.00</u>
Total	\$2052.56

Terms: Payable in full by cash or check on day of completion. Project completion anticipated in one day.

Notes

This estimate is for mold remediation and described services only. It does not include corrective measures and reconstruction.

Moisture intrusion, indoor moisture, and indoor humidity must be controlled after the remediation project to prevent future mold growth.

A mold remediation report and a receipt will be provided after project payment.

Thomas E. Schultz
Certified Mold Inspector
Certified Mold Remediator

Better Business Bureau Accredited Business, A+ Rating

"Angie's List" Super Service Provider 2006 – Present