



Ness LLC

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3-27-2021

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PROPOSED WATER DRAINAGE/REMEDICATION for the Crawlspace at 3074 S. Sedgebrook Ln. Eagle, Idaho 83616
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 microbial growth and steps to prevent future occurrence of water intrusion after remediation per Building Spec's recommendations (see "5.0 Summary and Recommendations" of the inspection report). As there is visual evidence that there is a history of water intrusion and standing water in many areas, we are recommending an interior drain system that will discharge to an exterior drywell. There was visible microbial growth sporadically throughout the crawlspace on the floor decking, pony walls and floor joists. Remediation will be required. The insulation will need to be removed from the stem wall before remediation and replaced with new R-19 batt insulation after a 3rd party inspection is completed. New vapor barrier will be required as well. The air ducts will also be cleaned.

Part 1: Remove and dispose of insulation on the stem wall .

ADD to Total Part 1: \$1,668.00

Part 2: Drainage: *Dig line will be contacted to mark all utilities*

1. All access to crawlspace surfaces will be protected by plastic sheeting during work.
2. Set containment around crawl access and set air scrubber(s), as needed.
3. Preliminary digging and pumping to remove excess water, as needed.
4. Negative air machine used for the crawlspace during work and for dry down.
5. Set up dehumidifier to aid dry down, as needed.
6. Additional fans may be required.

Part 3: Directions given facing the front door from outside.

1. Install a lined graded drain system below the bottom of the footings along the entire interior perimeter of the crawlspace except for part of the area behind the garage.
2. Drain in crawlspace will collect into a sump tank. The sump tank sill be in the left side of the crawlspace.

Part 4: Install sump pump into tank with insulated lid in the appropriate determined area. Sump drain line will discharge into a drywell located on the exterior of the foundation next to the AC unit. (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.

Part 5: Connect trenching to drywell:

1. Excavate pit down to drainable soils or 8ft deep
2. Line pit and install 8" access pipe.
3. Backfill with rock
4. Lid to be installed on pipe at the surface for easy access
5. Ness is not responsible for any landscaping except for hauling away excess soil, if needed.

Total Labor & Materials Parts 2-5: \$6,572.13

Part 6: Mold Remediation

1. All access to crawlspace will be protected during work.
2. Containment will be set at the crawlspace access. Hepa filtered negative air flow will be ongoing during the project.
3. The HVAC/AC system is to remain off during the work and for 4 hours after each treatment.
4. Surface cleaning and abrasive removal of visible microbial growth on the impacted floor joists, floor decking, and pony walls.

(See Part 7)

Part 7: Microbial Growth Remediation

1. After containment is set, perform surface cleaning and abrasive removal as needed of visible microbial growth on the impacted floor joists, floor decking, and pony walls. Once all visible mold is removed from impacted surfaces and inspected then apply 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.
4. Disposal of debris.

Total Labor & Materials Parts 6-7: \$3,608.42

(This discounted price is only good if done with the drainage system since containment and equipment will already be in place)



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Part 8: Duct Cleaning

1. Ducting is to be cleaned and sanitized before final testing.

ADD to Total Part 8: \$375.00

Part 9: Mandatory 3rd Party Certified mold inspector's visual inspection and documentation.

ADD to Total Part 9: \$200.00

Part 10: 3rd Party Certified Mold Inspection

1. Upon completion of the water and mold mitigation, Building Specs will photograph, and document work done and perform interior and exterior ambient air testing for an appropriate clearance.

ADD to Total Part 10: \$500.00

Part 11: Remove and dispose of 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.

ADD to Total Part 11: \$678.40

Part 12: Insulation

1. Install new R-19 batt insulation on the rim joist where removed.

ADD to Total Part 12: \$1,350.21

*>> Paid out of closing if closing is within 21 days of job completion or 50% down and 50% paid upon completion <<
>> 3.5% charge on credit card transactions <<*

Part 1 Accepted by: _____ Date _____

Parts 2-5 Accepted by: _____ Date _____

Parts 6-7 Accepted by: _____ Date _____

Part 8 Accepted by: _____ Date _____

Part 9 Accepted by: _____ Date _____

Part 10 Accepted by: _____ Date _____

Part 11 Accepted by: _____ Date _____

Part 12 Accepted by: _____ Date _____

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. After the treatment procedures, mold will not grow if there is no additional water source.

Ness, LLC gives a **10 Year Warranty** on sump pump and drain system for 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 within warranty period. Drainage Warranty excludes water standing on the crawlspace floor from flooding that is not part of ground water seepage from irrigation or rain or due to, interior home appliances or plumbing leaks. Furthermore, Ness, LLC is not responsible for any future landscape changes that may disrupt the system. A Service Charge applies for *non-warranty* issues.