



# Ness LLC

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Ted Mason Signature Homes  
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6-23-2020

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**PROPOSED WATER DRAINAGE/REMEDICATION for the crawlspace at 1538 N. Glen Aspen St. Star, Idaho 83669**  
**Ness, LLC is an IICRC council certified Mold Remediation Contractor, licensed, bonded, and insured with mold and environmental pollution endorsements.**

Based on the visual history and standing water observed, we are recommending a drain system with 2 pumps on the interior perimeter of the crawlspace. There was also visible microbial growth on the floor joists and decking. The vapor barrier in the back of the crawlspace is in poor condition so we will replace it in that area only and install an apron on the perimeter above the drain system. Also, the bottom portion of the insulation is damaged/saturated on the stem wall, in some areas, and will need to be removed. After this is removed, the builder will need to assess and replace 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 all air vents to insure proper air flow.

**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.
2. Drain in crawlspace will collect into two sump tanks. The sump tanks will be located in the back-left area and middle-right side of the crawlspace.

**Part 3:** Install sump pumps into tanks with insulated lids in the appropriate determined areas. Sumps will discharge through a drain line towards a dispersal bed in the back-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 = \$5,981.48**

**Part 4: 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. Surface cleaning and abrasive removal as needed of visible microbial growth on the impacted floor joists and floor decking.  
(See Part 2)

**Part 5: 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 and decking. 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 4-5 = \$1,950.00 (discounted price only good if done with the drain system)**

**Part 6: Recommended:** 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**



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**Part 7:** Remove and dispose of bottom portion of insulation (approx. 6 inches) that is damaged, as needed. Remove and dispose of old vapor barrier in the back, miscellaneous debris, and building materials. Install new 6 mil. vapor barrier in the back of the crawlspace and an apron on the rest of the perimeter above the drain system. All plastic will be pulled up onto the footings, where possible, and all seams will be taped per code for a conditioned crawlspace. **ADD to Total = \$825.54**

**Part 8:** Builder will be responsible for evaluating the insulation and replacing, as needed.

\*\*\*Please note: If signed bid is returned within 24 hours, the estimated start date will be during the week of July 27th.

>> To be paid in full 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 \_\_\_\_\_

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

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. 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.