

In regards to the property at **27 S Frederick, Oelwein, Iowa**. Based on our inspection and walk through of this property this afternoon, we are questioning whether it is worth the content's removal and remediation. Mainly due to the severity of contents, mold, and pigeon feces. Both levels of this property are stacked with contents, some areas almost to the ceiling and others half way. Most areas allow a walking path to get around. Due to the pigeon and mold issues, I would recommend that all contents be sorted and removed from the building. All porous materials would need to be disposed of along with any item that would go on or in the body. Some items could be cleaned but it would need to be determined if it was worth cleaning. Once all the contents were removed the structure could be better evaluated for cleaning and repair. We have concerns that the structure is not worth repairing due to the extensive water damage, mold damage, pigeon feces, rot and decay of structure materials. I advised a structural engineer to make this decision. I did see that a lot of areas of the roof have a lot of mold and rot in them. There are broken windows and areas open to the outside which allow birds and other animals to access the property. I would advise that all of this be fixed before any type of remediation is completed. If remediation was the path all contents would need to be removed from the building and the structure would need to be sealed and the climate would need to be controlled to perform proper mold remediation. I could not even estimate the structure remediation unless it was empty. I know the entire building would need to be cleaned and treated in detail before any rebuilding.

My estimated cost to dispose of all the contents is also hard, It is very hard to estimate the amount of dumpsters needed, not to mention separating it out from landfill dumpsters to scrap steel dumpsters. This would not be a fast process. I have given a rate of \$175 per man hour from shop to shop, this rate covers all supplies, materials, labor, travel, and PPE. IT does NOT include disposal. The average large dumpster is \$850 with fees. If I had to guess I would say a total of 12-15 dumpsters. I would also estimate the labor for 5 people for 7 days, at 8 hours shifts. (Anything after 8 hours would be time a half) So my best estimate on contents sorting, removal, and disposal would be \$61,750. That is figured at 280 hours and 15 dumpsters. Please feel free to reach out to me with any questions.

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