



# Ness LLC

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9-28-2020

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## **PROPOSED WATER DRAINAGE/REMEDATION for the crawlspace at 563 S. Lancaster Dr. Nampa, Idaho**

As requested, the crawlspace was inspected for standing water in March of this year and again in August. Based on the visual evidence that there is a history of seasonal water intrusion a drain system was recommended. Mold was discovered during the second inspection in August that will need remediated. The vapor barrier is in poor condition and needs replacement.

### **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. 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 and the main entrance.
2. Drain in crawlspace will collect into a sump tank. The sump tank will be in the back-left corner of the crawlspace.

**Part 3:** Install sump pump into tank with insulated lid in the appropriate determined area. Sump will discharge through a drain line to a dispersal bed towards the front-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 = \$3,673.38**

### **Part 4: Mold Remediation (this price will be discounted if completed with the drain system)**

1. All access to the crawlspace will be protected during work.
2. Containment will be set at the crawlspace access.
3. The furnace system is to remain off during the work and for three hours after each treatment.
4. Hepa filtered negative air flow will be ongoing during the project
5. Remove any insulation from the area where work is to be performed.
6. Surface cleaning and abrasion removal, as needed and treat impacted rim joist on the entire perimeter of the crawlspace. (See Part 5)
7. Push back insulation where removed.
8. Clear all foundation vents of any insulation or debris that may be obstructing air flow.

### **Part 5: Microbial Growth Remediation per IICRC**

1. After containment is set up, then surface cleaning and abrasive removal will be performed, as needed, of visible microbial growth on the impacted rim joists. Once mold impacted surfaces are cleaned, then treat the remediated surfaces in the crawlspace with a non-toxic Microbial Growth Inhibitor. 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. 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: \$1,478.12**

**(This discounted price is 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**

**Part 7:** Remove and dispose of old vapor barrier, 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 = \$561.42**



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

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

**Douglas A. Ness (CMRS) -Idaho Contractor Registration# RCE-481**

Ness, LLC gives a **10-Year Warranty** on sump pump and no standing water (as per signed contract) on the crawlspace floor where drain was installed from ground water seepage and rain/snow. Warranty is *transferable*, for 7 years, to a new home buyer within this warranty period. Drainage warranty excludes water standing on the crawlspace floor from unnatural resources, i.e.: interior home appliances, plumbing leaks, or irrigation mechanical failures. Furthermore, Ness, LLC is not responsible for any future landscape changes that may disrupt 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. 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.**