



# 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



Ted Mason Signature Homes  
[ted@tedmason.com](mailto:ted@tedmason.com)

8-9-2020

Page 1 of 2

**PROPOSED WATER DRAINAGE for the crawlspace at 1377 W. Bolton Dr. Meridian, Idaho**  
**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. Because there is standing water and evidence of seasonal intrusion, we would recommend a perimeter drain system with two sump pumps. The current pumps are not effective and will be removed. There also appears to be sporadic microbial growth on the floor joists in various locations that will need to be remediated. The vapor barrier is in poor condition and will need to be replaced. We will also remove approx. 6" off the bottom of the insulation on the stem wall that is saturated. Builder will need to evaluate and replace as needed after the drain system is completed.

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

**Part 2: Directions given if facing the house from the street**

1. Remove existing pumps and backfill holes. Cancel discharge.
2. Install a fabric lined and graded drain system below the bottom of the footings along the entire interior perimeter of the crawlspace except for behind the garage.
3. Drain in crawlspace will collect into two sump tanks. One sump tank will be in the back- middle area of the crawlspace and the other will be installed in the left side.

**Part 3:** Install sump pumps into tanks with insulated lids in the appropriate determined areas. Sumps will discharge through a drain line that will be trenched towards a landscaped area that will be determined onsite. (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: \$5,610.23**

**Part 4: Remediation**

1. All access to the 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 furnace system is to remain off during the work and for, at least, 3 hours after each treatment.
5. Cover plumbing fittings before applying treatment.
6. Surface cleaning and abrasive removal, as needed, of visible microbial growth on the impacted floor joists. *(See Part 5)*
7. Clear all air vents of any insulation or debris that may be obstructing air flow.

**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. 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/basement 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.

**Total Labor & Materials Parts 4-5: \$1,978.00**  
**(This discounted price only good if done with the drain system)**

**Part 6: Mandatory 3<sup>rd</sup> Party Certified mold inspector's visual inspection and documentation.**

**\*\*Final Clearance Air testing not included in protocol or scope. \*\***

**Total Part 6: \$185.00**



# 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



Ted Mason Signature Homes

8-9-2020

Page 2 of 2

**Part 7:** Remove and dispose of old vapor barrier, bottom portion of the insulation, miscellaneous debris, and building materials. Install new 6 mil. vapor barrier in the entire crawlspace and pull up onto the footings, where possible. All seams will be taped per code for a conditioned crawlspace. **Total Labor & Materials Part 7: \$635.08**

**Part 8:** Ted Mason Signature Homes will evaluate the removed insulation and replace as needed.

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

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. Liability limited to the cost of the system. **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.

**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.**