



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: 5020 Fairmont St. Boise, Idaho 83706

11-12-2020

What to expect with a Mold Remediation Project:

- ✓ 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. If you are comfortable with it, 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 affected areas will be protected by plastic sheeting during work.
- ✓ Mold remediation will typically take 5-7 days and sometimes 5-10 working days, depending on the scope of work and scheduling.
- ✓ We don't always schedule for consecutive days. This is a normal part of our process. Fans may need to run an extra day or two to dry down surfaces and atmosphere. 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, our estimated start date will be Nov. 19th. We cannot guarantee that this project will be completed by the close date of 12-3-2020.





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RESTORATION PROPOSAL for the Attic at 5020 Fairmont St. Boise, Idaho 83706

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

As requested, the attic and crawlspace were inspected for mold. Remediation will be necessary as there appears to be sporadic microbial growth throughout the attic on the skip sheathing. There are two areas where the sheathing needs to be reinforced with 1x6 boards. Remediation will also be necessary in the crawlspace. The vapor barrier is in poor condition and will need to be replaced. The pony wall called out in the inspection report will need to be repaired with new supports set on concrete pier blocks. We recommend having a licensed plumber evaluate the drainpipe under the laundry room for possible plumbing leaks. There was also a junction box with a missing plate and exposed wires that we would recommend a licensed electrician repair. See below for the full scope of work.

Part 1: Attic Remediation

1. All access to the attic will be protected during work.
2. The furnace system is to remain off during the work and for 3 hours after each treatment.
3. Establish negative air flow. This will be ongoing while the work is performed.
4. Surface cleaning and abrasion removal, as needed and treat impacted skip roof sheathing. **(See Part 2)**
5. The furnace system is to remain off during the work and for 3 hours after each treatment.
6. Seal all penetrations that are accessible.

Part 2: Microbial Growth Remediation

1. After containment is set up, then surface cleaning and abrasive removal as needed of visible microbial growth on the before mentioned affected areas. 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 previous to the start of the project.
4. Disposal of debris.

Total Labor & Materials Parts 1-2: \$2,275.23

Part 3: Crawl Space 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. Surface cleaning and abrasive removal, as needed, of visible microbial growth on the impacted tongue and groove floor decking. **(See Part 4)**
6. Clear all foundation vents of any insulation or debris that may be obstructing air flow.

Part 4: Microbial Growth Remediation

1. After containment is set up, perform surface cleaning and abrasive removal, as needed, of visible microbial growth on the impacted floor decking. 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 3-4: \$3,189.12

Ness LLC give 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.



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Part 5: Structural Repairs (*Center supports*) where posts reveal earth to wood contact)

1. Remove existing support posts at affected areas
2. Excavate soil as needed around existing concrete footing
3. Prep existing footing: cleaning, repair, and rebuild as needed
4. Establish temporary support to allow for installation of new support
5. Install/replace new supports with block/concrete pads company posts.

Total Labor and Materials Part 5: \$3,293.74

Part 6: 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. We may not be able to remove debris that is larger than the access.

Total Labor and Materials Part 6: \$420.67

Part 7: Optional 3rd Party Certified mold inspector's visual inspection and documentation for the attic and crawl space.

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

ADD to Total \$210.00

Work in the attic needs to be performed when outside temperatures are, at least, above 32 degrees. To prevent the treatment from freezing.

*>> 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 <<*

Parts 1-2 Accepted by: _____ **Date** _____

Parts 3-4 Accepted by: _____ **Date** _____

Part 5 Accepted by: _____ **Date** _____

Part 6 Accepted by: _____ **Date** _____

Part 7 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

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