



Ness LLC

1315 W. Orchard Ave, Nampa, ID 83651
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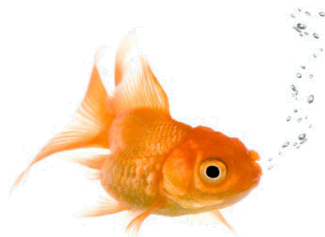


Ness LLC Proposal for: 1497 E Roanoke Dr, Boise, ID 83712

March 6, 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 direct any questions you have to requests@nessllc.com
- ✓ **Please note:** If a signed contract is returned within 24 hours, your estimated start date will be some time during the week of March 16th. 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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PROPOSED WATER DRAINAGE and REMEDIATION at 1497 E Roanoke Dr, Boise, ID 83712

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

As requested, the crawlspace and attic were inspected for standing water and mold. We recommend installing a drain system due to the visual evidence that there is a history of water intrusion. There appears to be sporadic mold throughout the crawlspace on the pony walls and around the ductwork behind the garage that will need to be remediated. There is also a rotted support next to the main water shut-off valve that needs replaced. Surface cleaning will also be needed on the foam board. The vapor barrier is in poor condition and needs to be replaced and pulled up onto the footings. In addition, it was noted that the dryer duct is deteriorated and discharging lint and air in the crawlspace. We recommend a licensed HVAC professional be consulted for replacement in order to maintain our warranty. As for the attic, there appears to be microbial growth on the roof sheathing, top cords, and the ridge area in need of remediation. The bath fans need to be connected to roof jacks so they are venting properly to the exterior.

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. The sump tank will be located on the right side of the crawlspace.

Part 3: Install sump pump with insulated lid in the appropriately determined area. Sump will discharge through a drain line to a dispersal bed towards a landscaped area on the front right side of the home. (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 = \$ 4,159.19

Part 4: Crawlspace 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 floor decking, pony walls and foam board. (See Part 5)
7. Put back removed insulation, as needed.

Part 5: 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 areas. 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 4-5 = \$ 1,763.18 (This discounted price is good only if done with drain system)



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Part 6: Attic Remediation

1. All access to the attic will be protected during work.
2. Containment at the attic access will be set.
3. The furnace/AC system is to remain off during the work and for 3 hours after treatment.
4. Establish negative air flow. This will be ongoing while the work is performed.
5. Surface cleaning and abrasion removal, as needed and treat impacted roof sheathing, top cords, and the ridge area. (See Part 7)
6. Seal penetrations that are accessible.
7. Add baffles, as needed.

Part 7: Microbial Growth Remediation

1. After containment is set up, then surface cleaning and abrasive removal will be performed, as needed, of visible microbial growth on the impacted roof sheathing, top cords, and ridge area. Once mold impacted surfaces are cleaned, then treat the remediated surfaces in the attic 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 attic 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 6-7 = \$2,296.18 (This discounted price is only good if done with the drain and crawl mold)

Part 8: Replace rotted support next to the main water shut off valve.

Part 8 Labor and Materials = \$190.00

Part 9: Ventilation

1. Install two roof jacks
2. Connect bath fan ducts to roof jacks
3. Seal penetrations

Part 9 Labor and Materials = \$248.32

Part 10: Mandatory 3rd Party Certified mold inspector's visual inspection and documentation of the crawlspace and attic.

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

Part 10 Labor and Materials = \$275.00

Part 11: Remove and dispose of old vapor barrier, miscellaneous debris, and building materials. Install new 6 mil. vapor barrier in the entire crawlspace and pull up onto the footings, where possible.

Part 11 Labor and Materials = \$748.32



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*>> 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 _____

Parts 4-5 Accepted by: _____ Date _____

Parts 6-7 Accepted by: _____ Date _____

Part 8 Accepted by: _____ Date _____

Part 9 Accepted by: _____ Date _____

Part 10 Accepted by: _____ Date _____

Part 11 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 tv@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.