



# Ness LLC

1315 W. Orchard Ave, Nampa, ID 83651  
phone 208.466.7594 - fax 208.461.9505 - RCE-481  
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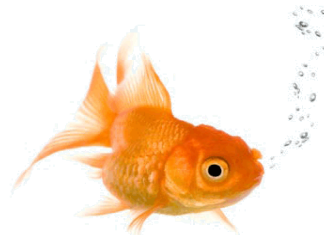


**Ness LLC Proposal for:** 24813 Valley Rim Pl. Star, Idaho 83669

**February 5, 2020**

## **What to expect with a Drain Install/MLD Remediation????**

- ✓ Access is key! We will need admission Monday through Friday, 8 am - 5 pm while the project is in progress. Ness is bonded and insured. It is not necessary for a home owner to be present while the work is being done. Please make sure we have a house key or garage code for entry. **The easier the access is for our technicians, the faster the job goes!**
  
- ✓ All access to the crawlspace will be protected by plastic sheeting during work.
  
- ✓ Installing a drain system is a 10-17 day process, depending on drying time. Please plan accordingly.
  
- ✓ Fans need time to dry the area. We don't always schedule for consecutive days. We try to give as much notice as possible but last minute schedule changes can and do occur.
  
- ✓ **Please note:** If a signed contract is returned within 24 hours, your estimated start date will be some time during the week of February 24th. Please plan accordingly. If there are any cancellations, you will be moved up in the schedule and contacted for access. Payment may be held in escrow, if needed.
  
- ✓ We have now extended our warranty for sump pump drainage systems to 10 years!
  
- ✓ We warranty mold remediation for 5 years!





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2-5-2020

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**PROPOSED WATER DRAINAGE and REMEDIATION for the crawlspace at 24813 Valley Rim Pl. Star, Idaho 83669**  
Ness, LLC is an IICRC council certified Mold Remediation Contractor, licensed, bonded, and insured with mold and environmental pollution endorsements.

As requested, the crawlspace was inspected for standing water and mold. We recommend installing an interior drain system for seasonal water intrusion. There is mold on the rim joist that will need remediation as well. Our project manager noted that there is excess insulation in front of the rim joist that is sitting on top of the vapor barrier. The bottom portion is saturated so we will cut and remove the excess where it is wet. (The cut may not be even but we will cut it as level as possible.) As it is excess, it will not need to be replaced and will not affect the R value or efficiency. Most of the vapor barrier is in good condition so we will only replace the damaged portions and install a vapor barrier apron on the perimeter above the trenching. All seams will be taped per code for a conditioned crawlspace.

We also noted that there is a floor joist by the furnace that has been cut to allow room for the main duct. We recommend adding a couple of supports for additional stability. Please see the full scope of recommended work below.

**Part 1: Drainage** (*Digline will be contacted to mark all utilities*)

1. All access to crawlspace surfaces will be protected by plastic sheeting during work.
2. Preliminary digging and pumping to remove excess water, as needed.
3. Set up negative air machine and additional fans, as needed, for dry down.
4. Clear all insulation and debris from vent(s) to insure proper air flow.

**Part 2: Directions given facing the front door from outside.**

1. Install a fabric lined graded drain system below the bottom of the footings along the entire interior perimeter of the crawlspace except for behind the main entrance, garage, and the front half of the left side. Drain in crawlspace will collect into a sump tank that will be located in the back right corner.

**Part 3:** Install sump pump with insulated lid in the appropriate area. Sump will discharge through a drain line to a dispersal bed towards a landscaped area that will be determined onsite. (The discharge line will not be visible from the outside of the house. Installation of electrical outlet with audible alarm is included. We will also install a battery powered water sensor in case of a power outage. Owner will be responsible for changing batteries as needed.)

**Total Labor & Materials Parts: 1-3 = \$ 5,408.19**

**Part 4: Remediation:**

1. All access to the crawlspace will be protected during work.
2. Containment will be set at the crawlspace access.
3. Hepa filtered negative air flow will be ongoing during the project.
4. The furnace system is to remain off during the work and for, at least, 3 hours after each treatment.
5. Move insulation, as needed, from area of remediation.
6. Surface cleaning and abrasive removal, as needed, of visible growth on impacted rim joist. (See Part 6)
7. Put back removed insulation, as needed.
8. Cut and remove bottom section of saturated insulation. Keep cut as even as possible.

**Part 6: Microbial Growth Remediation**

1. After containment is set up, surface cleaning and abrasive removal will be performed, as needed, of visible microbial growth on the impacted rim joist. Once mold impacted surfaces are cleaned, then treat the remediated surfaces in the crawlspace with a non-toxic Microbial Growth Inhibitor.
2. (1) Procedures are established from IICRC S520 Standard and Reference Guide for Professional Mold Remediation. (2) All work in the crawlspace will be performed using accepted procedures. (3) Respiratory Protection is in accordance with the OSHA respiratory protection standard (29 CFR 1910.134) for the remediation. Gloves, full-face respirators, p-100 particulate filters, Tyvek full body suits with hoods and boots.
3. Photo documentation of work performed is available at the end of the project upon prior request. Disposal of debris.

**Total Labor & Materials Parts 5-6 = \$ 1,963.18 (This price is good only if done with drain system)**



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**Part 7: Mandatory** 3rd Party Certified mold inspector's visual inspection and documentation of the crawlspace.

**\*\*Final Clearance Air testing not included in protocol or scope. \*\***

**Part 7 Labor and Materials = \$205.00**

**Part 8:** Remove damaged portions of vapor barrier, miscellaneous debris, and building materials. Install new 6 mil. vapor barrier, where removed and an apron on the perimeter of the crawlspace above the trenching. Pull up onto the footings where possible. All seams will be taped per code for a conditioned crawlspace. .

**Part 8 Labor and Materials = \$365.98**

**Part 9:** Install 2 each, 4x4 pressure treated posts on concrete pier blocks for additional support of the floor joist where cut for main duct from furnace.

**Part 9 Labor and Materials = \$283.36**

*>> Paid out of closing as long as closing is within 21 days of job completion or 50% down and 50% paid upon completion <<  
>> 3% charge on credit card transactions <<*

Parts 1-3 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Part 4 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Parts 5-6 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Part 7 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Part 8 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Part 9 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Please Indicate Payment Schedule: (check payment option)      50/50       Out of Closing

Please print name: \_\_\_\_\_

When accepted, please sign, fax or scan and send back to fax 461-9505 or [ty@nessllc.com](mailto:ty@nessllc.com)  
Ness (CMRS) -Idaho Contractor Registration# RCE-481

Ness LLC gives a **5 year limited warranty** on no visible microbial re-growth where work is done. Warranty is **void** if any water or water source introduced into the area.

**Work under this proposal is limited to the items listed. Any additional work will need to be outlined and set out by a separate contract, or have the contract amended and signed to reflect any additional work desired.**

Ness, LLC gives a **10 Year Warranty** on sump pump and drain system for no standing water (as per signed contract) on the crawlspace floor where drain was installed from ground water seepage and rain/snow. This Warranty is Transferable to new home buyer within warranty period. Drainage Warranty excludes water standing on the crawlspace floor from flooding that is not part of ground water seepage from irrigation or rain or due to, interior home appliances or plumbing leaks. Furthermore, Ness, LLC is not responsible for any future landscape changes that may disrupt the system. A Service Charge applies for *non-warranty* issues.