



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: 1595 Placerville St. Middleton, Idaho 83644

October 7, 2020

What to expect with a Drain Install and 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 a 14-21 day process, depending on drying time. The process CANNOT be rushed or our warranty may be compromised. Please plan accordingly.

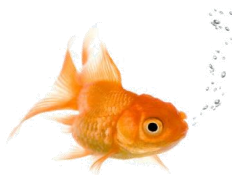
- ✓ Mold remediation is usually a 7-14 day process, depending on dry times and 3rd party inspection scheduling.

- ✓ Ness offers a 5-year warranty on mold remediation.

- ✓ Fans need time to dry the area so 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 all questions to ty@nessllc.com

- ✓ If a signed bid is returned in the next 24 hours, your estimated start date will be the sometime during the week of December 14th, depending on the completion of the projects already in progress. If there are any opportunities to start sooner, you will be 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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PROPOSED WATER DRAINAGE/REMEDIATION for the crawlspace at 1595 Placerville St. 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. There is an existing pump that does not appear to be functional as there was standing water in various areas and visible history of water intrusion. Ness would recommend cancelling the current pump and installing a drain system on the entire interior perimeter of the crawlspace. We also observed a pony wall behind the garage that is water damaged and tilted. This will need to be repaired/re-secured and mold remediation will be required. The vapor barrier will need to be replaced and we will re-secure fallen insulation and install new batts, where needed. Our inspector also noted that the furnace is leaking into the crawlspace. We recommend the owner consult an HVAC professional for repair or our warranties could be voided.

We can provide a separate estimate for any work needed around the furnace and plenum, if it is needed, once the leak is fixed.



water in crawl under furnace



water damaged pony wall-front view



water damaged pony wall- side view- tilted

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

Part 2:

1. Cancel and remove existing drain system.
2. Install a fabric lined graded drain system below the bottom of the footings on the entire perimeter of the crawlspace except for part of the area behind the garage.
3. Drain in crawlspace will collect into a sump tank. The sump tank will be in the mid-left side 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 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: \$5,439.78



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Part 4: Mold Remediation

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, if needed.
6. Jack floor joists up, move pony wall back to level and secure, as needed.
7. Surface cleaning and abrasion removal, as needed and treat impacted pony wall and immediate surrounding area. **(See Part 5)**
8. Push back insulation where removed, as needed.
9. Clear all foundation 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 pony wall and surrounding supports. (1) 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: \$907.12
(This discounted price only good if done with drain system)

Part 6: Mandatory 3rd 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, damaged insulation, miscellaneous debris, and building materials. Install new 6 mil. vapor barrier in the entire crawlspace and pull up onto the footings, where possible. Install new batt insulation, where needed, on the floor decking.

ADD to Total: \$688.18

>> *Paid out of closing as long as closing is within 21 days of job completion or 50% down and 50% paid upon completion* <<
>> *3.5% 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 Indicate Payment Schedule: (check payment option) 50/50 Out of Closing

Print Name: _____



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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. This warranty is *transferable* to new home buyer for 7 years. 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. 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.**

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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. **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.**