



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

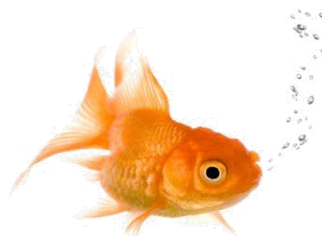


Ness LLC Proposal for: 8 Barbara Dr. Middleton, Idaho 83644

July 27, 2019

What to expect with a Drain Install and Mold 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 typically a 7-10-day process, depending on drying time, but could take up to 20 plus days. Please plan accordingly.
- ✓ Mold remediation is usually a 5-7-day process that will be started once the drain system is in.
- ✓ The furnace/AC system will need to be off during treatment and for at least 3 hours after.
- ✓ 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 note:** If a signed contract is returned within 24 hours, your estimated start date will be some time during the week of August 17th. 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!





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iluvmybostons@yahoo.com

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PROPOSED WATER DRAINAGE/REMEDIAION for the Crawlspace at 8 Barbara Dr. Middleton, Idaho 83644
Ness, LLC is an IICRC council certified Mold Remediation Contractor, licensed, bonded, and insured with mold and environmental pollution endorsements.

As requested, the crawlspace was inspected for standing water. As there is visual evidence that there is a history of water intrusion and standing water in many areas, we are recommending an interior drain system that will discharge to an exterior drywell. There was visible microbial growth sporadically throughout the crawlspace along with some rotted supports that need to be replaced. Remediation will be required. The insulation will need to be removed before remediation and replaced with new R-19 batt insulation. We will not replace the insulation on the stem wall as this could block the foundation vents and impede proper air flow. The humidity is very high in the crawlspace due to the lack of vapor barrier so we will install new plastic. Please see below for the full scope of work.

Part 1: Remove and dispose of insulation on the stem wall and floor decking.

ADD to Total: \$1,350.00

Part 2: Drainage: *Dig line 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. Set up to 2 dehumidifiers to aid dry down, as needed.

Part 3: Directions given facing the front door from outside.

1. Install a lined graded drain system below the bottom of the footings along the entire interior perimeter of the crawlspace except for part of the area next to the garage.
2. Drain in crawlspace will collect into a drywell located on the exterior of the foundation in the front left corner of the yard.

Part 4: Connect trenching to drywell:

1. Excavate pit down to drainable soils or 8ft deep
2. Line pit and install 8" access pipe.
3. Backfill with rock
4. Lid to be installed on pipe at the surface for easy access
5. Ness is not responsible for any landscaping except for hauling away excess soil, if needed.

Total Labor & Materials Parts 2-4: \$4,872.13

Part 5: Mold Remediation

1. All access to crawlspace will be protected during work.
2. Containment will be set at the 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 4 hours after each treatment.
4. Surface cleaning and abrasive removal of visible microbial growth on the impacted floor joists, floor decking, and supports.

(See Part 6)

Part 6: Microbial Growth Remediation

1. After containment is set, perform surface cleaning and abrasive removal as needed of visible microbial growth on the impacted floor joists, floor decking, and supports. Once all visible mold is removed from impacted surfaces and inspected then apply 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.
4. Disposal of debris.

Total Labor & Materials Parts 5-6: \$1,908.42

(This discounted price is only good if done with the drainage system since containment and equipment will already be in place)

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.



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Part 7: Replace Rotted Supports

1. Provide temporary support structure to allow for removal of damaged framing.
2. Remove mold-damaged continuous support beam (approximately 30 -40 ft) and posts adjacent to the foundation wall where applicable. (This could involve temporarily raising floor joists enough to remove damaged beam then resetting on to new support beam).
3. Remove damaged sections of floor joists
4. Clean and scrub all remaining, exposed and/or salvageable mold-affected or related framing with an antimicrobial.
5. Apply a growth inhibitor to all affected surfaces and framing.
6. Dry all surfaces to industry standards
7. Replace damaged continuous support beam & posts as needed.
8. Replace/sister/lapped or provide additional supports for damaged joists as appropriate in affected areas. (This could include posts, piers, and lapped joists).

Notes

Work under this proposal is limited to the items listed. During the work as prescribed herein, it is possible that hidden damage or causes may be revealed. 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.

Total Labor & Materials Part 7: \$5,233.00

Part 8: 3rd Party Certified mold inspector's visual inspection and documentation in the crawlspace.

****Final Clearance Air Testing not included****

ADD to Total \$195.00

Part 9: Remove and dispose of 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 \$410.00

Part 10: Insulation

Builder will need to replace any damaged insulation that was removed along with completing installation on North side by Northeast foundation wall.

ADD to Total \$1,125.60



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>> Paid out of closing if closing is within 21 days of job completion or 50% down and 50% paid upon completion <<
>> 3% charge on credit card transactions <<

Part 1 Accepted by: _____ Date _____

Parts 2-4 Accepted by: _____ Date _____

Parts 5- 6 Accepted by: _____ Date _____

Part 7 Accepted by: _____ Date _____

Part 8 Accepted by: _____ Date _____

Part 9 Accepted by: _____ Date _____

Part 10 Accepted by: _____ Date _____

Please Indicate Payment Schedule: (check option) 50/50 Out of Closing

Please print name: _____
Douglas A. 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. After the treatment procedures, mold will not grow if there is no additional water source.

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.