



# 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:** 523 Lake Lowell Ave. Nampa, Idaho 83686

2-19-2021

## **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 homeowner 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 do not 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 some time during the week of Feb. 22nd.





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Dustin and Tabitha Forrest  
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## **RESTORATION PROPOSAL for the Attic & Crawlspace at 523 Lake Lowell Ave. Nampa, Idaho 83686**

**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 roof sheathing. We will need to install 2 roof jacks and connect the bath fan ducts to vent to the outside. Ness will also install 6 soffit vents and baffles, as needed, for proper air flow. This will be necessary for warranty purposes.

There also appears to be visible microbial growth in the crawlspace under some plumbing lines. We recommend consulting a plumbing professional to repair all leaks for warranty purposes. We will repair the dryer duct that has become disconnected and is venting into the crawlspace. The vapor barrier appears to be in fair condition and will not need to be replaced, at this time.

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

### **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. Pull back insulation, as needed, in areas to be treated.
5. Surface cleaning and abrasion removal, as needed and treat impacted roof sheathing. (See Part 2)
6. Push back insulation, as needed, after remediation and inspection.
7. Seal all penetrations that are accessible.

### **Part 2: Microbial Growth Remediation**

1. After containment is set up, then perform 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: \$3,175.23**

### **Part 3: Ventilation**

1. Install two roof jack kits and connect bath fan ducts to vent to the exterior.
2. Install two soffit vents on the front of the home.
3. Install four soffit vents at regular intervals on the back side of the home.
4. Install baffles, as needed.

**Total Labor & Materials Part 3: \$631.04**

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 4: 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 floor decking under the plumbing lines and the surrounding affected area. *(See Part 5)*
6. 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, 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 4-5: \$2,116.32**

**Part 6:** Reconnect dryer duct and clean up as much lint as possible. Remove and dispose of miscellaneous debris and building materials. Clear foundation vents from any insulation or debris that may be blocking air flow.

**Total Labor and Materials Part 6: \$240.68**

**Part 7: Mandatory** 3<sup>rd</sup> 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**

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

**Part 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*

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