



Client Name: Kanneshia Coleman
Inspector: Charlotte - Shannon Lavery
Location Address: 821 Blackmon St, Rock Hill South Carolina 29730
Inspection Date: 08/06/2019
Time of Inspection: 2:30 PM



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SEP 10 2025
SC Court of Appeals

Outside Temperature: 89
Outside Humidity: 50
Outside Conditions: clear

Indoor Temperature: 72
Indoor Humidity: 64

Basic Mold Inspection Details:

A basic mold inspection by an MI&T inspector includes a full visual assessment of a property with use of specific tools of our trade in order to identify any possible "red flags" that indicate a problem. It also includes the collection of 2 air samples. The first must be taken from outside every home or business has "normal" levels of mold and this will determine what is acceptable area. It also shows that all the equipment/supplies used were working properly and another air sample is taken from the area inside the home or business that the inspector has the greatest concern. These 2 air samples will determine whether or not elevated conditions exist.

Advanced Mold Testing:

G



To whom it may concern,

Based on the findings of the visual inspection and lab results of samples collected, it is our professional opinion that elevated mold conditions do exist at the property.

Elevated Mold Conditions Exist: YES

Professional Mold Remediation Recommended: YES

CHOOSING A MOLD REMEDIATION COMPANY:

It is important to understand there is a difference between a general remodel and mold remediation. Later in this document we will lay out recommended remediation steps. This should be done by a restoration company/technician with both education and experience. Some general contractors are prepared to complete a mold remediation project but are not equipped to carry out all the recommended steps unless restoration is a focus. If a contractor does not complete all of the steps, it may result in lingering indoor air quality problems and the mold problem returning entirely.

Many of our clients turn to us for a recommendation on what company to use. We make an effort to stay separate from the restoration process and help our clients with our expertise. We have compiled a list of reputable companies in your area. MI&T is not affiliated with any of these companies. If you have a negative experience with one of them, please inform us and we will be happy to help.

Requirements to be listed: IICRC Certified, Properly Licensed, Insured,
No Unclosed BBB Complaints, Positive Online Reputation.



of air samples taken: 0

of surface samples taken: 2

Recommended Samples NOT Submitted: Kitchen sink cabinet, general air.

Areas of Concern: HVAC system and plumbing areas.

General Observations

Observation	
Musty Smell or Odor	
Water Damage	
Excess Humidity	
Excess Moisture	
Visual Growth	
Roof Leak	
HVAC Problem	
Plumbing Issue	
Health Complications	
Localized Problem	
Widespread Problem	
Control Sample Taken	

Additional Notes: Very heavy water and moisture damage throughout home around HVAC vents. HVAC vent boots not sealed enabling crawl/exterior air



Sample ID: CS2

Type of Sample: Surface Sample

Area

Picture of Sample Medium:

Picture of Sample Location:



Sample Details	YES	NO
Air Sample		✓
Surface Sample	✓	
Control Sample		✓
General Air Sample		✓
In-Wall Cavity Sample		✓
Swab	✓	
Tape Lift		✓

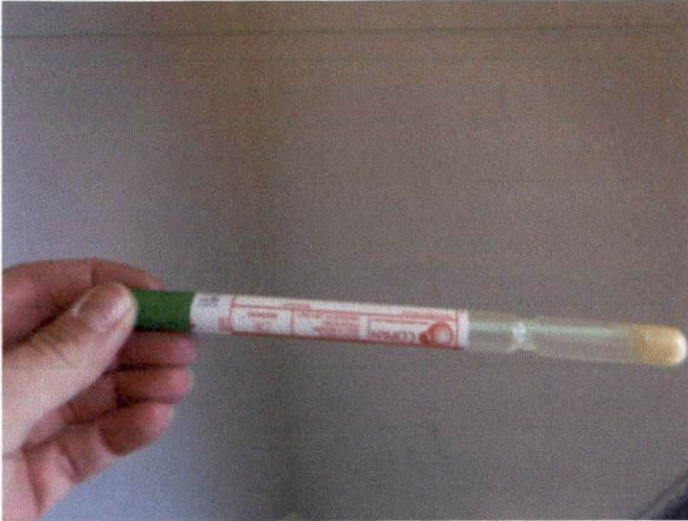


Sample ID: CS1

Type of Sample: Surface Sample

Picture of Sample Medium:

Picture of Sample



Sample Details	YES	NO
Air Sample		✓
Surface Sample	✓	
Control Sample		✓
General Air Sample		✓
In-Wall Cavity Sample		✓
Swab	✓	
Tape Lift		✓



If your advanced mold testing report came back showing elevated levels of mold, it's confirming the source of a problem. This report should have detailed findings for each test indicates a problem, we identify which remediation steps must be performed at more detailed explanation of each of those steps. If professional mold remediation is be carried out by a mold removal professional that is trained and has the equipment as instructed. Please do not attempt to handle this work on your own. Doing so puts occupants of the property at risk.

Professional Mold Remediation Recommended: YES

Source of Mold Growth: HVAC system not functioning as intended.

REMEDICATION STEPS
Vacate Premises (Problem Spread Throughout)
Area Containment (Problem Localized)
Personal Protective Equipment
Negative Pressure Used
HEPA Vacuum
Apply Biocide/Wipe-down
Removing Contaminated Material
Salvaged/Restored (If applicable to item tested)
Final Cleaning
Air Scrubber
HVAC System Cleaning
Post Remediation Inspection
Containment During Reconstruction

Due to the fact that our observations are only made during limited time on s determine the exact cause of the humidity issue. However we can make sug followed to ensure the mold problems do not return.

- Keep humidity at or below 50% throughout.
- An air conditioner's purpose is to not only cool a building but also to serve be used even when unoccupied.
- Avoid having large items placed directly on exterior walls as these walls n off and avoid condensation and mold growth.
- If you close vents in unused rooms, be sure to monitor humidity levels.
- Utilize exhaust fans and leave doors open to rooms prone to humidity like laundry rooms.
- Consider installing a dehumidifier in any troubling area; basements, additi



#1: Vacating the Premises

- Vacating people from the adjacent spaces is usually only necessary for a large/ recommended for individuals with reduced immune systems, elderly, infants, or chronic inflammatory lung disease or individuals with respiratory health concerns.

#2: Personal Protective Equipment (PPE)

- Full-face respirators are to be worn.
- Gloves are to be worn to remove all infected building materials.
- Disposable Tyvek coveralls covering both the head and shoes shall be worn.

#3: Containment of Each of the Contaminated Area

- Complete isolation of the work area using plastic (6 mil poly) sheeting sealed with tape.
- If a containment area blocks the only entrance, vacating the property is usually necessary.
- If the problem is widespread and the entire property needs remediation, no containment is possible.
- This area should be large enough to house any contaminated materials.
- Sealing with plastic sheeting (6 mil poly) all ventilation, ducts/grills, fixtures and doors.

#4: Negative Pressure Used

- Use an exhaust fan with a HEPA filter to generate negative pressurization (ventilate to outside). The fan should be an appropriate sized unit for the space. The air exchange rate must be six times per hour.

#5: HEPA Vacuum

- Any area that is in the same area of contaminated materials should be HEPA vacuumed and working down to the floor.
- Any area that is contained should be completely HEPA-Vacuumed.
- This should be done before AND after removing contaminated materials.
- If the entire property is contaminated, the entire property needs to be HEPA-Vacuumed.

#6: Applying Biocide

- There are no special requirements for the disposal of moldy material. Moldy material is disposed of with other general waste.
- All contaminated materials should be wrapped in plastic and sealed with tape to prevent mold from spreading to unaffected areas for disposal.
- Sometimes building material, furniture, flooring, etc can not be evaluated until they are removed. For cases like this, the mold remediation company hired should be trusted to give the final evaluation.

#8: Restoring a Damaged Item

- If an item such as kitchen cabinets, clothing, furniture, etc were damaged you should determine whether or not your item can be restored.
- How this needs to be done is dependent upon the item in question. Wood may be cleaned with a mild detergent and water, or rinsed in the wash, etc.
- Some items like cabinets may appear to be salvaged, but after they are removed the inspector anticipated. Trust the mold professional you hire for advice on whether an item can be restored.

#9: Final Cleaning

- After the contaminated material has been removed, the contained area is to be cleaned.
- If any visual mold is seen on studs HEPA vacuum affected area.
- In the event that an item cannot be restored it must be replaced, even if it is built-in.
- The contained area is to be wiped down with a biocide and/or detergent solution.
- The contained area is to be HEPA vacuumed again.

#10: Air Scrubber(s)

- Multiple air scrubbers should be used for properties with a widespread problem. The number of scrubbers should be a decision trusted in the hands of the mold remediation company.
- An Air Scrubber should be placed in each containment area for 48-72 hours.

#11 Air Duct Cleaning

- Every mold remediation should be completed with a thorough cleaning of the HVAC system.
- Sanitize/Disinfect air handler coils.
- Sanitize/Disinfect all duct work.

#12: Final Inspections

- Prior to containment removal and re-occupancy of the space a certified mold inspector should perform a final inspection and air sampling. Air sample should be taken both within the containment area and in unaffected areas to insure spores have not spread to other areas.



Attached are the lab results from independent AIHA accredited microbiology questions about this report, the lab results, or anything else, please feel free listed below.

Charlotte - Shannon Lavery
MI&T-Mold Inspection & Testing
www.MitMold.com
855-600-6653



Mold at linen closet wall and ceiling at hall bath.



Very heavy rust, debris, and water, at kitchen HVAC supply vent.



Wide angle.



Water at HVAC supply vent.



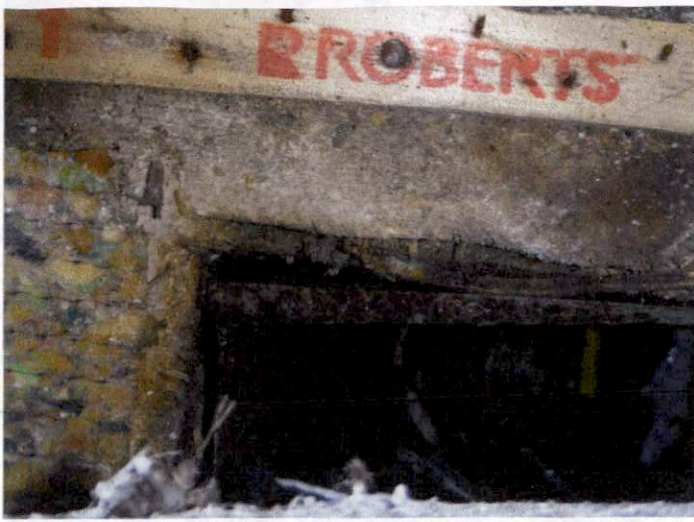


Fan blades warped from excessive humidity.



Fan blades warped from excessive humidity.





Vent boot not connected at floor enabling exterior air into conditioned livin



Heavy rust at supply vent due to too much humidity being emitted by HVA intended. Vent boot not connected at floor enabling exterior air into conditi visible damage.





Very heavy debris at HVAC return vent filter.



Heavy rust at boot. Old and new vent not connected securely enabling craw space.





Very heavy debris at HVAC supply vent cover.



Very heavy water damage at kitchen sink cabinet. Organic growth likely.



Brenda +1 803-417-8900

OK. Thanks Brenda.

3:16 PM
Friday, February 25, 2022

I just saw a rat in the hallway about scared me to death

6:40 AM

B Wow it happens from time to time hopefully it will find it way back out!! Get some posing or the traps that what I get when I see them!!

6:48 AM

U know I am lol

Fixin to get to Lowes

6:49 AM

Friday, March 4, 2022

It's done

3:41 PM

Saturday, April 2, 2022

I have your rent reco suppose to get out so I

Enter message

H

Order Summary

Order placed April 8, 2022 Order # 114-1544880-1585840

Ship to TONYA BLAKE 821 BLACKMON ST ROCK HILL, SC 29730-6211 United States	Payment method Visa ending in 9704 View related transactions	Order Summary Item(s) Subtotal: \$103.88 Shipping & Handling: \$7.56 Free Shipping: -\$7.56 Total before tax: \$103.88 Estimated tax to be collected: \$7.27 Grand Total: \$111.15 Refund Total \$49.11
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Return complete

Your return is complete. Your refund has been issued.

When will I get my refund?



TRJETIFE Ultrasonic Mouse Repellent Squirrel Repeller Indoor Mice Deterrent Repel Rodents Rats with Ultrasound Waves

Sold by: MOORE8079

Supplied by: Other

\$45.90



Loraffe Plug-in Rodent Repellent Ultrasonic 4-in-1 Pest Repeller Mouse Blocker Rat Deterrent Get Rid of Mice with Ultrasound Impulse LED Flashlights Predator Sounds, Humane Pest Control for Indoor Use

Sold by: H&G Professional Solutions

Supplied by: Other

\$57.98

I

ISSUED BY THE Common Pleas COURT IN THE COUNTY OF York

Tonya R. Blake **FILED RECEIVED**

v. **2025 SEP -3 AM 10: 17** SUBPOENA IN A CIVIL CASE

Brenda Burris **Defendant** Case Number: 2025-CP-46-01222

ANGIE M. BRYANT
C.L.C.P. & GS
YORK COUNTY Pending in York County

TO: T MOBILE

YOU ARE COMMANDED to appear in the above named court at the place, and time specified below to testify in the above case.

PLACE OF TESTIMONY _____

COURTROOM _____

DATE AND TIME _____ **RECEIVED**

YOU ARE COMMANDED to appear at the place, date, and time specified below to testify at the taking of a deposition in the above case.

PLACE OF DEPOSITION _____

DATE AND TIME _____ **SEP 10 2025**
SC Court of Appeals

YOU ARE COMMANDED to produce and permit inspection and copying of the following documents or objects in your possession, custody or control at the place, date and time specified below (list documents or objects:

Text calls from 803-417-8900 (Brenda) from October 2019 to April 2022
Looking for text saying she bringing Smith at home

PLACE email to tonya.blake50@
yahoo.com or 201 Sidney Street

DATE AND TIME A.S.A.P (8/25)

to
803-371
3324
(Tonya)

YOU ARE COMMANDED to permit inspection of the following premises at the date and time specified below.

PREMISES _____

DATE AND TIME _____

ANY SUBPOENAED ORGANIZATION NOT A PARTY TO THIS IS HEREBY DIRECTED TO RULE 30(b)(6), SOUTH CAROLINA RULES OF CIVIL PROCEDURE, TO FILE A DESIGNATION WITH THE COURT SPECIFYING ONE OR MORE OFFICERS, DIRECTORS, OR MANAGING AGENTS, OR OTHER PERSONS WHO CONSENT TO TESTIFY ON ITS BEHALF, SHALL SET FORTH, FOR EACH PERSON DESIGNATED, THE MATTERS ON WHICH HE WILL TESTIFY OR PRODUCE DOCUMENTS OR THINGS. THE PERSON SO DESIGNATED TESTIFY AS TO MATTERS KNOWN OR REASONABLY AVAILABLE TO THE ORGANIZATION

I CERTIFY THAT THE SUBPOENA IS ISSUED IN COMPLIANCE WITH RULE 45(c)(1), AND THAT NOTICE AS REQUIRED BY RULE 45(b)(1) HAS BEEN GIVEN TO ALL PARTIES.

Attorney/Issuing Officer's Signature _____ Date _____ Print Name _____
Indicate if Attorney for Plaintiff or Defendant _____
Attorney's Address and Telephone Number : _____

Angie M. Bryant 9/3/25 Angie M. Bryant
Clerk of Court/Issuing Officer's Signature _____ Date _____ Print Name _____
Pro Se Litigant's Name, Address and Telephone Number : _____

Tonya Blake, 201 Sidney Street Rock Hill, S.C 29730
803-371-3324 (tonya.blake.50@yahoo.com
or Torreo@Comparium.net)

E

T-Mobile Customer Relations

From: DoNotReply (donotreply01@t-mobile.com)
To: tonyablake50@yahoo.com
Date: Monday, September 8, 2025 at 07:09 AM EDT

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SEP 10 2025

SC Court of Appeals

T-Mobile Customer Relations

Thank you for sending your email to the Customer Relations Response email box. This is an automated email response to your recent email.

Please do not respond.

If this is your first time emailing T-Mobile's Customer Relations department please read this notice in order to ensure your questions and concerns get resolved in a timely manner.

Once your correspondence is received by T-Mobile's Customer Relations department, your account will be reviewed and notated with resolution within 14 business days. Furthermore, we will contact you by phone or in writing.

Please do not send duplicate requests as this may delay your response time.

If you have any questions or concerns that require immediate attention, please contact our Customer Care department 7 days a week, from 3am-10pm PST at 1-800-937-8997 or by dialing 611 from any T-Mobile handset.

If you are an employee of T-Mobile, please be advised that this email box is only for customer use.

Thank you,
T-Mobile

F

August 30, 2020

Brenda Burris Smoke detectors
are still needed at 821
Blackmon Street.

Jonya K Blake

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SEP 10 2025

SC Court of Appeals

C

8:14

◀ Camera



August 30, 2020

12:27 PM



D

Transcript Request for Docket Number 2025CP4601222

From: transcripts@sccourts.org

To: tonyablake50@yahoo.com

Date: Thursday, August 28, 2025 at 11:30 AM EDT

Greetings,

You are receiving this notice and the **summarized Transcript Request shown below** because you are associated with case **Tonya R Blake Ind And As vs Burris, Brenda**. Pursuant to Rule 207(a)(1), SCACR, you are being notified that the transcript has been requested on **8/28/2025**. There is no action required.

If you need further assistance, please contact us at transcripts@sccourts.org.

Regards,

Court Administration

Summarized Transcript Request ID: **1633076146**

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SEP 10 2025

SC Court of Appeals

Requester Information:

Name: Tonya Blake

Entity: Other Plaintiff

Email: Tonyablake50@yahoo.com

Is the requester a party on the case? Yes Tonya Blake

Does the requester represent a party? No

Transcript Information:

J

Docket Number: 2025CP4601222

Court Type: Circuit

County: York

Case Caption: Tonya R Blake Ind And As vs Burris, Brenda

Appeal Pending? No

Death Penalty? No

Start Date of Proceeding: 8/12/2025

End Date of Proceeding: 8/12/2025

Presiding Judge: Morgan Jr., G. D.

Court reporter daily assignments:

8/12/2025 (Tuesday): WebEx, Circuit Court

Opposing Counsel and/or other parties information:

(Attorney) Santino Umber Ambrosini

(Defendant) Brenda Burris

(Plaintiff) Tonya R Blake Ind And As

(email): tonyablake50@yahoo.com

(Plaintiff Attorney) Taylor Lawrence Grooms

Next hearing date: *Date not entered*

Portion of proceeding to be transcribed: Entire Hearing

Delivery Information:

Delivery Timeframe: Overnight Delivery

Delivery Method: PDF/Email

Delivery Timeframe: Private/Self

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Re: Transcript Request for Docket Number 2025CP4601222

From: Tonya Blake (tonyablake50@yahoo.com)  
To: transcripts@sccourts.org  
Date: Monday, September 8, 2025 at 06:51 AM EDT

I still have not received an email about the transcript . I need to send my appeal off

Sent from Yahoo Mail for iPhone

On Friday, September 5, 2025, 1:55 PM, Tonya Blake <tonyablake50@yahoo.com> wrote:

Hi I was following up about the transcript

Sent from Yahoo Mail for iPhone

On Thursday, August 28, 2025, 11:30 AM, Transcripts@sccourts.org wrote:

RECEIVED

SEP 10 2025

SC Court of Appeals

Greetings,

Please accept this email and the **summarized Transcript Request shown below** as confirmation that the online transcript request that you submitted has been received by our office. You should receive communication from a transcriptionist within five (5) business days with an estimated cost for production.

If you need further assistance, please contact us at transcripts@sccourts.org.

Regards,

Court Administration

Summarized Transcript Request ID(s): **1633076146**

K

dead horse : Overview Similar and opposite words

Dictionary

Definitions from Oxford Languages · Learn more

beat a dead horse

phrase of horse

waste energy on a lost cause or a situation that cannot be changed.

Feedback

Show more

People also ask :

What does the saying "dead horse" mean? ^

to waste effort on something when there is no chance of succeeding: He keeps trying to get it published but I think he's beating a dead horse. 6 days ago

Cambridge Dictionary - Cambridge University Press & Assessment https://dictionary.cambridge.org > dictionary > beat-a-de...

BEAT A DEAD HORSE | English meaning - Cambridge Dictionary

What does a dead horse symbolize? v

L

**Subject:** Re: Motion "MDISMS-Motion To Dismiss" for Case "2025CP4601222- Tonya R Blake Ind And As Pr Of The Estate Of Reco Miller VS Brenda Burris" was added to a Motions Roster for 8/12/2025 at 11:00 AM

T-MOBILE WAS ONLY ABLE TO GO BACK 18 MONTHS ON THE PHONE RECORDS, BUT I AM SURE YOU CAN HAVE A MAGISTRATE JUDGE SUBPOENA THEM BUT TIME WILL BE AGAINST YOU HEARING NEXT WEEK 10/2019 UNTIL 4/2022 8034178900

---

**From:** "Taylor Grooms" <taylor@groomsfirm.com>  
**To:** "tonya blake" <torreco@comporium.net>  
**Sent:** Tuesday, July 22, 2025 12:55:05 PM  
**Subject:** Fw: Motion "MDISMS-Motion To Dismiss" for Case "2025CP4601222- Tonya R Blake Ind And As Pr Of The Estate Of Reco Miller VS Brenda Burris" was added to a Motions Roster for 8/12/2025 at 11:00 AM

Tonya,

Good afternoon. This motion hearing has been scheduled for August 12th. Please see if you can work on providing those cell phone receipts if you can. Thanks again.

**Taylor L. Grooms**  
Attorney  
Grooms Law Firm, LLC  
4 Carriage Lane, Suite 301  
Charleston, SC 29407  
(843) 375-6505 (Telephone)  
(843) 278-2083 (Fax)



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**From:** Courtmail46\_DoNotReply@sccourts.org <Courtmail46\_DoNotReply@sccourts.org>  
**Sent:** Tuesday, July 22, 2025 12:26 PM  
**To:** Taylor Grooms <taylor@groomsfirm.com>

M

As Pr Of The Estate Of Reco Miller VS Brenda Burris" was added to a Motions Roster for 8/12/2025 at 11:00 AM

OK THANKS I AM GLAD I READ THIS I Didn't KNOW I WAS SUPPOSED TO COME .WHICH COURT HOUSE IT WILL BE AT HELD?  
?

---

**From:** "Taylor Grooms" <taylor@groomslawfirm.com>

**To:** "tonya blake" <torreco@comporium.net>

**Sent:** Monday, August 4, 2025 11:10:08 AM

**Subject:** Re: Motion "MDISMS-Motion To Dismiss" for Case "2025CP4601222- Tonya R Blake Ind And As Pr Of The Estate Of Reco Miller VS Brenda Burris" was added to a Motions Roster for 8/12/2025 at 11:00 AM

Hey Tonya,

Good morning. No worries at all on those phone records. My big argument to why the judge should not dismiss our case is that we have not engaged in any kind of Discovery yet on this case. So not having those phone records is almost better for us.

Yes please plan on coming to hearing. Will touch base on that again beforehand with you. Thank you again!

**Taylor L. Grooms**

Attorney

Grooms Law Firm, LLC

4 Carriage Lane, Suite 301

Charleston, SC 29407

(843) 375-6505 (Telephone)

(843) 278-2083 (Fax)



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**From:** tonya blake <torreco@comporium.net>

**Sent:** Monday, August 4, 2025 11:08 AM

**To:** Taylor Grooms <taylor@groomslawfirm.com>

N



**GROOMS**  
LAW FIRM

4 Carriage Lane, Suite 301, Charleston, SC 29407 | Telephone: (843) 375-6505 | Fax: (843) 278-2083 | [www.groomsfirm.com](http://www.groomsfirm.com)

August 14, 2025

SENT ONLY VIA EMAIL

Tonya Blake  
torreco@comporium.net

Tonya,

RECEIVED

SEP 10 2025

SC Court of Appeals

I regret to inform you the judge has granted defense counsel's Motion to Dismiss; which ends your case. Per our agreement, I will bear the responsibility of the case costs/expenses and my time spent on the case, and you do not owe us or Steinberg Law Firm any money.

We received the judge's Order late yesterday afternoon, so you have thirty (30) days from yesterday to file your appeal. I cannot advise you on appellate matters as (a) that is not my specialty and (b) I am not going to be handling any appeal in this case.

Please know that if you do not file certain things within particular timeframes, that your rights to an appeal can be waived. I would encourage you to consult with an appellate lawyer and seek their advice on matters pertaining to a potential appeal.

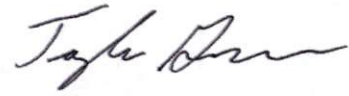
As I previously indicated, there was a settlement offer on the table that you declined as you wanted at least \$350,000.00 to settle the case. However, if your stance has changed since yesterday, I would still be happy to call defense counsel and see if there may still be a settlement offer on the table. Should you wish for me to do this, please reply in the affirmative within one business day of your receipt of this letter authorizing me to perform such action.

If I do not hear from you or you indicate you do not wish for me to perform this action, then I will consider your case closed and the attorney-client relationship terminated by virtue of the lawsuit being dismissed. Please let us know the mailing address to which we can mail you a copy of your file. Thank you again.

{Signature block to follow}



Sincerely,

A handwritten signature in cursive script, appearing to read "Taylor Grooms".

---

Taylor Grooms, Esq.  
Owner  
Grooms Law Firm

---

**Re: Lawsuit Dismissed**

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**From :** tonya blake <torreco@comporium.net>  
**Subject :** Re: Lawsuit Dismissed  
**To :** Taylor Grooms <taylor@groomsfirm.com>

Thu, Aug 21, 2025 08:43 AM  
📎 2 attachments

---

**From:** Taylor <taylor@groomsfirm.com>  
**To:** tonya <torreco@comporium.net>  
**Date:** Friday, 15 August 2025 12:49 PM EDT  
**Subject:** Re: Lawsuit Dismissed

Tonya, as a follow up, please let me know if you would like to file an appeal. I would be more than happy to file that document with the Court on your behalf. Please know, though, it is a \$250 filing fee.

Please let me know. Thanks again.

**Taylor L. Grooms**  
Attorney  
Grooms Law Firm, LLC  
4 Carriage Lane, Suite 301  
Charleston, SC 29407  
(843) 375-6505 (Telephone)  
(843) 278-2083 (Fax)



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**From:** Taylor Grooms <taylor@groomsfirm.com>  
**Sent:** Thursday, August 14, 2025 12:28 PM