



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: 3819 N. Rampart St. Boise, Idaho

July 29, 2020

What to expect with Mold Remediation/ Drain Install????

- ✓ 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.

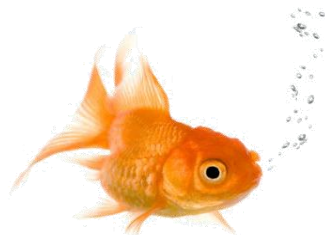
- ✓ Installing a drain system is a 14-21 day process, depending on drying time. The process CANNOT be rushed or our warranty may be compromised. Please plan accordingly.

- ✓ 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 Sept. 21st. 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 REMEDIATION at 3819 N. Rampart St. Boise, Idaho

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

Part 1: Drainage (Digline will be contacted to mark all utilities) Difficult crawlspace.

1. All access to crawl space 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 crawl space during work and for dry down.
4. Additional fans will be installed for dry down, as needed.
5. Clear foundation vents for proper 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.
2. Drain in crawl space will collect into 2 sump tanks. A tank will be in the back- left corner area of the crawlspace and one on the right side of the crawlspace.

Part 3: Install 2 sump pumps into tanks with insulated lid in the appropriate determined area. Sumps will discharge through a drain line towards a dispersal bed to be determined on site. (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: \$6,715.00

Part 4: Remove and dispose of old vapor barrier, miscellaneous debris, and building materials. Install new 6mil. vapor barrier in the entire crawlspace and pull up onto the footings, where possible. **Total Labor and materials -- \$875.00**

Part 5: Repair and replace approx. 10 - 4 by 4 supports on the right side of the crawlspace. **Total Labor and Materials--\$965.00**

Part 6: Attic --

1. All access to the attic will be protected during work.
2. The furnace system is to remain off during the work and for 4 hours after each treatment.
3. Establish negative air flow. This will be ongoing while the work is performed.
4. Pull back blown-in insulation, as needed.
5. Surface cleaning and abrasion removal, as needed and treat impacted plywood sheathing. (See Part 2)
6. Push back insulation where removed, as needed.

Part 7: 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 roof sheathing. 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 request. Disposal of debris.

Part 8: Mandatory 3rd Party Certified mold inspector's visual inspection and documentation for the attic.

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

Total Labor and materials Parts 6-8 = \$3,310.00



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Crawlspace ---

Part 9: Visible spotting in crawlspace under the Bathroom

1. All access to crawlspace will be protected during work.
2. Install remote mini- containment at crawlspace access. Hepa filtered negative air flow will be ongoing during the project.
3. The furnace system is to remain off during the work and for 4 hours after each treatment.
4. Remove and dispose of insulation from the area where work is to be performed, if necessary.
5. Surface cleaning and abrasive removal as needed of visible microbial growth on the impacted floor decking and joists.
6. Put new insulation, as needed.
7. Clear all vents of any insulation or debris that may be obstructing air flow

Part 10: Microbial Growth Remediation

1. After mini-containment is set up, then surface cleaning and abrasive removal as needed of visible microbial growth on the impacted floor decking and joist under the bathroom. 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 request. Disposal of debris.

Part 11: Mandatory 3rd Party Certified mold inspector's visual inspection and documentation for the crawlspace.

Final Clearance Air Testing not included in protocol or scope

Total Labor and materials for under bathroom Parts 9-11 = \$875.00

Laundry room --- Visible spotting on a wall

Part 12: Contain and remove damaged sheetrock on the laundry room wall.

- a. That area is about 3 by 4 ft. area. The scope of this part is limited to the identified wall area only in the laundry room.
- b. Remove the sheetrock and clean surfaces in the wall.
- c. Clean and treat.
- d. This scope does not include the re-installing of the sheetrock, surface prep, and paint.

Part 12- total \$385.00 (if done with the drainage proposal and attic.)

Recommend installing a crawlspace access in the master bedroom closet. We can give a price for this if you would like.



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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 _____

Part 4 Accepted by: _____ Date _____

Part 5 Accepted by: _____ Date _____

Parts 6-8 Accepted by: _____ Date _____

Parts 9-11 Accepted by: _____ Date _____

Part 12 Accepted by: _____ Date _____

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

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.

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, 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.

