



# Ness LLC

1315 W. Orchard Ave, Nampa, ID 83651  
phone 208.466.7594 - fax 208.461.9505 - RCE-481  
email: doug@nessllc.com - www.nessllc.com



**Ness LLC Proposal for:** 2317 Kristy Pl. Nampa, Idaho 83651

**May 1, 2020**

## **What to expect with a Drain Install and 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 14-21 day process, depending on drying time. The process CANNOT be rushed or our warranty may be compromised. Please plan accordingly.
  
- ✓ Mold remediation is usually a 7-14 day process, depending on dry times and 3rd party inspection scheduling.
  
- ✓ Fans need time to dry the area so 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 all questions to ty@nessllc.com
  
- ✓ If a signed bid is returned in the next 24 hours, your estimated start date will be the sometime during the week of May 11th, depending on the completion of the projects already in progress. If there are any opportunities to start sooner, you will be 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!
  
- ✓ Our warranty for Mold Remediation is 5 years!





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5-1-2020

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**PROPOSED WATER DRAINAGE for the crawlspace at 2317 Kristy Pl. Nampa, Idaho 83651**  
**Ness, LLC is an IICRC council certified Mold Remediation Contractor, licensed, bonded, and insured with mold and environmental pollution endorsements**

Based on the visual evidence that there is a history of seasonal water intrusion, a drain system is recommended in most of the crawlspace. There was also some apparent microbial growth noted on the bottom cords of the floor joists that will need to be cleaned per IICRC guidelines. This is likely due to the lack of air flow through the foundation vents. We will clear the vents and install two vent wells on the left side of the house. The vapor barrier is in poor condition and will need to be replaced. The framing under the furnace plenum is water damaged and will need to be replaced during remediation. We will replace the missing 4x4 post that is missing at the crawl access as well. Lastly, we would recommend that a licensed HVAC professional evaluate ducts for damage and secure as needed.

**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.
5. Clear foundation vents of any insulation that may be blocking air flow.

**Part 2:**

1. Install a fabric lined graded drain system below the bottom of the footings on the entire perimeter of the crawlspace except for behind the garage and the front area to the right of the garage.
2. Drain in crawlspace will collect into a sump tank. The sump tank will be in the back-right area of the crawlspace.

**Part 3:** Install sump pump into tank with insulated lid in the appropriate determined area. Sump will discharge through a drain line to a dispersal bed towards the front left landscaped area. (The sump pump discharge line will not be visible from the outside of the house. Installation of electrical outlet with audible alarm and manual shut-off included.)

**Total Labor & Materials Parts 1-3 = \$3,860.38**

**Part 4: Mold Remediation**

1. All access to the crawlspace will be protected during work.
2. Containment will be set at the crawlspace access.
3. The furnace system is to remain off during the work and for three hours after each treatment.
4. Hepa filtered negative air flow will be ongoing during the project
5. Remove any insulation from the area where work is to be performed.
6. Surface cleaning and abrasion removal, as needed and treat impacted floor joists and pony wall by the furnace plenum. (See Part 5)
7. Push back insulation where removed.
8. Clear all vents of any insulation or debris that may be obstructing air flow.

**Part 5: Microbial Growth Remediation**

After containment is set up, then surface cleaning and abrasive removal, as needed, of visible microbial growth on the impacted floor joists and pony wall. Once mold impacted surfaces are cleaned, then treat the remediated surfaces in the crawlspace with a non-toxic Microbial Growth Inhibitor. 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. 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 = \$2,187.12 (This discounted price only good if done with drain system)**



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**Part 6:** Install two vent wells on the left side of the house behind the garage.

**ADD to Total = \$173.05**

**Part 7:** Replace damaged framing under the furnace plenum and install a 4x4 support where removed at crawlspace access.

**ADD to Total = \$325.16**

**Part 8: Mandatory** 3<sup>rd</sup> Party Certified mold inspector's visual inspection and documentation.

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

**ADD to Total \$185.00**

**Part 9:** 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.

**ADD to Total \$456.18**

*>> 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 \_\_\_\_\_

Part 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

Print Name: \_\_\_\_\_  
Douglas A. Ness (CMRS) -Idaho Contractor Registration# RCE-481

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.

**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 **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. After the treatment procedures, mold will not grow if there is no additional water source.