



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



Tresidio Homes
anthony@tresidio.com

1-18-2021

Page 1 of 2

PROPOSED WATER DRAINAGE and REMEDIATION for the crawlspace at 862 W. Tidal St. Meridian, Idaho, WC09-02

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 water intrusion in most of the crawlspace, we would recommend a perimeter drain system with two sump pumps with an additional trench on the right side. In addition, we observed visible microbial growth sporadically on the floor decking and floor joists. The vapor barrier will need to be replaced after remediation due to the chemicals used. We will cut and remove the bottom of the insulation on the stem wall that is saturated. Tresidio will need to evaluate the insulation and replace as needed after the drain system is completed. There is a duct in the back middle area of the crawlspace that we will re-connect and secure as well.

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 equipment will be installed for dry down, as needed.
5. Re-connect and secure duct in the back-middle area of the crawlspace.
6. 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 part of the garage. We will add an additional trench extending from the right corner of the main entrance through bath II to the trench on the right side.
2. Drain in crawlspace will collect into two sump tanks. One sump tank will be in the back- middle area of the crawlspace at the corner of the master bedroom/dining room and the other will be installed in the right side next to the access under bath II.

Part 3: Part 3: Install sump pumps into tanks with insulated lids in the appropriate determined areas. Sumps will discharge through a drain line to a dispersal bed that will be determined onsite to a landscaped area. (The sump pumps discharge line will not be visible from the outside of the house. Installation of a battery powered, water sensing alarm will be included and installed near the crawlspace entrance for easy access. Pumps will be plugged in to existing outlets in the crawlspace.)

Total Labor & Materials Parts 1-3: \$5,747.50

Part 4: Mold Remediation: *Pricing will be discounted as containment and equipment will already be in place for drainage work*

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. The HVAC/AC system is to remain off during the work and for 4 hours after each treatment.
5. Cover plumbing fittings before treatment.
6. Surface cleaning and abrasive removal as needed of visible microbial growth on the impacted floor decking and floor joists. (See Part 5)

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 decking and 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 4-5 = \$1,990.00

(Discounted price only valid if completed with the drain system)



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



Tresidio Homes

1-18-2021

Page 2 of 2

Part 6: Recommended: 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, 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: \$885.14**

--OR--

Part 8: Tresidio Homes to install new vapor barrier in the entire crawlspace as recommended. Please note: Failure to properly install the vapor barrier could impact our 5-year warranty on the mold remediation.

Part 9: Tresidio Homes will be responsible for evaluating the insulation on the stem wall and replacing, as needed

****If signed today (1-18-2021), we can fit this into the schedule this week****

**>> To be paid in full 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** _____

Part 8 Accepted by: _____ **Date** _____

Part 9 Accepted by: _____ **Date** _____

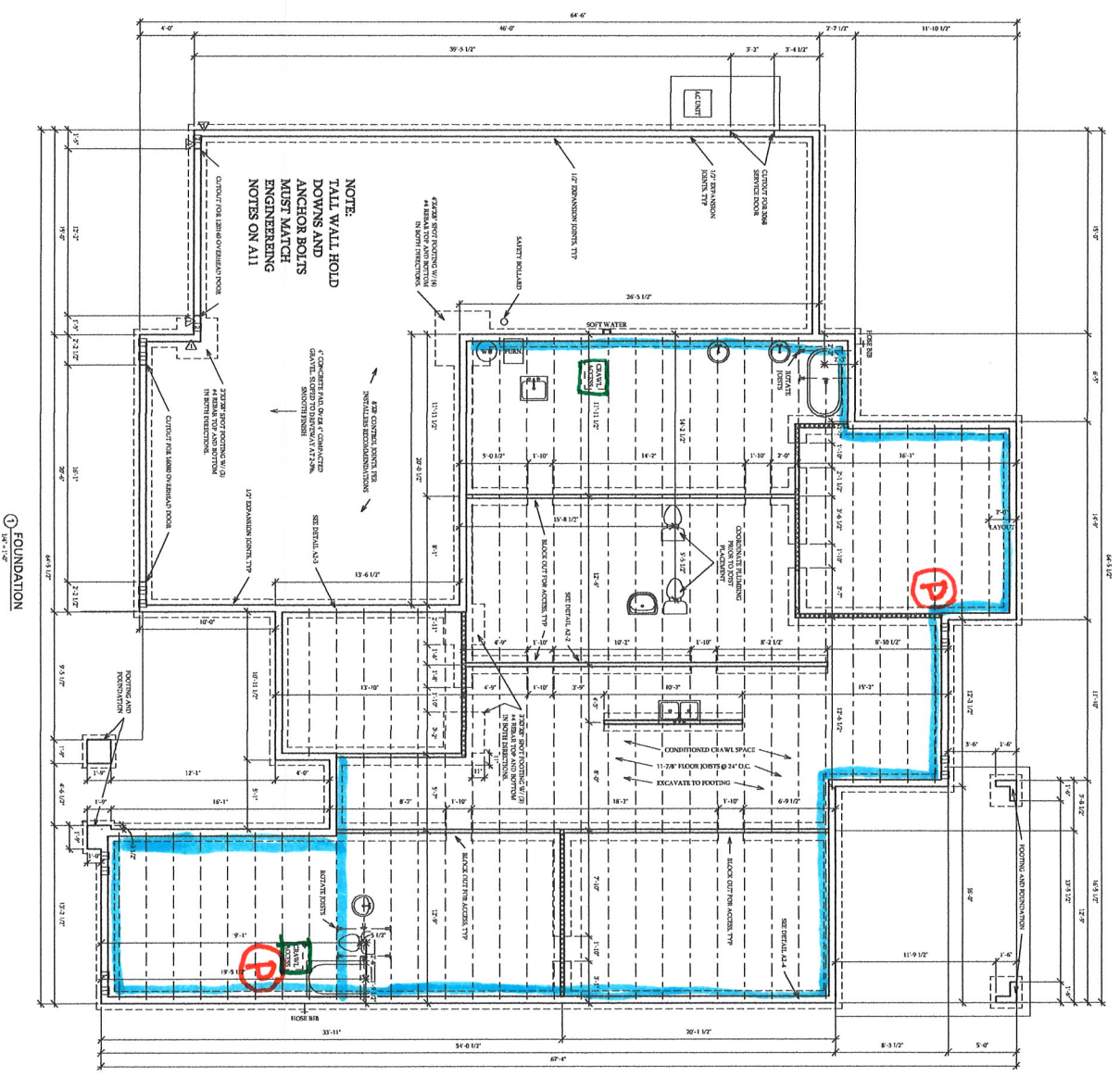
Please print name: _____

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. This warranty is *transferable* to new home buyer for 10 years. Drainage warranty excludes water standing on the crawlspace floor from unnatural resources other than groundwater seepage, i.e.: interior home appliances, plumbing breaks and leaks, or irrigation and 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.



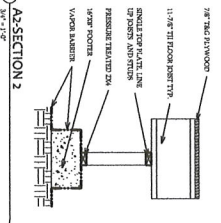
① FOUNDATION
1/4" = 1'-0"

FOUNDATION GENERAL NOTES

EMBED 18" #4 BARS @ 24" O.C. INTO FOUNDATION WALL AT ADJACENT SLAB ON GRADE
CONTRACTOR TO VERIFY ALL WINDOW AND DOOR DIMENSIONS PRIOR TO PLACEMENT OF CONCRETE FOR PROPER PLACEMENT OF ALL HOLD DOWNS AND FOUNDATION VENTS IN STEM WALL

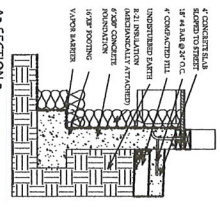
INSTALL MIN. 1/2" ANCHOR BOLTS AT 6" O.C. AND 12" FROM CORNERS, AS PER CODE, ON TALL WALL LOCATIONS, I.E. BY BAY, INSTALL AT 4" O.C.
CHECK SHEAR PLAN FOR PLACEMENT OF ANCHOR BOLTS, CONCRETE STRAPS, AND REBAR LOCATIONS.
CRAWL SPACE ACCESS MINIMUM 18" X 24". CONTRACTOR TO VERIFY IDEAL PLACEMENT TO AVOID CUTTING JOISTS.

PONY WALL DETAIL



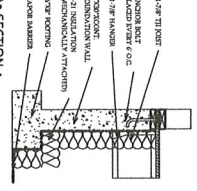
② A2-SECTION 2
1/4" = 1'-0"

TYP. FOUNDATION DETAIL I



③ A2-SECTION 3
1/4" = 1'-0"

TYP. FOUNDATION DETAIL II



④ A2-SECTION 4
1/4" = 1'-0"

HOLD DOWN SCHEDULE

MARK	DESCRIPTION
□	1/2" ANCHOR BOLT
△	1/2" ANCHOR BOLT WITH 1/2" TIE, IN WALL
△	1/2" ANCHOR BOLT WITH 1/2" TIE, IN WALL

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	09-02-2020

THE DAVENPORT RV
862 W. TIDA ST.
MERIDIAN, ID 83646

TRESIDIO
James
1899 W. VAN DERBILT DR.
PO BOX 17586
MERIDIAN, ID 83613
THIS PLAN AND ANY OTHER VIEWS ARE PROPERTY OF TRESIDIO CONSTRUCTION. CLIENTS ARE REQUESTED TO RETURN THIS PLAN TO TRESIDIO CONSTRUCTION.

WHITECLIFFE
09-02
FOUNDATION
PLAN
A2