

Joyce M. Klamert  
Jo Janina and Peter Markowski  
W346 S3158 Holland Court  
Oconomowoc, WI 53066  
(262) 965-4077  
(262) 965-4001 fax

CITY OF MILWAUKEE

2001 JUL 25 AM 9:41

RONALD D. LEONHARDT  
CITY CLERK

July 24, 2001

Attn: Alderwoman Annette Scherbert

Via fax (414) 286-3456

Re: Joyce M. Klamert  
6211 W. Manitoba Street  
Milwaukee, WI 53219  
(414) 543-6769

Per my telephone conversation with your office on Tuesday, July 24, 2001, I am faxing the report and information regarding damage to my home, particularly my basement which has toxic mold, caused by sewer backup from my city sewer drain. I am a widow, age 70, with chronic asthma and heart disease, and this condition could be fatal.

Paul Davis Renovation, Inc. has sealed off my house and has machines placed in my home to begin the remediation process. No one, except the workers, is allowed to enter the house. **Everything** in my basement (walls, tile, carpeting, paneling, bar, clothes, food, etc.) must be destroyed.

I must see my doctor when the specific type of mold is determined. I will be tested/treated as soon as this information is known—which will hopefully be by the end of the day on Wednesday, July 25.

I am living at my daughter's home in the Town of Ottawa and will not be allowed to enter my home for quite some time. My daughter and son-in-law are handling my situation for me. Their information is:

Janine and Peter Markowski  
W346 S3158 Holland Court  
Oconomowoc, WI 53066  
(262) 965-4077 - home  
(262) 965-4001 - fax

I need your help! **PLEASE** tell me what must be done to file a claim with the City of Milwaukee since the sewer system is the City's responsibility. I appreciate your time and assistance in this matter. I eagerly await your response!

Sincerely,

  
Joyce M. Klamert

P.S.: Attached you will find an estimate for mold remediation. Please note that the cost just for remediation is \$22,803.40. This does not include the cost of contents nor rebuilding.

Attachments

01 JUL 25 PM 3:19  
OFFICE OF  
CITY ATTORNEY  
CITY OF MILWAUKEE  
RECEIVED



**PAUL DAVIS RESTORATION, INC.**  
When Minutes Count And Quality Matters.

Paul Davis Restoration of S.E. Wisconsin, Inc.  
2000 South 4<sup>th</sup> Street Milwaukee, WI. 53204  
Telephone: (414) 383-3131 Fax: (414) 383-3353

Please deliver this Facsimile to the person named below. Thank you for your assistance.

To: Jammi Markowski

Company: \_\_\_\_\_

Fax Number: 262-965-4001

From: Tim Purcell Ext: 3008

Day: Tues Date: 7/24/01 Time: \_\_\_\_\_

Re: Mold Remediation

**COMMENTS**

Jammi,

Per our conversation, the estimate for mold remediation/structural & contents cleaning is attached for your review.

Please call with any questions, or OK to proceed



## Paul Davis Restoration of S.E. Wisconsin, Inc.

2000 South 4th St. Milwaukee, WI 53204  
 PH: (414) 383-3131  
 PH: (800) 954-2215  
 FX: (414) 383-3353  
 Fed ID #39-1662830

Claim Number	Policy Number	Type of Loss	Deductible
UNKNOWN	UNKNOWN	Water	\$0.00
<b>Insured:</b>			
Insured: Joyce Klamert		Home: (414) 543-6769	
Home: 6211 W Manitoba St Milwaukee, WI 53219			
<b>Claim Rep.:</b>			
Claim Rep.: None Assigned		Business:	
<b>Estimator:</b>			
Estimator: Tim Purcell		Business: (414) 383-3131 x3008	
<b>Dates:</b>			
Date of Loss: 6/11/2001		Date Received: 7/11/2001	
Date Entered: 7/12/2001			
Price List: WIMW9S9D			
Estimate: 002986			

### Opening Statement:

The following is our estimate to repair damage at the above referenced property.



**Paul Davis Restoration of S.E. Wisconsin, Inc.**

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002986

Interior

Room: Basement

LxWxH 26'0" x 26'0" x 8'0"

DESCRIPTION	QNTY	UNIT COST	TOTAL
EQUIPMENT - Negative Air as component of prescribed containment (period covering Emergencies, 6 days, and debris removal/demolition)	30.00 EA@	75.00=	2,250.00
Dehumidifier unit - Large capacity (per day w/monitoring) - six days during Emergencies plus three days after contents removal	9.00 EA@	75.96=	683.64
LABORMATERIALS - containment set-up	1.00 EA@	48.00=	48.00
CLEANING - contents sorting (hard and soft) with cleaning and removal as necessary (salvageable/cleaned contents to be stored in the garage); structural demolition to include breakdown and double-bagging of debris - includes removal; structural cleaning (includes repeated HEPA vacuuming and biocide applications as specified by Peterson Environmental formal protocols/guidelines)	676.00 SF@	12.78=	8,639.28

Room: 1st Floor

LxWxH 26'0" x 26'0" x 8'0"

DESCRIPTION	QNTY	UNIT COST	TOTAL
EQUIPMENT - Air Wash for negative air filtration of the cross-contaminated living floor	6.00 DY@	185.00=	1,110.00
CLEANING - HEPA vacuuming of 1st Floor structure and contents after re-mediation of basement; includes content manipulation as necessary.	676.00 SF@	4.78=	3,231.28

Room: Miscellaneous

DESCRIPTION	QNTY	UNIT COST	TOTAL
Equipment setup and take down charge in bio-hazard environment (includes PPE materials - filters, tyvek, etc)	1.00 EA@	169.93=	169.93
WATER EXTRACTION EQUIPMENT - daily monitoring during emergencies	6.00 DY@	80.00=	480.00
Remove Dumpster load - Large	1.00 EA@	420.82=	420.82
Skilled Labor (Bid item) - IAQ Testing, initial and final (Peterson Environmental) - includes guidelines/protocols for mold remediation	1.00 EA@	1,300.00=	1,300.00
Clean ductwork system - Interior - vacuum/deodorize/seal	1.00 EA@	317.66=	317.66



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**CONTINUED - Miscellaneous**

DESCRIPTION	QNTY	UNIT COST	TOTAL
Duct cleaning additional allowance per opening	9.00 EA@	25.00=	225.00

Grand Total Areas:			
1,664.00 SF Walls	1,352.00 SF Ceiling	3,016.00 SF Walls & Ceiling	
1,352.00 SF Floor	150.22 SY Flooring	208.00 LF Floor Perimeter	
416.00 SF Long Wall	416.00 SF Short Wall	208.00 LF Ceil. Perimeter	



**Paul Davis Restoration of S.E. Wisconsin, Inc.**

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Fed ID #39-1662830

<b>Summary for Water</b>			
Total Line Items			18,875.61
Overhead	10.00%	18,875.61	1,887.56
Profit	10.00%	18,875.61	1,887.56
Materials Sales Tax	5.600%	2,726.26	152.67
<b>Grand Total</b>			<b>22,803.40</b>

Tim Purcell

Petersen Environmental  
 5807 County Hwy Z  
 Wood Bend, WI 53095  
 Attn: Ken Allen

AKVA Empat No. 102297  
 Air-O-Cell Cassette Analysis  
 Aerotech Method: A001

Lab Number: A-107-1537  
 Project Name: Kilmom  
 Project ID: 497  
 Date Received: 07/16/01  
 Date Reported: 07/18/01

Lab Number	Sample Identification	1				2				3			
		Count	Result	%	Total Count	Count	Result	%	Total Count	Count	Result	%	Total Count
00450	Kilmom Basement	00450	07/16/2001	100% of Traps at 600X Magnification	07/16/2001	100% of Traps at 600X Magnification	07/16/2001	100% of Traps at 600X Magnification	07/16/2001	00450	07/18/2001	100% of Traps at 600X Magnification	07/18/2001
00450	Kilmom Office	00450	07/16/2001	100% of Traps at 600X Magnification	07/16/2001	100% of Traps at 600X Magnification	07/16/2001	100% of Traps at 600X Magnification	07/16/2001	00450	07/18/2001	100% of Traps at 600X Magnification	07/18/2001
00450	Kilmom Update	00450	07/16/2001	100% of Traps at 600X Magnification	07/16/2001	100% of Traps at 600X Magnification	07/16/2001	100% of Traps at 600X Magnification	07/16/2001	00450	07/18/2001	100% of Traps at 600X Magnification	07/18/2001
Fungal Spore Identification													
Total Count		11	294	22	109	2	41	72	n/a	<1	<2	22	n/a
Fungal Count		<1	<2	22	n/a	3	67	22	n/a	<1	<2	22	n/a
Total Fungal Spores		1,567	36,287	22	400	289	6,422	22	100	20	444	22	100
Fungal Spore Identification													
Alternaria		4	69	22	<1								
Aspergillus		70	1,959	22	4	29	644	22	10	6	133	22	30
Aureobasidium		2	44	22	<1	10	222	22	6	1	27	22	5
Aspergillus/Penicillium		1,600	34,114	22	86	53	1,178	22	18				
Basidiomycota		7	159	22	<1	16	350	22	6				
Blastomyces													
Chaetomium		14	311	22	1	39	844	22	53				
Chaetomium		78	1,899	22	5	122	2,711	22	42	13	289	22	66
Corynebacterium													
Epicoccium													
Fusicoccium													
Hymenochaetaceae													
Oospora													
Oospora/Pezizomycetes		6	176	22	1								
Pezizomycetes													
Rozellomycetes		6	133	22	<1	5	111	22	2				
Sordariomycetes													
Stemphylium													
Trichia													
Unclassified Counts													

Prepared By: CS Review:

Final Review:

## Microbial Assay - Klamert Residence

### Testing Protocol:

The utilized procedures are standard sampling techniques. I tested for mold using a viable impactor and a calibrated high volume pump set at 28.3 lpm (liters per minute) to draw air samples into potato dextrose agar. In addition, I used a Zefon air-o-cell cassette with the pump calibrated to 15 lpm to draw 45 liters of air across a tackified microscope slide. The agar was sent to the laboratory with blue ice and is presently being incubated for speciation.

### Summary:

No governmental or scientific body has established a limit for spores or colonies of mold. In general, 500 cfu's are considered a reactive level of concern. A limit has not been established simply because individuals react differently to the toxins in mold. Furthermore, some molds such as *Stachybotrys* can be considered cause for concern at very low levels.

The Klamert residence is a health risk, because there are extremely high levels of *Aspergillus/Penicillium*. *Aspergillus* and *Penicillium* spores cannot be differentiated under direct microscopy. Furthermore, if the spores are unchained, *Aspergillus*, *Penicillium*, and *Trichoderma* cannot be identified and are classified as *Amerospores*. Both *Aspergillus* and *Penicillium* present health risks. *Aspergillus* tends to be an opportunistic fungus, which adversely affects persons with compromised immune systems. The dose and rate of exposure of any mold, if large enough and of long enough duration will compromise an individual's immune system. There are sixteen species of *Aspergillus* that are recognized as etiological agents of human disease. These species are associated with growth in organic building materials and are most commonly found at water damaged sites. *Penicillium* is also a health risk in many species. Due to the extent and type of aerosolized mold, it is important to take a cautious approach to remediation and possible health risks. Once the lab incubates the agar sample taken with a viable impactor, we will know if there is *Aspergillus* or *Penicillium* or both present in the home. We can also identify the species. Nevertheless, most species from these genera are health risks, especially given the asthmatic condition of Mrs. Klamert and her age. Furthermore, Mrs. Klamert's daughter reacted violently to the mold in the basement, and she has a healthy immune system.

### Remediation:

The goals of remediation are simple. Protect the workers and do not cross-contaminate other contaminated areas. To protect the workers, full face respirators with NIOSH P100 cartridges must be worn along with Tyvek suits and shoe covers. The respirator face piece should be medically fitted either by a



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7-18-2001 10:13AM

FROM PETERSEN 262 306 0695

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quantitative or qualitative process, which most hospitals provide. Even better personal protection is provided to the worker through the use of PAPR's, which I understand that Paul Davis Restoration has recently purchased. Nitrile gloves must also be worn. Taping at the wrist and ankles will be required. A triple flap containment lock made of 6 mil, flame-retardant plastic should be set up to divide the upstairs kitchen from the basement. An air scrubber should be run upstairs, as there is 30% *Amerospores* in the air. After two days, the upstairs air should be clean. Workers entering the upstairs area must remove their Tyvek suits and shoe covers and HEPA vacuum any spores from their clothing and hair. This prevents their carrying spores to the upstairs area. All materials removed from the basement must be double bagged, the outer bag must be HEPA vacuumed, so that it is free of spores. I would place a warning sign on the dumpster so that children do not try to open the bags. An air scrubber must be set up in the basement, and negative pressure must be a minimum of 5 pascals in the contaminated area. All walls must be removed. If active mold deposition is on the studs, the studs must be sanded past enzyme staining and sealed with Zinzer Binz or equivalent. The bar is not salvagable, but the liquor bottles can be wiped free of mold spores. The stairway carpeting will need to be removed and bagged before being placed in the dumpster. The upstairs furniture does not need to be HEPA vacuumed, the air scrubber will do the job upstairs. Given the amount of mold present in the basement, I suggest running the scrubber for 8 days. Of course, a commercial dehumidifier and air movers will be needed as relative humidity is 73%.

**Final Comment:**

Prior to replacing the walls, it will be necessary to retest. Also, prior to completion, a final clearance test should be done. Laser particle counts indicate that the water came from the basement drain. The insured should indicate this to her insurer, as the city is responsible for drain backups. It is my understanding that a similar occurrence occurred with a neighbor of Mrs. Klamert, which lends further credence to this fact.

Sincerely yours,

*Ken Allen*

Ken Allen, M.S., C.I.E. (License #CIE 00508), C.M.R.S., C.I.A.Q.P.

ka/khp