Resolution 2023-26
Adjust Taxes to Reflect 2022 Casualty Loss/Fire Damage
Jai Nelson
Parcel No. 48N04W053200/AIN 105455

WHEREAS, the Kootenai County Board of Commissioners received a request for reduction of the 2022 taxes on the above referenced parcel number, record owner being Jai K. Nelson, 15192 S. Gate 7 Ridge Rd., Coeur d' Alene, Idaho 83814; and

WHEREAS, Ms. Nelson requested the adjustment of the 2022 taxes to reflect a casualty loss on the property due to damage to the home during a fire in March, 2022; and

WHEREAS, the Kootenai County Board of Commissioners, on February 8, 2023 at a properly noticed meeting, agreed to adjust the taxes by $617.99 from $1,899.26 to $1,281.27; and

NOW THEREFORE, IT IS RESOLVED that the taxes for the 2022 tax year be adjusted to reflect a decrease in value; and

BE IT FURTHER RESOLVED that the Treasurer and Assessor be directed to take appropriate action to effectuate said resolution.

Upon a motion to adopt the text of the foregoing Resolution made by Commissioner Mattare, seconded by Commissioner Brooks, the following vote was recorded:

Commissioner Brooks:	Aye
Commissioner Mattare:	Aye
Chair Duncan:	Aye

Upon said roll call, the text of the foregoing was duly enacted as a Resolution of the Board of County Commissioners of Kootenai County, Idaho on the 8th day of February, 2023.

KOOTENAI COUNTY
BOARD OF COMMISSIONERS

Leslie Duncan, Chair

Bruce Mattare, Commissioner

Bill Brooks, Commissioner

ATTEST:
JENNIFER LOCKE, CLERK

By: _____
Deputy Clerk

CLERK OF 1ST DISTRICT-KOOTENAI CO. OFFICE AUDITOR AND RECORDER STATE OF IDAHO

5. Request for Adjustment of Taxes/2022 Casualty Loss/Fire Damage/ AIN 105455/Nelson

2022 Casualty Loss - Cancellation of Taxes Calculation

Name:	Nelson			
Cause of Damage:	House Fire			
Damage Date:	3/10/2022			
Repairs Completion Date:	Not Before End of 2022			
AIN:	105455			
Per ProVal Sheet:				
Assessed Value of Forest before Exemption:			278084	Not Damaged
Assessed Value of Homesite Land:			191250	Not Damaged
Assessed Value of Pole Barn:			17880	Not Damaged
Assessed Value of Lean-to:			1390	Not Damaged
Assessed Value of Residential Improvement before Exemption:			373500	
Total Assesed Value:			862104	
Percentage of Assessed Value attributed to Damaged Residence:				43.3242%
Number of days in 2022 with casualty loss/property damage:				297
Number of days in 2022:				365
Percentage of 2022 that the property had damage:				81.3699%
Percentage of the Residential Improvement property that was damaged:				100.0000%
2022 Total Property Taxes Due:		1899.26		
Less: Solid Waste Fees		-88.00		
Less: Mica FP Assessment		-55.00		
Less: Mica FPA Assessment		-3.24		
Equals 2022 Adjustable Taxes		1753.02		
2022 Total Property Taxes Due:			1899.26	
Less: Casualty Loss Reduction			-617.99	
2022 New Tax Amount (with Casualty Loss Reduction)			**1281.27**	

Leighanna Keiser

From: Teri Johnston
Sent: Tuesday, January 17, 2023 8:51 AM
To: Leighanna Keiser
Subject: FW: Nelson Residence Fire - Requested supplemental information & environmental testing results
Attachments: 20220325_170903.jpg; Nelson SafeNest Combustion Report (2).pdf

See if this works....

From: J Nelson <jainelson360@gmail.com>
Sent: Monday, January 16, 2023 6:59 PM
To: Teri Johnston <tjohnston@kcgov.us>
Subject: Nelson Residence Fire - Requested supplemental information & environmental testing results

Hello Terri,

To address your questions, 0% of my residence is able to be occupied. Up until very recently there has been no power, water, or heat. In mid-December, the power was restored and temporary heat is in the home, new well equipment was installed/completed today (1/16/23) and water service is restored. However, I have no plumbing fixtures as the plumbing rough-in process is currently underway. Electrical rough-in will hopefully begin this later this week.

All areas of the residence were impacted by the fire and smoke. The majority of the fire damage was smoke along with fire/soot/ash and water damage (water due to fire fighting efforts). The environmental testing results from SafeNest are attached in regards to the smoke damage. Please note that in Table 2-A: Summary of Volatile Organic Compounds present in the residence, five compounds were in exceedance of EPA exposure limits, these compounds are highlighted in red.

Also attached is a photo of the mechanical/utility room where the fire started. Everything in this room as well as the room itself was demolished as well as the floor above and the entire kitchen.

Of note, I filed for my building permit on 6/12/22 and the permit was issued 9/27/22 - nearly 3-1/2 months later. This extensive timeframe is only one of many reasons my residence will not be able to be occupied until late-summer, early fall, 2023.

Please reach out with any additional questions.

Thank you,

Jai Nelson

On Mon, Jan 2, 2023 at 2:02 PM J Nelson <jainelson360@gmail.com> wrote:

> Hello Terri,
>
> Happy new year and I hope this email finds you well.
>
> Thank you for contacting me regarding the Commissioner's upcoming January meeting to review Assessor requests and documents.

As you may be aware from the Assessor's records, I had a fire at my residence on March 10, 2022. It has been an extended process working with the insurance adjusters to determine the full extent of the loss and renovations. The fire caused structural framing and electrical damage and significant smoke damage. Subsequently, there has been environmental testing conducted at my home on three occasions. Recently, the estimated damage/loss has been adjusted and increased by Safeco insurance to $302,019.79, not including sales tax. The adjusted amount will include new drywall throughout the home. Currently, demolition is ongoing with new framing beginning this week. The estimated completion date is September, 2023.

Please reach out with any additional questions and as we discussed, if you foresee questions arising during or after the meeting, please let me know the meeting date/time and the process to address the Commissioner's questions.

Thank you again,

Jai Nelson

BÉLA KOVÁCS
KOOTENAI COUNTY ASSESSOR
PO Box 9000
451 Government Way
Coeur d'Alene, ID 83816-9000

ASSESSMENT NOTICE

BUDGET HEARING INFORMATION

2022 Annual - Real Property
Neighborhood: 5200

THIS IS NOT A BILL.
DO NOT PAY.

06/06/2022

For any questions, please notify the Assessor's Office immediately.
Assessor's Telephone Number: **(208)-446-1500**

Appeals of your property value must be filed in writing on a form provided by the County by: **06/27/2022 5:00 PM**

6187*15**G50**0.6375**1/2*********AUTO5-DIGIT 83814
NELSON, JAI K
15192 S GATE 7 RIDGE RD
COEUR D ALENE ID 83814-9322

AIN: 105455
Parcel: 48N04W053200
Tax Code Area: 067000

Parcel Address: 15192 S GATE 7 RIDGE RD
Parcel Description: E2-NW-SW

ASSESSED VALUE OF YOUR PROPERTY

CURRENT CATEGORY AND DESCRIPTION	LOTS/ACRES	LAST YEAR'S VALUE	CURRENT YEAR'S VALUE
07 Bare forest	19.0000	2,964	2,850
10H Homesite	1.0000	97,750	191,250
31H Res imp on 10	0.0000	286,750	392,770
Sub Total:	20.0000	387,464	586,870
Less Exemptions:		125,000	125,000
Net Taxable Property Value:	20.0000	262,464	461,870

BUDGET HEARING INFORMATION

TAXING DISTRICTS		PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING
1-KOOTENAI CO		208-446-1600	08/31/2022 6:00pm
229-WORLEY HIGHWAY #4		208-664-0483	08/25/2022 9:00am
230-SCHOOL DIST #271-BOND		208-664-8241	06/13/2022 5:00pm
230-SCHOOL DIST #271-OTHER		208-664-8241	06/13/2022 5:00pm
230-SCHOOL DIST #271-SUPP		208-664-8241	06/13/2022 5:00pm
247-WORLEY FIRE		208-686-1718	08/30/2022 4:15pm
271-COMM LIBRARY NET J		208-773-1506	08/11/2022 6:00pm
272-COMM LIB NET-BOND J		208-773-1506	08/11/2022 6:00pm
351-N ID COLLEGE		208-769-3340	05/25/2022 6:00pm
354-KOOTENAI-EMS		208-930-4224	07/28/2022 3:00pm

4-18-22_V1

THIS IS NOT A BILL. DO NOT PAY.
See the back of this Notice for details.

48N04W053200 NELSON JAI K 15192 S GATE 7 RIDGE RD HOUSE FIRE 534

Tax ID 105455 Printed 08/15/2022 Card No. 1 of 1

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
48N04W053200

Parent Parcel Number

Property Address
15192 S GATE 7 RIDGE RD

Neighborhood
5200 48N 4&5W 49N-4 E OF HIGHW

Property Class
534 534- Imp res rural tract

TAXING DISTRICT INFORMATION

Jurisdiction	28
Area	001
District	067000

OWNERSHIP

NELSON JAI K
15192 S GATE 7 RIDGE RD
COEUR D ALENE, ID 83814

E2-NW-SW
05 48N 04W

TRANSFER OF OWNERSHIP

Date	
04/01/1995	$0

RESIDENTIAL

VALUATION RECORD

Assessment Year		01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020	01/01/2021	01/01/2022
Reason for Change		Reval/MktAdj	Reval/MktAdj	Reval/MktAdj	Reval/MktAdj	Reval/MktAdj	Reval/MktAdj	Reval/MktAdj
VALUATION	L	96950	119400	146640	175288	175288	224157	469334
Market Value	B	195290	203660	208510	228460	242970	286750	392770
	T	292240	323060	355150	403748	418258	510907	862104

Site Description

Topography:
High

Public Utilities:
Electric

Street or Road:
Unpaved

Neighborhood:
Improving

Zoning:

Legal Acres:
20.0000

LAND DATA AND CALCULATIONS

	Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value		Influence Factor		Value
1	Homesite	1D	1.0000		0.00	225000.00	225000.00	225000	2	-15%	SV	191250
2	Remaining Acreage		19.0000		1.00	14636.00	14636.00	278084				278084
3	Timberland	Y1	19.0000		1.00	150.00	150.00	2850				2850

IMP: IMPROVEMENT INFORMATION
EVH-08/22 Home had a fire and is unlivable. Mandatory flag for repairs 12/22
BTO-10/10 Basement appears to be unfinished. Left card. Rec finish estimated. Resketched back porch/deck and added roof extension.
LAND: LAND INFORMATION
No View
SEH-01/11:Access Adj. -15pct.
M: MAINTENANCE
SEH-12/01S
CWM-12/02D
RY21: REVAL
TKS-09/20
T: TIMBER
GKH-11/01C, GKH-11/01H

Supplemental Cards
MEASURED ACREAGE 20.0000

Permit Number Type	FilingDate	Est. Cost Est. SqFt	Field Visit
105455	08/15/2022	0	
Mandatory Review		0	

Supplemental Cards
TRUE TAX VALUE Land 469334

Supplemental Cards
TOTAL LAND VALUE 194100

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 42 Avg 1 Story >=1989
Occupancy: Single family

Story Height:	1.0
Finished Area:	1979
Attic:	None
Basement:	Full

ROOFING
Material: Comp sh heavy
Type: Gable
Framing: Std for class
Pitch: Medium 5/12-8/12

FLOORING

Slab B	
Sub and joists 1.0	
Base Allowance	1.0

EXTERIOR COVER
Wood siding-cedar B, 1.0

INTERIOR FINISH
Drywall 1.0

ACCOMMODATIONS

Finished Rooms	9
Bedrooms	2
Formal Dining Rooms	1

Rec Type: 1
Room Area: 1823

HEATING AND AIR CONDITIONING
Primary Heat: Forced hot air-propane

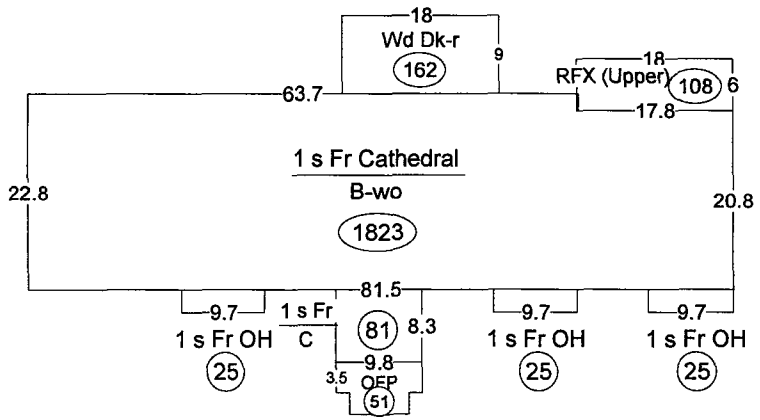
	Lower /Bsmt	Full	Part Upper	Upper
		1		

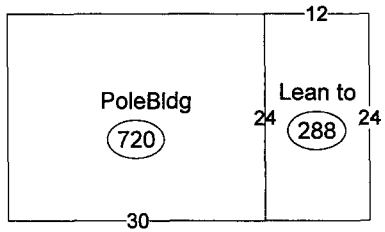
PLUMBING

	#	
3 Fixt. Baths	2	6
Kit Sink	1	1
Water Heat	1	1
TOTAL		8

REMODELING AND MODERNIZATION

	Amount	Date





	Construction	Base Area	Floor	Finished Area Sq Ft	Value
1	Wood frame w/sh	1979	1.0	1979	145250
62	Reinforced conc	1823	Bsmt	0	32160
		81	Crawl	----	-200

	TOTAL BASE	177210
	Row Type Adjustment	1.00%
	SUB-TOTAL	177210
0	Interior Finish	0
0	Ext Lvg Units	0
1823	Basement Finish	8860
	Fireplace(s)	0
	Heating	0
	Air Condition	0
	Frame/Siding/Roof	14840
	Plumbing Fixt: 8	6780
	Other Features	2350
	SUB-TOTAL ONE UNIT	210040
	SUB-TOTAL 0 UNITS	210040
	Garages	
0	Integral	0
0	Att Garage	0
0	Att Carports	0
0	Bsmt Garage	0
	Ext Features	5880
	SUB-TOTAL	215920
	Quality Class/Grade	Avg
	GRADE ADJUSTED VALUE	401610

Exterior Features	
Description	Value
WDDK-R	2750
RFX/	1270
OFP	1860

(LCM: 100.00)

SPECIAL FEATURES

Description	Value
D :BASIC	2350
RI-FB	1140
01 :D	-1
E	1260
02 :3SO	0

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D	DWELL	0.00		Avg	2002	2005	AV	0.00	Y	0.00	3802	401610	7	0	100	100	373500
01	POLEBLDG	14.00		Avg	2002	2002	AV	12.85	Y	24.10	24x 30	19870	10	0	100	100	17880
02	LEANTO	8.00	0	Avg	2002	2002	AV	3.30	Y	5.35	12x 24	1540	10	0	100	100	1390

Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards
TKS 09/01/2020	TKS 09/03/2020	Neigh 5200 AV	

TOTAL IMPROVEMENT VALUE 392770

Nelson

2022 CALENDAR

JANUARY

Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

FEBRUARY

Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

MARCH

Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

APRIL

Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

MAY

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

JUNE

Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

JULY

Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

AUGUST

Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

SEPTEMBER

Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

OCTOBER

Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

NOVEMBER

Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

DECEMBER

Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Nelson House Fire = March 10, 2022 (297 Days)

KOOTENAI COUNTY TAX STATEMENT

STEVEN D. MATHESON
KOOTENAI COUNTY, TAX COLLECTOR
451 N GOVERNMENT WAY
COEUR D ALENE, ID 83814

Tax Year:	2022	Bill Number:	247498
AIN:	105455	Billing Date:	01/12/2023
PIN:	48N04W053200	Balance good until:	01/12/2023
Code-Area:	067000	Last Payment:	12/20/2022

Parcel Description: E2-NW-SW

AUTO

NELSON, JAI K
15192 S GATE 7 RIDGE RD
COEUR D ALENE ID 83814

Location: 15192 S GATE 7 RIDGE RD COEUR D ALENE

Acres: 20.0000

Mortgage:

PAYMENTS RECEIVED WITH A DELINQUENCY WILL BE APPLIED TO THE OLDEST DELINQUENT TAX YEAR. TO AVOID LATE CHARGES, PAYMENTS MUST BE RECEIVED OR POSTMARKED BY THE DUE DATE.

Values	Amount	Exemptions and Credits	Amount	Exemptions and Credits	Amount
Land Market	469,334	Homeowners Exemption	125,000		
Improvement Value	392,770	Spec Land Exemption	275,234		
	862,104			Total Taxable	461,870

Taxing District	Phone	Rate	Total
1-KOOTENAI CO	208-446-1600	0.0012271840	$566.80
229-WORLEY HWY #4	208-664-0483	0.0005272000	$243.50
230-SCHOOL DIST #271-BON	208-664-8241	0.0001904280	$87.95
230-SCHOOL DIST #271-OTH	208-664-8241	0.0000077290	$3.57
230-SCHOOL DIST #271-SUP	208-664-8241	0.0007617110	$351.81
247-WORLEY FIRE	208-686-1718	0.0004732370	$218.57
271-COMM LIBRARY NET J	208-773-1506	0.0001441870	$66.60
272-COMM LIB NET-BOND J	208-773-1506	0.0000098170	$4.53
351-N ID COLLEGE	208-769-3340	0.0003826430	$176.73
354-KOOTENAI EMS	208-930-4224	0.0000713570	$32.96

Spec. Assessments	Phone	Rate	Total
452-MICA FP	208-769-1577	0	$55.00
457-SOLID WASTE-RES	208-446-1600	0	$88.00
482-MICA FPA	208-769-1577	0	$3.24

Urban Renewal	Phone	Rate	Total

	Current	Delinquent	Interest	Late Fee	Fees	Paid	Total Due
Bill Summary	$1,899.26	$0.00	$0.00	$0.00	$0.00	$949.63	$949.63

If you have a mortgage company responsible for making your property tax payments, please confirm with the mortgage company prior to sending a payment to the Kootenai County Treasurer's Office.

Other Payment Options: By Credit Card call (208) 446-1005 choose #3 or web www.kcgov.us. Transaction subject to fee.

Make Check Payable to: KOOTENAI COUNTY TREASURER **Keep top portion for your records**

FOR PROPER CREDIT RETURN THIS STUB WITH PAYMENT
PERSONAL CHECKS ARE SUBJECT TO BANK CLEARANCE

NELSON, JAI K
15192 S GATE 7 RIDGE RD
COEUR D ALENE ID 83814

Bill Number **2022** - 247498
PIN: 48N04W053200
AIN: 105455
KOOTENAI COUNTY

1ST HALF
$0.00
FULL AMOUNT
$949.63

December 20, 2022

0550370000000001

FOR PROPER CREDIT RETURN THIS STUB WITH PAYMENT
PERSONAL CHECKS ARE SUBJECT TO BANK CLEARANCE

NELSON, JAI K
15192 S GATE 7 RIDGE RD
COEUR D ALENE ID 83814

Bill Number **2022** - 247498
PIN: 48N04W053200
AIN: 105455
KOOTENAI COUNTY

2ND HALF
$949.63

June 20, 2023

0550370000949637

Worley Fire Protection District
Station: **ST1**
Shifts Or Platoon: **Red Shift**

Location: **15192 S GATE 7 RIDGE RD** **COEUR D'ALENE ID 83814** **ops4** Lat/Long: **N 47° 32' 0.29"** **W 116° 53' 21.74"** Zone: **Zone 3 - North Zone** Location Type: **1 - Street address** Cross Street, Directions or National Grid: **ops4**	Incident Type: **111 - Building fire** FDID: **55336** Incident #: **2022-2124** Exposure ID: **64816901** Exposure #: **0** Incident Date: **03/10/2022** Dispatch Run #: **CD2911925**

Report Completed by:	Deon , Ben	**ID:**	**Date:** 03/17/2022
Report Reviewed by:	Campos , Scott	**ID:**	**Date:** 04/20/2022
Report Printed by:	Deon, Ben	**ID:**	**Date:** 7/12/2022 **Time:** 09:47

Structure Type: **Enclosed building**	Property Use: **419 - 1 or 2 family dwelling**		
Automatic Extinguishment System Present: ☐	Detectors Present: ☑	Cause of Ignition: **Failure of equipment or heat source**	
Aid Given or Received: **None**	Primary action taken: **10 - Fire control or extinguishment, other**		

Losses		**Pre-Incident Values**					
Property:	**$50,000.00**	Property:	**$500,000.00**	Civilian Injuries:	**0**	Fire Service Injuries:	**0**
Contents:	**$20,000.00**	Contents:	**$50,000.00**	Civilian Fatalities:	**0**	Fire Service Fatalities:	**0**
Total:	**$70,000.00**	Total:	**$550,000.00**	Total Casualties:	**0**	Total Fire Service Casualties:	**0**

Total # of apparatus on call:	**4**	Total # of personnel on call:	**6**

Special Studies	
COVID 19 was a factor in this incident.	No, COVID 19 was not a factor.

Neighboring Agencies

Agency Name: Coeur D'Alene Fire Department
Agency ID: 55201
Agency Type: Fire

Agency Name: Kootenai County Fire Rescue
Agency ID: 55234
Agency Type: Fire

Agency Name: Mica Kidd Island Fire Protection District
Agency ID: 55354
Agency Type: Fire

Narrative from dispatch:

2022/03/10 17:46:17

H.FRANK:

WPH1 data. Caller Name: AT&T MOBILITY, Phone: (208)660-3214, UNC: 0, Lat: 0, Long: 0, Est. Loc.: 12961 MOUNTAIN LION RD

2022/03/10 17:46:57

H.FRANK:

Chief Complaint: Structure Fire

Caller Statement: REPORTED BUILDING/STRUCTURE FIRE

2022/03/10 17:47:02

H.FRANK:

Nature change from FIRE to FIRE STRUCT E

2022/03/10 17:47:02

H.FRANK:

ProQA Code: 69E06

Unit Response: ECHO.

- Residential (single).

2022/03/10 17:47:24

H.FRANK:

URGENT: CEDAR SIDE BASEMENT DAYLIGHT

2022/03/10 17:47:39

H.FRANK:

- Unk fire loc.

- Floor: SMOKE INSIDE

- Caller not inside bldg.

- Multi-story: 2

- No one trapped.

2022/03/10 17:48:02

H.FRANK:

URGENT: RP JUST GOT HOME

2022/03/10 17:48:31

H.FRANK:

URGENT: HAS BEEN GONE SINCE 0700HRS

2022/03/10 17:48:40

H.FRANK:

URGENT: HEAVY SMOKE SMELL RUBBERY

2022/03/10 17:48:50

H.FRANK:

URGENT: FRONT DOOR IS SHUT

2022/03/10 17:49:08

H.FRANK:

REALLY SMOKING FROM FURNANCE AREA DOWNSTAIRS

2022/03/10 17:49:14

H.FRANK:

DAYLIGHT BASEMENT

2022/03/10 17:49:52

NARRATIVE (2)

Narrative Title: n/a

Narrative Author: Deon, Ben

Narrative Date: 03/16/2022 10:37:18

Narrative Apparatus ID: E41

Narrative:

Worley Fire was dispatched Echo for a Structure Fire at 15192 S. Gate 7 Ridge Rd. In Coeur D Alene Id.

E421 responded lights and siren from Station 1. Tender 461 responded non-code from Station 1. C401, BC3, MKI Fire, E14, E2, M31 all responded.

Dispatch notes: Chief Complaint: Structure Fire Caller Statement: REPORTED BUILDING/STRUCTURE FIRE
RP JUST GOT HOME
HAS BEEN GONE SINCE 0700HRS
HEAVY SMOKE SMELL RUBBERY
FRONT DOOR IS SHUT
REALLY SMOKING FROM FURNANCE AREA DOWNSTAIRS

E421 arrived on scene and established command. A size-up was given – 3 story large single family residence, with one floor being a day light basement. Light smoke in the area, E 421 will be investigating.

A 360 was completed – Light white smoke was coming from the vents right outside the furnace room on the Alpha side. Command made contact with the home-owner and she reported that all occupants and pets were clear of the residence. She stated that she left the residence around 0700 that morning and when she arrived back home she found smoke in the basement that smelled "Rubbery" and called 911. All other units were continued in at that time.

E421 got ready to make entry into the home, and placed an ABC extinguisher at the front door. T461 arrived on scene and staged at the top of the drive way. Personnel from T461 and E421 were assigned to investigate and entered the home through the front door with an ABC extinguisher. The Gas shut off was located and turned off.

C401 arrived on scene and Command was transferred to C401 with a face to face update.

E421 Attack Reported that the fire was in the furnace room, and Offensive fire attack mode was initiated. A hose line from E421 was stretched to the door and charged. E421 Attack reported the flames were knocked down but continued to reignite.

BC3 arrived on scene and was assigned to Fireground Operations. M31 was assigned Rehab. T260 was assigned water supply. E14, and E421 were Sub-1 attack, E2 was back-up. All other units were staged.

Upon the fire being knocked down Attack teams found fire extension in the walls, and ceiling surrounding the furnace room. And Fire Attack transitioned into Salvage and Overhaul.

The fire was contained to the Furnace room Ceiling/Kitchen floor, the Furnace, and surrounding rooms. Once the fire was confirmed out Overhaul transitioned into Mop-up. During Mop-up the smoke was cleared from the house, and the home-owner was allowed in to inspect the damage.

When Mop-up was complete all units began cleanup and refit. All tools and equipment were loaded back on to apparatus. All units were cleared by command returning for refit, Command was terminated, the residence was secured and turned over to the home-owner.

Report completed by Lt. Ben Deon

L.Lane:

Address change from 15192 S GATE 7 RIDGE RD to 15192 S GATE 7 RIDGE RD; ops4 for Active call 246f

2022/03/10 17:50:10

H.FRANK:

END OF GATE 7 RIDGE ROAD

2022/03/10 17:50:51

H.FRANK:

LAST LEFT IS THE DRIVEWAY

2022/03/10 17:51:03

H.FRANK:

RP IS STAYING OUTSIDE

APPARATUS

Fire Controlled Date / Time:		3/10/2022 9:10:39 PM	
Unit	421	**Unit**	423
Type:	Engine	**Type:**	Engine
Use:	Suppression	**Use:**	Suppression
Response Mode:	Lights and Sirens	**Response Mode:**	Lights and Sirens
# of People	2	**# of People**	2
Alarm	03 /10/2022 17:46:45	**Alarm**	03 /10/2022 17:46:45
Dispatched	03 /10/2022 17:48:29	**Dispatched**	03 /10/2022 17:48:29
Enroute	03 /10/2022 17:51:45	**Enroute**	03 /10/2022 18:01:01
Arrived	03 /10/2022 18:04:49	**Arrived**	03 /10/2022 18:44:35
Cancelled	-- / -- / -- -- : -- : --	**Cancelled**	-- / -- / -- -- : -- : --
Cleared Scene	03 /10/2022 21:10:39	**Cleared Scene**	03 /10/2022 21:10:39
In Quarters	-- / -- / -- -- : -- : --	**In Quarters**	-- / -- / -- -- : -- : --
In Service	03 /10/2022 21:10:39	**In Service**	03 /10/2022 21:10:39
Unit	461	**Unit**	498
Type:	Tanker or tender	**Type:**	Chief officer car
Use:	Suppression	**Use:**	Other
Response Mode:	No Lights or Sirens	**Response Mode:**	Lights and Sirens
# of People	1	**# of People**	1
Alarm	03 /10/2022 17:46:45	**Alarm**	03 /10/2022 17:46:45
Dispatched	03 /10/2022 17:53:46	**Dispatched**	03 /10/2022 17:46:45
Enroute	03 /10/2022 17:53:46	**Enroute**	03 /10/2022 17:53:50
Arrived	03 /10/2022 18:06:10	**Arrived**	03 /10/2022 18:18:29
Cancelled	-- / -- / -- -- : -- : --	**Cancelled**	-- / -- / -- -- : -- : --
Cleared Scene	03 /10/2022 18:44:39	**Cleared Scene**	03 /10/2022 21:10:39
In Quarters	-- / -- / -- -- : -- : --	**In Quarters**	-- / -- / -- -- : -- : --
In Service	03 /10/2022 18:44:39	**In Service**	03 /10/2022 21:10:39

Number Of People not on apparatus: 0

FIRE

Acres Burned	None or Less Than One	**Acres Burn From Wildland Form**	False
Area Of Fire Origin	Heating room or area, water heater area	**Heat Source**	Heat from powered equipment, other
Item First Ignited	Appliance housing or casing	**Fire Is Confined To Object Of Origin**	
Type Of Material	LP gas	**Cause Of Ignition**	Failure of equipment or heat source
Factor Contributing To Ignition	Mechanical failure, malfunction, other		
Human Factors Contributing	None		
Equipment Involved In Ignition Flag	True	**Equipment Involved**	Heating, ventilation and air conditioning, other
Equipment Power Source	LP gas or other heavier-than-air gas	**Equipment Portability**	Stationary

STRUCTURE FIRE

Structure Type	Enclosed building	**Building Status**	In normal use
# Of Stories At Above Grade	2	**# Of Stories Below Grade**	1
Square Feet	3000	**Length**	
Width		**Floor Of Origin**	0 (Below grade)
Fire Spread	Confined to building of origin		
Minor Damage	1	**Significant Damage**	1
Heavy Damage	0	**Extreme Damage**	0
Item Contributing Most To Spread	Structural member or framing	**Type Of Material Contributing Most To Spread**	LP gas
Presence Of Detectors	Present	**Type Of Detection System**	Smoke
Detector Power Supply	Hardwire with battery backup	**Detector Operation**	Detector operated
Detector Effectiveness	There were no occupants	**Detector Failure Reason**	

PEOPLE -- PERSON 1			
Telephone Number	(208)660-3214	**Involvement**	CONTACT
Name	RP ON SCN	**Date of Birth**	
Address			

PEOPLE -- PERSON 2			
Telephone Number	(208)667-5004	**Involvement**	COMPLAINANT
Name	JAI K NELSON	**Date of Birth**	
Address	15192 S GATE 7 RIDGE RD COEUR D'ALENE, ID 83814-		

CUSTOM FIELDS FORM	
Was a knox or Medeco Key Used	NO

Member Making Report (Lieutenant Ben Deon): _____

Incident Reviewer (Chief Scott Campos): _____

SafeNest Environmental Testing LLC

10420 N Stanton Ct
Spokane WA 99208

509-720-0190

safenestenviro.com License #604527304

We Test Your Nest

Residential Post Fire Combustion By-Product Evaluation and Sampling Report

Sampling Date: 5/30/2022

Report Date: 6/20/2022

Prepared For: John Knight @ Property Claim Advocates

Phone: 208-277-4492

Email: john@pcaclaimhelp.com

Property Owner: Jai Nelson

Property Location: 15192 Gate 7 Ridge Rd, CDA ID 83814

Report Prepared By: Max Hall

Table of Contents

Section 1.0 – Executive Summary

SAFENEST ENVIRONMENTAL TESTING was hired to investigate smoke damage, quantify potential contamination and provide remediation recommendations following the fire loss and associated toxic smoke that occurred prior to the **May 30, 2022** inspection. The homeowner and/or his representative – Property Claim Advocates - reported that he or she could not inhabit the residence due to the smoke-like post fire odor and adverse health effects experienced while present.

The fire originated in the **basement utility room** due to an **electrical failure**. Due to the nature of the fire and lack of oxygen, the fire smoldered for an extended period of time generating an abundance of smoke. This caused toxic smoke to permeate the residence, impacting other areas of the structure.

Prior to SAFENEST ENVIRONMENTAL TESTING visiting the site, remediation efforts had been made to the structure, and all furnishings and contents had been packed out by the restoration contractor.

On **May 30, 2022, Max Hall and Gabe Adabashi** of SAFENEST ENVIRONMENTAL TESTING, conducted a site visit to perform an evaluation and sample collection pursuant to standards, methods and practices accepted as typical post-fire evaluations by Indoor Environmental Professionals. Sample collection methods may have included, but are not limited to:

- Alcohol Wipes
- Tape Lifts
- Bulk Samples
- Micro-Vac
- Air-O-Cell Cassettes
- Suma Cannister or Tedlar Bags for VOCs

Mold sampling **was not** conducted within the residence in connection with any water damage associated with this fire loss.

The obvious fire damage appeared to be limited to the source area in the **utility room and immediate adjacent areas.** The sampling in and around this residence was completed **several months** after the initial fire and toxic smoke insult.

It is important to note that the average residence is not designed to be airtight. It is expected that concentrations of particulates would be generally equal to, or even lower, inside a residence when compared to outside air because of the filtration from the HVAC system, if in fact a residence is equipped with a central heating and cooling system.

At least **(2)** locations were determined to sample for toxic gasses. The summary for all results can be found in Section 7 of this report. The results show that there are a variety of airborne toxic chemicals at these locations. Some of these compounds exceed EPA and NIOSH standards.

Based on the observations and analysis of the samples collected, it is recommended that this residence not be occupied in its current condition. Based on available data, every porous material, including building materials and contents, that is capable of absorbing smoke residue as well as toxic chemical compounds should be presumed contaminated.

The toxic load of smoke as it moved through the residence is significant due to the source and nature of the fire loss. This toxicity of smoke may be a result from, but not limited to:

- Building materials
- Furniture
- Electronics
- Chemicals
- Plastic toys
- Flooring, etc.

Current remediation efforts do not appear to be adequate enough to bring the residence back to a pre-loss condition. It is recommended that the residence be properly remediated and restored. Based on the concentration of contaminants still present after the fire loss, the contents should be removed and processed in plant for restoration or replacement. Appropriate PPE is recommended while working inside the residence.

In order to ensure complete remediation, it is recommended that all porous materials, textiles, carpets, clothing, books, furniture, walls, ceilings, and exposed insulation should be cleaned and restored according to industry standards as outlined in the BSR/IICRC S-700 Standard. Hard surfaces and non-porous materials should be cleaned and decontaminated according to this same Standard. Any materials, components, or contents that cannot be successfully restored should be replaced. It is recommended that and Indoor Environmental Professional repeat this sampling of the premises upon completion of remediation to ensure that the structure does not continue to off-gas what may have been absorbed in structural members by smoke insult on the home.

Section 2.0 – Definitions

1. Ca: Carcinogen
2. Ceiling Value: The concentration that should not be exceeded during any part of the working exposure
3. PID: Photo Ionization Detector
4. mg/M^3: Milligrams per cubic meter. 1 mg/M^3 is 1 microgram of material per cubic meter of air
5. $\mu g/M^3$: Micrograms per cubic meter. 1 $\mu g/M^3$ is 1 microgram of material per cubic meter of air
6. µm: Unit of measure in microns. One micron is 1/1,000,000 of a meter
7. ND: None Detected
8. NIOSH: National Institute of Safety and Health. A branch of the U.S. Department of Health and Human Services responsible for creating and standardizing methods used in detecting and analyzing workplace chemical hazards
9. OSHA: Occupational Safety and Health Administration. A branch of the U.S. Department of Labor responsible for assuring the safety and health of workers
10. PEL: Permissible Exposure Limit. Published and updated by OSHA, PEL's are legally enforceable maximum employee exposures to listed chemical compounds over an 8-hour shift, intended to produce no adverse health effects (Title 8, Section 5155, Table AC-1)
11. PPB: Parts per billion. 1 ppb is $1/1000^{th}$ part per million by volume
12. PPM: Parts per million. 1 ppm is 1 part of material per million parts of measurable volume
13. REL: Recommended Exposure Limit. Published and recommended by NIOSH
14. STEL: Short Term Exposure Limit is the acceptable average exposure over a short period of time, usually 15 minutes as long as the time-weighted average is not exceeded
15. TCLP: Toxicity Characteristic Leaching Procedure

Section 3.0 – Background

On **May 30, 2022** SAFENEST ENVIRONMENTAL TESTING conducted a site visit and comprehensive industrial hygiene sampling at the residential property located at **15192 Gate 7 Ridge Rd, CDA ID.**

Max Hall, CMC, IEP along with Gabe Adabashi, IEP performed the inspection, evaluation, and sample collection at the site.

Site information:

- AGE OF BUILDING: Unknown
- SIZE OF BUILDING: Approximately 3000 sf
- TYPE OF CONSTRUCTION: Stick frame
- TYPE OF USE: Residential
- HAVE THERE BEEN PREVIOUS FIRE/SMOKE DAMAGE EVENTS: Unknown
- ARE THE OCCUPANTS SMOKERS: Unknown

NOTEWORTHY COMMENTS BY HOMEOWNER/HIS REPRESENTATIVE/CONTRACTOR:

It is assumed that the remediation activity by the contractor has come to, or near to, a completion. In spite of the completion of remedial activity, there is still a strong smoke odor which has permeated throughout the residence. Additionally, there is missing framework in the utility room that has been burned away, along with severely charred framing.

Section 4.0 – Scope of Work

SAFENEST ENVIRONMENTAL TESTING was hired by **Property Claim Advocates** to investigate damage, quantify potential contamination, and provide remediation recommendations following the fire loss and associated toxic smoke that impacted the residence.

Section 5.0 – Observations

SAFENEST ENVIRONMENTAL TESTING OBSERVATIONS DURING THE SITE VISIT.

GENERAL OBSERVATIONS:

Smoke odor was immediately noticed upon entering the residence. There was a distinctive "fire smoke" odor throughout the property during the entire inspection and sampling in all areas. All furnishings and contents had been removed. All finished flooring had been removed with only the subfloor remaining. The entire main level had vaulted ceilings with decorative support beams. The finished ceiling material has been removed with only the sheathing exposed. The front door remained closed for the duration of the sample collection.

SPECIFIC OBSERVATIONS:

Living room

Some overhead kitchen cabinets were removed and stored in this area. The drywall was intact. This area had significant odor.

Kitchen

Most appliances had been removed. The lower cabinets were intact while the overhead cabinets had been removed. Visible smoke residue was observed within the cabinets. This room had significant odor. The source of the fire was directly below this area in the basement utility room, and a large portion of the subfloor has been burned away. Sheets of plywood were used to cover this open area to prevent falling through. Part of the plywood seemed flimsy.

Dining room

The return vent diffuser has been removed with some insulation batting exposed. This area had significant odor.

Master bedroom

Mold was observed on the drywall near the outside corner of this room. This was likely a result of a breach on the exterior envelope and not fire related. This room has significant odor, no obvious fire damage. The drywall was intact.

Bedroom #2

There is an upper-level loft attached to this room. This room also has significant odor, no obvious fire damage. The drywall was intact.

Basement Bedroom #3

This was a sunken (step-down) room in the basement. There was significant smoke odor in the room. The ceiling rafters were exposed. There was evidence of water damage from the typical 2' 'flood-cut' of drywall removal all along the bottom of all walls. Framing and insulation were exposed in these areas.

Office/Den

There was significant smoke odor in this room with no obvious fire damage. Drywall was intact.

Utility room

This was the source of the fire loss. There was significant odor and fire damage to the framework in this room. Much of the framing had been burned away or severely charred. It was observed that the electrical panel had sustained significant fire damage. The air handler and water heater were removed. The drywall and insulation have been removed.

Laundry room

The laundry room was adjacent to the utility room and likewise sustained significant fire and smoke damage. There was also significant smoke odor in the area. All drywall and insulation have been removed exposing all framework and plumbing.

Basement storage room

This was a large room being used as a staging area by the contractor. The ceiling rafters were exposed along with all ductwork. The sheetrock on the walls were intact. There was significant odor in this area and no obvious fire damage.

Garage

There is no attached garage to this structure.

Crawlspace

There is no crawlspace in this structure.

Section 6.0 – Field and Analytical Methodology

A Flir Infra-Red camera was used to scan the entire residence for any temperature anomalies. This would provide a clue as to expansion joints and cracks in the residence allowing for a deeper penetration of smoke into building materials.

Alcohol wipes and/or tape lift samples were used to collect dust for the presence of char and soot in various areas of the residence.

Air samples were collected to determine the presence of aerosolized char and soot using Air-O-Cell cassettes.

Microvac dust samples were **not** utilized as there was no carpeting, rugs, textiles, or soft furnishings, as all contents were removed.

Two air samples were collected, **one from the main level and a second from the basement** for the purpose of analyzing the presence and levels of toxic chemical compounds.

Mold sampling was not performed.

Section 7.0 – Sampling and Analysis of Results

Settled dust – Alcohol wipe/Tape lift/AOC/Microvac

ASTM Method D6602. This method identifies char/soot like particles that have settled and are present. Samples were collected in areas suspected to have smoke intrusion and submitted to the laboratory for analysis.

Laboratory analysis options to test for characterization of combustion residue:

- NIOSH 5000 – Gravimetric analysis only for carbon black
- NIOSH 5000 with TEM confirmation
- Combustion by-product Level 1 – Char + Soot (presumptive) + Ash
- Combustion by-product Level 2 – Char + Soot (confirmation) + Ash
- Combustion by-product Level 3 – Level 2 + Common Particle ID
- Combustion by-product Level 4 – Level 3 + SEM/EDX + ph (corrosivity)
- Screening (presence/absence only)
- IESO/RIA Standard 6001

The request was made to proceed with a 'Screening Test' (see bullet point 7 above) to confirm the presence/absence of smoke residue. It was determined that:

- **25 individual locations for sample collection using alcohol wipes**
- **4 Air-O-Cell (AOC) samples**
- **1 bulk sample**

The samples collected were pursuant to the method detailed in ASTM International Standard Method D6602. The collection method for sampling **were alcohol wipes, AOC cassettes, and bulk samples.**

A chain-of-custody was filled out; the samples were then packaged and sent to an EMSL laboratory. Laboratory methods and instrumentation used for analysis: Polarized Light Microscopy (PLM), Stereomicroscopy, epi-Reflected Light Microscopy (RLM) from EMSL Laboratories in Pasadena, CA. - Background samples were not collected.

Table 1 summarizes the results of the Alcohol wipes/Tape lift/AOC/Microvac samples. Please note that the samples only correspond to the samples collected and may not be extrapolated or applied to other areas of the residence.

Table 1: Summary of OPTICAL SCREENING of Dust Samples for Smoke Residue

(See Laboratory Report Attachment Appendix A for More Details)

Location	Sample Method*	Sample ID #	Analyte Present	% Present for Each Sample
Kitchen	3	3321	Char	1-2
Master bedroom	3	3239	Char	<1 -1
Utility room	3	3246	Char	<1
Basement storage room	3	3250	Char	5-10
Kitchen cabinet below cooktop - 1	1	1	Char	2-5
Kitchen cabinet below cooktop – 2	1	2	Char	<1-1
Kitchen cabinet shelves	1	3	Char	10-15
Kitchen behind cabinets	1	4	Char	2-5
Kitchen wall cavity	1	5	Char	1-2
Kitchen beams	1	6	Char	2-5
Inside microwave	1	7	Char Soot	20-25 50-55
Behind microwave	1	8	Char	2-5
Family room wall cavity	1	9	Char	1-2
Family room screen door	1	10	Char	1-2
Family room cabinets	1	11	Char	<1-1
Dining room ceiling joints - 1	1	12	Char	<1-1
Dining room ceiling joints – 2	1	13	ND	0
Dining room wood beams	1	14	Char	1-2
Loft ceiling joints	1	15	ND	0
Loft wood beams	1	16	Char	1-2
Guest bath cabinet interior	1	17	Char	<1
Guest bath wall cabinet	1	18	ND	0
Guest bath supply diffuser	1	19	Char Soot	1-2 70-75
Master bedroom ledge	1	20	Char	5-10
Basement office window sill	1	21	Char	10-15
Basement bedroom ceiling	1	22	Char	10-15
Basement bedroom wall cavity	1	23	Char	10-15
Underneath staircase	1	24	Char	1-2
Basement storage room ceiling	1	25	Char	5-10
Main level return vent bulk insulation	5	0030	Char	<1

*** Sample Methods:** **ND = None Detected**

1= Alcohol Wipe
2= Microvac
3= AOC (Air-O-Cell Cassette)
4= Tape Lift
5= Bulk
6= Dioxin

In addition to screening for combustion by-products, ambient air samples were collected to test for VOCs (Volatile Organic Compounds) using test method TO-15 to determine the quality of air and the presence of elevated hazardous compounds listed by the Congressional *Clean Air Act (CAA)* established in 1990. The USEPA (United States Environmental Protection Agency) assumes responsibility for implementing and regulating the provisions of the CAA, primarily to protect human health and to limit hazardous air pollutants.

Table 2 summarizes the results of TO-15 assay for the presence and levels of VOCs. Analyzed by Gas Chromatography/Mass Spectrometry (GC/MS), (EPA/625/R-96/010b).

Table 2-A: Summary of Volatile Organic Compounds Present in Residence
Exceedance of EPA exposure limits *highlighted in red*
(See Laboratory Report Attachment Appendix B for More Details)

Main Level Kitchen - 1 CAA Target Compounds Detected	**Results µg/m³**	**Lower Detection Limit**	**EPA Non-Carcinogenic Exceedance Limit**	**EPA Carcinogenic Theoretical Exceedance Limit**
Freon 12	2.8	2.5		
Chloromethane	1.5	1.0		
Ethanol	710	0.94		
Freon 11	5.7	2.8		
Isopropyl Alcohol	990	1.2		**21.0**
Acetone	80	1.2		
Methylene Chloride	6.3	1.7		
n-Hexane	30	1.8		
2-Butanone (MEK)	18	1.5		
Ethyl Acetate	6.8	1.8		
Toluene	23	1.9		
Tetrachloroethane	28	3.4	**11.0**	**4.20**
Ethylbenzene	345	2.2	**1.10**	
Xylene (p, m)	17	4.3		**10.0**
Xylene (Ortho)	6.4	2.2		
Styrene	4.4	2.1		
Total Target Compound Concentrations		**1900 µg/m³**		

µg/m³ = micrograms per cubic meter

Total Tentatively Identified Compound Concentrations*	**590 µg/m³**

* See Lab Report for the list of tentatively identified compounds

Table 2-B: Summary of Volatile Organic Compounds Present in Residence
Exceedance of EPA exposure limits *highlighted in red*
(See Laboratory Report Attachment Appendix B for More Details)

Basement Utility Room - 2 CAA Target Compounds Detected	Results µg/m³	Lower Detection Limit	EPA Non-Carcinogenic Exceedance Limit	EPA Carcinogenic Theoretical Exceedance Limit
Chloromethane	1.2	1.0		
Ethanol	840	0.94		
Freon 11	3.9	2.8		
Isopropyl Alcohol	6300	1.2		**21.0**
Acetone	86	1.2		
Acetonitrile	1.0	0.84		
Methylene Chloride	4.6	1.7		
n-Hexane	29	1.8		
2-Butanone (MEK)	19	1.5		
Ethyl Acetate	378	1.8		**7.30**
Toluene	25	1.9		
Tetrachloroethane	19	3.4	**11.0**	**4.20**
Ethylbenzene	247	2.2	**1.10**	
Xylene (p, m)	818	4.3		**10**
Xylene (Ortho)	6.4	2.2		
Styrene	5.2	2.1		
Total Target Compound Concentrations		**7400 µg/m³**		

µg/m³ = micrograms per cubic meter

Total Tentatively Identified Compound Concentrations*	**350 µg/m³**

* See Lab Report for the list of tentatively identified compounds

See *Laboratory Supplemental Report* (Appendix C) for information providing possible background sources of the VOC contaminants that are listed above along with references.

Particulate Sampling – Real Time Detection

A Lighthouse 3016 Handheld Particle Counter was utilized to sample particulates throughout the residence.

Respirable and inhalable particles were observed with each air sample location taken. The specific micron sizes measured were: 0.3 µm – 0.5 µm – 0.7 µm – 1.0 µm – 2.5 µm – 5.0 µm. Respirable

size particles are defined as particles <5.0 µm, while inhalable particles are 10 µm in size. Respirable sized particles are small enough to deposit in the lower regions of the lungs. The inhalable sized particles usually get trapped in the upper respiratory system.

Indoor particulate counts are compared with those observed outside. In theory, concentrations of indoor air particulates should be equal to or less than those observed outside because the indoor environment usually is supplied with filtered air from the HVAC system. When indoor particulate levels are higher than those observed outside, it can be related to an indoor source.

TABLE 3 provides a summary of the real time particulate data collected. All areas higher than outside levels are highlighted in yellow.

Table 3: Summary of Real Time Particulate Results

Sample Location	Particulate Sizes					
	0.3 µm	0.5 µm	0.7 µm	1.0 µm	2.5 µm	5.0 µm
Outside North - Control	295 E5	20010	6980	3630	930	180
Outside East - Control						
Outside West - Control						
Outside South - Control						
Main Level	3.49 E5	50800	31650	24560	13630	4940
Basement	2.61 E5	44600	28800	22300	12420	4640

E5 = Multiplied by 100,000
E6 = Multiplied by 1,000,000

Comments:

Most of the *Real Time Detection* results indicate a high level of respirable dust within this residence. Proper PPE respiratory protection should be utilized while inside this residence.

Section 8.0 – Discussion of Results

The highest concentrations of airborne toxic chemical compounds were detected in the **basement utility room at 7400 µg/m³** for the CAA *Target Compounds*, and **350 µg/m³** for *Tentatively Identified Compounds*.

It is important to note that typical residences are not designed to be airtight. It is expected that concentrations of particulates would be lower inside a residence when compared to the outside air because of the installed HVAC system and the filtered air. Air flow within rooms and even within wall cavities can shift when a window is opened or a door is closed causing as pressure differentials to shift.

The sampling conducted in this residence was completed after the initial fire and smoke toxic smoke insult. Every porous material that is capable of absorbing toxic chemical compounds should be presumed as contaminated.

THE FOLLOWING PARAGRAPHS SUMMARIZE THE FINDINGS
WITH REFERENCE TO THE RESULTS OF EACH TABLE.

Alcohol Wipes

See Table 1. It should be noted that the remediation contractor has completed, or nearly completed, all remedial activity. With that in mind it would be expected that the results of dust/surface samples (Sample Method 1) for the presence of char and soot would be very low (<1%), or None Detected. However, with many of the sampled locations this is not the case. Significant amounts of char and soot still remain on various building materials and components as seen in Table 1.

The sample results for interior **wall cavities** indicate that smoke residue has penetrated deep into the building structure. Samples for smoke residue were also collected from the ceiling joints in the dining room and loft. Although the results indicate a very low level (<1%) or None Detected, it should be noted that the typical alcohol wipe requires a total sampled area of 100 cm (or 4" x 4") to establish confidence with the laboratory analytical results. At times, such as with the ceiling joints, it is not possible to collect a sufficient amount of dust since the sampled area is less than 100 cm. In such cases, the laboratory results would indicate a **lower percentage amount** than what is actually present. **This should be taken into account when considering the results for the presence of char and soot in areas where it was not possible to collect 100 cm of dust.** Simply

stated, the actual amount of char and soot that is present in these areas should be considered higher than what the laboratory results indicate.

Air-O-Cell Samples

Air grab samples (sample method #3) were taken in 4 locations throughout the residence, which varied from very low to a high of 5 – 10%. This type of sampling helps to determine the amount of aerosolized combustion by-products still remaining in the air and capable of affecting the respiratory system. The analytical results strongly indicate that respiratory protection should be used when entering or while working at this residence, until such contamination can be eliminated or reduced to acceptable levels.

Microvac Dust Samples

None taken.

Bulk Dust Characterization

A bulk piece of wall insulation from the dining room return vent was sent to the laboratory to analyze the percentage of combustion by-products. The results found a low level of smoke residue (<1%). It is possible, if the ventilation system were in operation at the time of the fire, the air flow may have been channeled directly into the return vent and away from the surrounding insulation. This would explain why there is a low level of contamination at this spot while other wall cavities show a much higher level.

Mold Spore Sampling

None taken

Section 9.0 – Recommendations

Based on the observations and analysis of the samples collected, it suggests that the remediation effort thus far has proved to be inadequate. Therefore, based on the sample data, every porous material, including building materials and contents, capable of absorbing toxic chemical compounds and smoke residue is presumed to be contaminated. It is recommended that this residence not be occupied until it can be returned to a pre-loss condition by a continuation of the remediation process as outlined in the BSA/IICRC S-700 manual for fire restoration.

The data results show that there are a variety of airborne toxic compounds throughout the residence. Some of these airborne concentrations exceed the EPA PEL (Permissible Exposure Limit). There are likely additional contaminants, not identified in this report, which may have impacted this property, contributing to toxic contamination and potential adverse health effects. The Alcohol wipe/tape lift samples verify that smoke residue contamination is still present in this residence.

The recommendation is that this residence should be properly remediated. All porous materials: textiles, carpets, clothing, books, furniture, walls, and ceilings should be cleaned and decontaminated according to the standards outlined in the BSA/IICRC S-700. If this proves to be unsuccessful, then replacement is recommended. Non-porous materials should also be cleaned and decontaminated according to the standards outlined in the BSA/IICRC S-700.

The data results also verify that toxic smoke residue has penetrated deep into the structural components and materials of this building. For example, the samples for interior wall cavities verify that these areas are contaminated with combustion by-products resulting from the fire loss, therefore, drywall replacement is required to address this matter. The ceiling sheathing joints have positive findings of smoke residue – as discussed earlier in this report – which indicates the need to address this structural component by either sealing this area, or if this proves ineffective, then replacement would be necessary.

Many of the surface materials are still contaminated with smoke residue and will require additional detailed cleaning.

After remediation has been completed, it is recommended that smoke residue and VOC sampling be repeated to verify and ensure that the structural members of the home are not continuing to off gas and that remediation attempts were successful.

Section 10.0 – Limitations

SAFENEST ENVIRONMENTAL TESTING LLC, an Indoor Environmental Professional company, has been performed using a degree of skill and care ordinarily exercised under similar circumstances by industrial hygienists practicing on similar projects, in a similar time frame and/or locality and under similar conditions.

The conclusions and recommendations represent professional opinions based upon the latest scientific information available and expressly do no constitute a certification, warranty, or guarantee of any type. This report is limited to the time and date the property was inspected and samples were collected

This report on the visual inspection and sampling performed within the structure listed above is provided by SAFENEST ENVIRONMENTAL TESTING LLC. The purpose of this inspection, along with any sampling, is to determine the presence and levels of combustion by-products along with VOCs within the interior structure, components, contents, and/or ambient air samples within the physical boundaries of the area and components described herein.

This report contains private and confidential information regarding the inspection and testing, along with laboratory data and conclusion results, describing the types of combustion by-products, volatile organic compounds (VOC's), and the levels of contamination. All information reported herein is limited to visual observations, testing, lab analysis results, and information supplied by the client or client's agent. This report has been prepared by the request of, and the exclusive use for, the party responsible for payment of the inspection. No information will be shared with other parties unless expressed permission is given by the client. Conclusions presented in this report are supplied through an accredited laboratory using ASTM-D6602 and D5755 analysis method based on data from the samples submitted. They are intended strictly for the location, samplings and project indicated, since conditions may exist beyond the areas where the investigation was performed. The inspector is not responsible or liable for contamination or any other problems that were undiscovered due to lack of testing in areas where an inspection was not requested, paid for, or where visible clues did not exist which would have warranted testing in those areas. All conclusions presented in this report assume that conditions do not deviate from those observed at the time of the inspection. The inspection results and data conclusions may suggest a need for further investigation or remediation work. No warranty or guarantee is offered concerning the findings and conclusions supplied in this report. Should you have any questions regarding any information within this report please feel free to contact SAFENEST ENVIRONMENTAL TESTING LLC.

It is not the responsibility of the inspector to perform destructive investigations, including the opening of walls, ceiling panels, insulation, vapor barriers, etc. The inspector will not inspect any area that poses a safety threat such as walking on roofs or opening electrical panels. A certified roof inspector or electrician should be consulted regarding any of these concerns. Crawl spaces and attics with low clearances or restricted access points will not be entered. The client understands and agrees that the inspector can only report on conditions that exist at the time of the inspection. The inspector cannot report on areas or components within the structure, or beyond an existing containment barrier, exceeding the scope of the investigation. Hidden contamination without clear indication or manifestation of its existence may go undetected. Furnishings such as appliances, furniture, electronics, musical equipment, or other personal items will not be moved or handled during the inspection.

Respectfully,

Max Hall
Certified Environmental Professional
IICRC Certified, WRT, ASD, CMT, AMRT, IEP, IH, IAQ, CMI

SafeNest Environmental Testing

License #604527304

Mold - Asbestos - Lead - Radon - Formaldehyde - Carbon Monoxide
Combustion By-Products - Meth - Electromagnetic Radiation - Toxic Gases - More

509-720-0190

Glossary

Char

Defined in ASTM D6602-13 as particulate larger than 1 μm made by incomplete combustion which may not deagglomerate or disperse by ordinary techniques, may contain material which is not black, and may contain some of the original material's cell structure, minerals, ash, cinders, and so forth. Carbon is typically the predominant component in char.

Ash

Pyrolyzed material obtained from advanced combustion of char. Because the carbon matrix of char is almost completely combusted, ash has a minerals-based matrix, with a high amount of elements such as calcium, potassium, magnesium, aluminum, silicon, phosphorus, or sulfur. The particles are very brittle and may or may not contain some of the original material's cell structure.

Soot

Defined in ASTM D6602-13 as submicron black powder generally produced as an unwanted by-product of combustion of pyrolysis. It consists of various quantities of carbonaceous and inorganic solids in conjunction with adsorbed and occluded organic tars and resins. The EPA defines black carbon as the sooty black material emitted from gas and diesel engines, coal-fired power plants, and other sources that burn fossil fuel.

Carbon Black

A term usually associated with soot, although they are different materials and have distinctively different origins. Carbon black is an engineered, industrially produced material, primarily composed of elemental carbon, obtained from the partial controlled combustion of thermal decomposition of hydrocarbons (most hydrocarbons are found in crude oil and other fuels).

***Soot/black carbon** and **carbon black** terms should not be used interchangeably.*

The most important characteristics of **soot/black carbon** and **carbon black** particles are their size range and the aciniform morphology. *Aciniform carbon* is colloidal carbon having a morphology consisting of spheroidal primary particles (nodules) fused together in aggregates of colloidal dimension in a shape having grape-like clusters of open branch-like structures.

KOOTENAI COUNTY

BOARD ADMINISTRATION

emailed 1/30/23

January 30, 2023

Jai Nelson
15192 S. Gate 7 Ridge Rd.
Coeur d' Alene, Idaho 83814

RE: Request for Adjustment of Taxes/AIN 105455

Dear Jai:

The Kootenai County Board of Commissioners is in receipt of your request to adjust taxes on the above reference property.

This is to notify you that a hearing has been scheduled with the Board of County Commissioners on Wednesday, February 8th at 11:00 a.m. 451 N. Government Way, Administration Building, Meeting Room 1A/B. If you cannot attend in person, you may call in to the meeting at (339)207-6050.

Please feel free to contact me at 208-446-1601 if you have any questions.

Sincerely,

Teri Johnston
Administrative Secretary
tjohnston@kcgov.us