Ness LLC

1315 W. Orchard Ave, Nampa, ID 83651
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Tresidio Homes 5-15-2020
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PROPOSED WATER DRAINAGE/REMEDIATION for the crawlspace at 4187 W. Prickly Pear Dr. Eagle, Idaho (LP34-10)
Ness, LLC is an IICRC council certified Mold Remediation Contractor, licensed, bonded, and insured with mold and environmental pollution endorsements.

Based on the current stage of the build, we are recommending a drain system on the interior perimeter of the crawlspace, as specified below, with two pumps. There appears to be sporadic mold growth on the floor joists that will need remediation.

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-right area under the dining room and in the middle-left side area under the master bath closet.

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. A sketch of the pump locations is attached so your electrician can install outlets where needed.)

Total Labor & Materials Parts 1-3 = $5,503.68

Part 4: Remove and dispose of damaged portions of the vapor barrier, miscellaneous debris, and building materials. Install new 6 mil. vapor barrier, where removed, and install an apron on the perimeter above the system in the crawlspace. All plastic will be pulled up onto the footings, where possible, and all seams will be taped per code. **ADD to Total = $536.42**

Part 5: Mold Remediation
1. All access to 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 HVAC/AC system is to remain off during the work and for 4 hours after each treatment.
5. Remove insulation in the area where work is to be done, if necessary.
6. Surface cleaning and abrasive removal as needed of visible microbial growth on the impacted floor joists. **(See Part 6)**
7. Put back existing insulation, as needed.
8. Clear all air vents of insulation and/or debris, as needed.

Part 6: Microbial Growth Remediation
1. After containment is set up, then perform surface cleaning and abrasive removal as needed of visible microbial growth on the impacted floor joists. Once all visible mold is removed from impacted surfaces and inspected then do the final treatment of 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 = $2,050.00

Part 7: Recommended: 3rd Party Certified mold inspector's visual inspection and documentation.
****Final Clearance Air Testing not included in protocol or scope**** **ADD to Total $185.00**

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>> To be paid in full upon completion <<
>> 3% charge on credit card transactions <<

Parts 1-3 Accepted by: _____ Date _____

Part 4 Accepted by: _____ Date _____

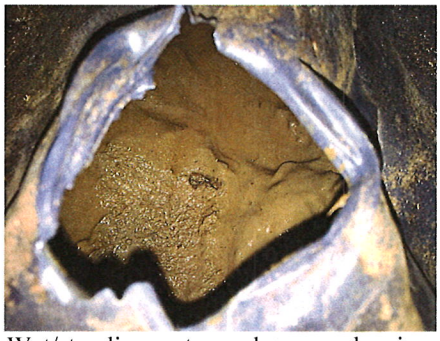
Parts 5-6 Accepted by: _____ Date _____

Part 7 Accepted by: _____ Date _____

Please print name: _____

Ness (CMRS) -Idaho Contractor Registration# RCE-481

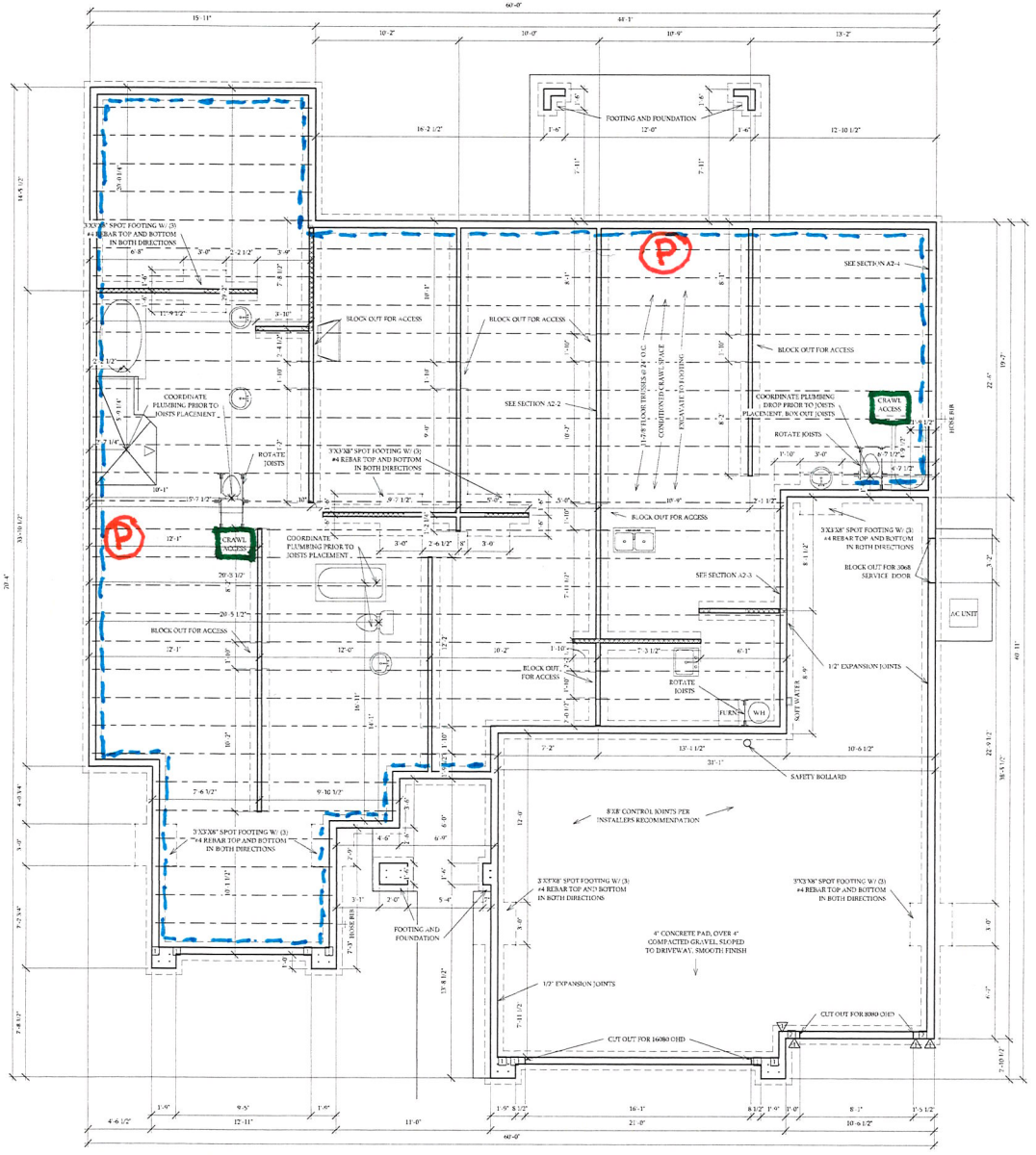

Mold on floor joist


Wet/standing water under vapor barrier


Mold on floor joist

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. Failure to properly install the vapor barrier may void the warranty.
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.



1 FOUNDATION
1/4" = 1'-0"

FOUNDATION GENERAL NOTES

EMBED 18" #4 BARS @ 24 O.C. INTO FOUNDATION WALL AT ADJACENT SLABS ON GRADE

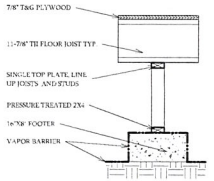
CONTRACTOR TO VERIFY ALL WINDOW AND DOOR DIMENSIONS PRIOR TO PLACEMENT OF CONCRETE FOR PROPER PLACEMENT OF ALL HOLD DOWNS AND FOUNDATION VENTS IN STEM WALL

INSTALL MIN. 1/2" ANCHOR BOLTS AT 6' O.C. AND 12" FROM CORNERS, AS PER CODE. ON TALL WALL LOCATIONS, i.e. RV BAY, INSTALL AT 4' O.C.

CHECK SHEAR PLAN FOR PLACEMENT OF ANCHOR BOLTS, CONCRETE STRAPS, AND REBAR LOCATIONS.

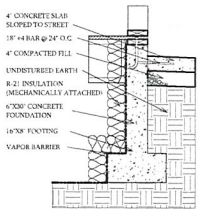
CRAWL SPACE ACCESS MINIMUM 18" X 24". CONTRACTOR TO VERIFY IDEAL PLACEMENT TO AVOID CUTTING JOISTS.

PONY WALL DETAIL



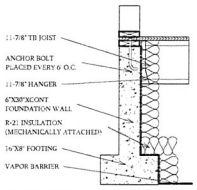
2 A2-SECTION 2
3/4" = 1'-0"

TYP. FOUNDATION DETAIL I



3 A2-SECTION 3
3/4" = 1'-0"

TYP. FOUNDATION DETAIL II



4 A2-SECTION 4
3/4" = 1'-0"

HOLD DOWN SCHEDULE

MARK	DESCRIPTION
1	1/2" ANCHOR BOLT
2	5/8" ANCHOR BOLT
⚠	HDU4-SDS2.5 HOLD DOWN W/ 5/8" ANCHOR BOLT

TRESIDIO Home

13999 W. WAINWRIGHT DR.
STE. 203 BOISE, ID 83713
PHONE: 208.917.7900

ARCADIA

4187 W. PRICKLY PEAR DR.
EAGLE, ID 83616

REVISION SCHEDULE

#	DESCRIPTION

MAIN FLOOR AREA:	2410 SF
SECOND FLOOR AREA:	0 SF
BASEMENT AREA:	0 SF
TOTAL CONDITIONED AREA:	2410 SF
PORCH / PATIO AREA:	195 SF
GARAGE AREA:	913 SF
TOTAL AREA:	3518 SF

BASE MODEL:	ARCADIA
DRAWN BY:	KSCOTT
REVISION COPY:	BUILD
REVISION DATE:	16-JAN-2020
PAPER SIZE:	24 X 36

EAGLE CREEK
34-10

FOUNDATION

A2