

First Tennessee Bank/ First Horizon

08/23/2019

Property: 908 Gettysview Dr

Knoxville TN

Property has been viewed on three occasions with similar findings. I will divide the home into three divisions which each have different damage.

Zone 1 This will include the garage and the guest bedroom adjacent to.

Zone 2 This will include the First and Second floor with the exception of the basement stairs, garage, and guest room.

Zone 3 This will include the basement staircase, and basement living area with the exception of the wine cellar and family room.

Zone 4 This will include the wine cellar and family room.

Zone 1

Condition on viewing shows mold/microbial growth on interior rear garage walls and interior bath wall. All of the mold growth is on the back wall facing the back yard. There is visible signs of residual microbial growth throughout these areas. This outside wall has a serious negative drainage issue on the rear wall allowing water to run in.

Zone 2

These areas have very little mold/microbial damage at this time. There is multiple areas of mold present, but this is residual due to the lack of HVAC for a long period of time. The mold that was present was easily removed with no surface damage. The mold that is seen on the hardwood floors, shelves, light fixtures etc. is due to high humidity levels. The second story HVAC is still not working on my last visit.

Zone 3

Multiple areas of mold/ microbial growth throughout, this includes floors to ceiling. We have a few areas that the growth has legged in and created a situation where you cannot just clean it. This damage was due to lack of HVAC running, high humidity, water intrusion in Zone 4.

Zone 4

Multiple areas of severe mold/ microbial growth, all of which are on the back wall adjacent to the back yard. The areas observed with the worse damage were from the wine cellar to the family room approximately 40 feet. Water was evident in the wine cellar with extreme microbial growth. (Blooming in many areas) I inspected this area on three occasions, two while raining and once on a hot dry day. On the days of rain water was present on the floor and walls. On inspection of the decking of the pavilion (during a heavy downpour) I could hear splashing under the center downspout underground. This was exactly above the wine cellar. On the dry day there wasn't any evidence of water.

Prep:

Prep all areas to be cleaned and demo. Zone 1 should be isolated within the hallway to the kitchen. (This will also isolate zone 2). Zone 2 will be sealed off from Zone 1, by the previous closure, along with basement staircase door. Zone 3 will be sealed off at bar bathroom, and theater doors. Sealing the opening from floor to ceiling will allow keeping contaminants isolated within the zone. Fans with ducting should be placed to remove particles during cleanup outside. During the cleanup negative air pressure should be observed. (sealing all window and door openings) Dehumidifiers should be used during the process to help eliminate the moisture.

Cleaning/ demo/ repair procedure

Zone 1 All sheet rock below grade on the back wall, into the closet should be removed. This area will need to be sprayed and cleaned with an antimicrobial product. All surfaces will need to be wiped after fogging and or wet spray. Additional microbial should be applied while cleaning. Disposal of all rags is required. The surface areas exposed should be left to dry after the exterior repairs are complete. This can be accomplished with fans. The rear exterior of the garage should be exposed to repair or replace damp proofing. This area should be regraded to get a positive grade away from the structure. HVAC units will need to be removed at this time. The guest bath must be treated with an antimicrobial prior to demo of all below grade walls. This will entail removing the bath tub and tile. All carpet/padding should be removed and discarded. After all cleaning is done the walls and ceilings can receive a coat of IAQ or equivalent encapsulant.

Zone 2

Removal of all carpet/padding is recommended. All surfaces should be treated with an antimicrobial. In these areas fogging is preferred. Any areas that have visible mold/microbial on them can be wet sprayed then wiped. All cleaning rags should be discarded. Hardwood floors/tile should be mopped a minimum of 2 times with the proper mixture of antimicrobial.

Changing water frequently. Maintain all other procedures

Zone 3

Removal of all carpet/padding. There is many areas of sustained mold growth in this area. Where the mold has legged in the drywall will have to be removed. These would be marked before cleanup. Fogging and wet spraying of all walls and surfaces is required, minimum of 2 times before cleanup. All air must be taken to the outside! Maintaining negative air is essential during the cleanup in this zone. Dehumidifiers should be used to lower the humidity and pull additional moisture out. All cleaning rags should be discarded. All discarded material and rags should be placed in plastic bags and removed. After cleanup a encapsulant can be installed on all effected areas.

Zone 4

Removal of all carpet/padding. This area has the most severe mold/microbial growth. The wine cellar will need to be totally demoed with all materials removed. This should expose any additional damage that may not be visible at this time. The family room wall adjacent to the back yard, below grade will need to be removed. Any other areas of wall or ceiling that may need to be torn down will be marked before cleanup. Dehumidifiers and fans should be used to dry this area out while the repair outside is taking place. The patio above this area of the basement will need to be removed and excavated for repairs. The water proofing/ damp proofing will need to repaired or replaced. The damaged drainage pipes will need to repaired. Proper backfill should be replaced prior to reinstalling patio deck and stairs. Excavation of the area below the stairs (which is landscaped) will need to be investigated to make sure there isn't any failure. After cleanup a encapsulant can be installed on all effected areas.

Mold remediation estimate of cost: \$53,350

Rear garage and guest bedroom estimate of repair: \$7900

Patio removal, excavation and repair estimate: \$19-28,000

Areas that are not exposed for inspection, we cannot see the extent of damage.

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