



Ness LLC

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Tresidio Homes
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2-13-2020

Page 1 of 2

PROPOSED WATER DRAINAGE for the crawlspace at 1336 N. Glen Aspen Ave. Star, Idaho 83669

Ness, LLC is an IICRC council certified Mold Remediation Contractor, licensed, bonded, and insured with mold and environmental pollution endorsements.

There is standing water in the crawlspace and sporadic mold visible on the floor decking. We are recommending a two pump drain system and remediation of the floor decking. Tresidio will be responsible for the vapor barrier.

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. Negative air machine used for the crawlspace during work and for dry down.
4. Additional fans will be installed for dry down, as needed.

Part 2: (Directions given facing the front of the home)

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 garage. (See attached sketch for placement of pumps and trenching)**
2. Drain in crawlspace will collect into two sump tanks. The sump tanks will be located in the back-middle area under the dining room and the front left corner under the bedroom.

Part 3: Install sump pumps into tanks with insulated lids in the appropriate determined areas. Sumps will discharge through a drain line to a dispersal bed that will be determined onsite to a landscaped area. (The sump pumps discharge line will not be visible from the outside of the house. Installation of a battery powered, water sensing alarm will be included and installed near the crawlspace entrance for easy access. Pumps will be plugged in to existing outlets in the crawlspace.)

Total Labor & Materials Parts 1-3 = \$5,250.32

Part 4: Tresidio will be responsible for installing vapor barrier per code for a conditioned crawlspace.

Part 5: Crawlspace Remediation

1. All access to the crawlspace will be protected during work.
2. Containment to be set at crawlspace access. Hepa filtered negative air flow will be ongoing during the project.
3. The HVAC/AC system is to remain off during the work and for four hours after each treatment.
4. Surface cleaning and abrasive removal, as needed, of visible microbial growth on the impacted floor decking. **(See Part 6)**

Part 6: Microbial Growth Remediation Procedure

1. After containment is set up, then surface cleaning and abrasive removal, as needed, of visible microbial growth on the impacted floor decking. 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 request. Disposal of debris.

Total Labor & Materials Parts 5-6 = \$1,896.02 (This discounted price is good only if done with the drain system.)

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

****Final Clearance Air Testing not included in protocol or scope****

ADD to Total = \$185.00



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Page 2 of 2

>> To be paid in full 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 _____

Please print name: _____

Ness, LLC gives a **10 Year Warranty** on sump pump, 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.

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