

## IAQ RADIO+

Show Number: 765 Draft

Ken Siders, CMP

### Word of Life Church the Saga Ends A Cradle to Grave Restoration Case Study

Good Day and welcome to IAQ Radio+ episode 765 Blog. This week we welcomed Ken Siders to discuss a significant hurricane damage claim in which he was involved.

Ken Siders, CMP is ETA's Senior Environmental Consultant. He is the past Vice President of Environmental Services at Housecheck. Ken has over 20 years working as an environmental Consultant doing projects around the world including for the Navy, Air Force and TSA. He is also a Commercial and Residential Building Contractor and an Expert Witness specializing in Structural Environmental Disaster Response and Essential Responder Services.

This presentation titled "World of Life Church, The Saga Ends", chronicles a challenging three-year project journey on a complex moisture intrusion following hurricane damage to a unique multi-layer roof system. This case highlights the critical steps and obstacles encountered from initial assessment through legal challenges.

The presentation detailed the project's key phases, including the intricate initial moisture intrusion and physical building inspections, the meticulous monitoring and documentation of the drying process, and the significant delays and disputes encountered while seeking necessary funding from the insurance company. The narrative culminates in the critical deposition phase, where the project's technical findings and procedures were rigorously examined.

Listeners gained invaluable insights into the paramount importance of thorough documentation and strict adherence to peer-reviewed industry standards like the IICRCS-500 when managing complex restoration projects, particularly those involving potential insurance litigation.

The 'end' of this saga underscores how diligently prepared documentation serves as essential evidence, validating proper restoration processes and navigating legal challenges often faced in large-scale, disputed claims.

Nuggets mined from today's episode:

Ken's deep experience in construction spans from building and repairing homes to 18 story high buildings and includes construction failure investigation.

In addition to providing consulting service, Ken also provides expert witness testimony. His expert witness work is often the result of a property owner's dissatisfaction with their insurance carrier's handling of a claim. Ken is a strong advocate for careful and complete documentation. Hurricane Ian caused significant damage to Ft Myers, FL. Ken stumbled onto the World of Life Church project by coincidence, when the Pastor of the church allowed Ken and his team to use part of the church's parking as a basecamp. Ken had prior experience working on "Mega Church" projects. During their Initial meeting the Pastor of the church advised Ken that the church didn't have a problem. In the entry foyer, Ken saw water running of the ceiling. The Pastor told Ken that the church planned to set up fans to dry the building. Ken conducted a cursory light moisture mapping and infrared camera imaging and found that the 30,000 sq.ft. church was soaked from top down. Water was entering the church through 178 holes in the semi-flat roof caused by impact of wind driven clay roofing tiles. The roof was rubber membrane atop 7"-8" of foam installed over the preexisting tar and gravel built-up roof. The ceilings were a combination of ceiling tiles and drywall. The ceiling was used as cold air returns for the roof mounted HVAC units.

The insurance carrier initially denied the claim based upon advice of their unqualified inspector subcontractors. Patches were placed on the holes in the roof. Moisture was trapped in the roofing migrated downward as liquid. Desiccant dehumidifiers were used to dry the open areas of the main building and LGRs to dry offices. A Tramex RoofMaster meter was used to Moisture Map the roof by individual 10'x10' sections. Moisture readings were taken daily. Dehumidifier performance was tracked and documented to confirm the equipment was drying the building. The "inspectors" sent by the insurance company verbally advised the Pastor to rip out the walls and that structural drying wouldn't be paid for. When the drying contractor learned that the insurance company wouldn't pay for structural drying they shut their equipment down, causing the moisture content of

materials to rise. To preserve the building, Ken told the drying contractor to turn the equipment back on.

Gutting the building was not an option for the Pastor as the church was the largest food kitchen in Ft Myers and providing much needed services to the community.

Written confirmation that the insurance carrier authorized gutting the building never came. Ken took core samples of the roofing down to the Miller Deck.

Structural drying provided a safe environment and prevented mold growth.

The importance of detailed documentation. Pictures are free. If it wasn't documented, it didn't happen. Ken's report filled a large 3 ring binder. Ken was deposed for 5 hours. Ken provided documentation of e. Coli and coliform contamination with photo documentation of sampling sites and the detailed lab analysis.

The Pastor is a good businessman and saw the importance and value Ken's services would provide. In fact, had the Pastor not hired Ken to document the loss the financial settlement would have been substantially less favorable. The Pastor paid ETA directly for their services.

RoundUp-

Pete Consigli: Global Restoration Watchdog, Industry Historian, Moisture Mob Consigliere

- The TRAMEX® RoofMaster moisture meter used by Ken Siders is not to be confused with the TRAMEX® DeckScanner which rolls over roofing surfaces. Experimentation into using the TRAMEX® DeckScanner on sports flooring is ongoing for moisture: monitoring, detection and diagnosis.
- TRAMEX moisture meters are used by plumbers to locate moisture leaks behind ceramic tiles.
- Ken Siders, Dave Mason and Jeremy Beagle were panelists discussing emergency response, assessment and documentation at an Experience trade show. PDFs of the panelist's presentations were given to attendees.
- Pete visited the World of Life Church during the project and met with the Pastor.
- The importance of having a 3<sup>rd</sup> party to document- the moral and essence of the story.

Ken Siders

- Never too-much documentation
- Photos are free.

- Take lots of photos, you never know when one will be needed or valuable.
- The Pastor and Ken share a love for the people and the community.
- RFT File = “Ready For Trial File”
- “You can cut a board shorter, you can never cut a board any longer”. You can’t document after the fact.
- Ken is a big fan of IAQradio, and thanked Radio Joe and Z-Man for what they do.

*Z-Man signing off*

**Good Day and welcome to IAQ Radio+ episode 765 this week we welcome Ken Siders to talk about the Word of Life Church The Saga Ends, A Cradle to Grave Restoration Case Study. Learn more this week on IAQ Radio+.**

**Before we get started lets thank our sponsors we could not do the show without them. Don't forget after the show we continue the conversation on [afterthoughts.iaqradio.com](http://afterthoughts.iaqradio.com)**

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