



Ness LLC

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Frans Construction
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1-20-2021

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PROPOSED DRY DOWN at 1419 N. Honalee Ave. Eagle, Idaho 83616 (Legacy 04-18)

As requested, the crawlspace was inspected for standing water. There is seasonal water intrusion throughout most of the crawlspace so we would recommend installing a drain system with 2 pumps. However, we have been instructed to provide a proposal to de-water and dry out the crawlspace. Please see Part 1 below. If the water returns after we pump it out, then it would appear that, there are additional water sources that are contributing to the water intrusion and a drain system will be required to control the seepage/flow. We would then cease all work, at that time, payment for Part 1 will be due, and a proposal will be written up for a drain system as originally recommended.

In addition, there appears to be sporadic microbial growth throughout the crawlspace on the floor decking and the top cords of the floor joists. This will need to be remediated per IICRC guidelines. After remediation, the vapor barrier will need to be replaced.



Standing water in the crawlspace



Microbial growth on top cord of floor joist



Adjacent property showing standing water

Part 1: Dewater and Dry Down. (This is not a guarantee that there cannot be future water intrusion)

1. All access to crawlspace surfaces will be protected by plastic sheeting during work.
2. Preliminary digging and pumping to remove excess water.
3. Negative air machine will be used for the crawlspace; Ness will install up to 9 fans for 10-14 days for dry down.
4. Set dehumidifier(s), as needed.
5. If the water returns, after it is pumped out, all equipment will be removed, payment for Part 1 will be due and a bid for a drain system will be provided. Please note: failure to control the water may impact our warranty for mold remediation.

Total Labor & Materials Part 1 = \$3,282.68

Part 2: Mold Remediation (This price will be discounted as containment will already be set for the dry-down)

1. All access to 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. Additional fans will be set, as needed.
5. The HVAC/AC system is to remain off during the work and for 4 hours after each treatment. (If already connected)
6. Surface cleaning and abrasive removal as needed of visible microbial growth on the impacted floor decking and the top cords of the floor joists. (See Part 3)
7. Clear all foundation vents for proper air flow.

Part 3: 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 decking and top cords of the floor joists. Once all visible mold is removed from impacted surfaces and inspected then do the final treatment of 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 prior request. Disposal of debris.

Total Labor & Materials Parts 2-3 = \$2,717.32

(This discounted price is only good if done with the dry-down)



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Part 4: Optional 3rd Party Certified mold inspector's visual inspection and documentation for the crawlspace.

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

ADD to Total: \$195.00

Part 5: Remove and dispose of old vapor barrier, miscellaneous debris, and building materials. Install new 6 mil. vapor barrier in the entire crawlspace and pul up onto the footings, where possible.

ADD to Total: \$1,385.00

*>>To be paid in full upon completion <<
>> 3.5% charge on credit card transactions <<*

Part 1 Accepted by: _____ **Date** _____

Parts 2-3 Accepted by: _____ **Date** _____

Part 4 Accepted by: _____ **Date** _____

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

Please print name: _____

Douglas A. 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.****