



Ness LLC

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Clark and Co. Homes
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4-19-2021

Page 1 of 2

PROPOSED WATER DRAINAGE and REMEDIATION for the crawlspace at 982 N. Triathlon Ave. 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 standing water. Because there is water intrusion in most of the crawlspace, we would recommend installing a perimeter drain system with two sump pumps. There was visible mold on the pony walls and some joists that will require remediation. The vapor barrier will also need to be replaced.



Visible mold



Standing Water/Poor Vapor Barrier



Standing Water/Poor Vapor Barrier

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. 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.
2. Drain in crawlspace will collect into two sump tanks. One sump tank will be in the mid-left side of the crawlspace and the other will be installed in the mid-right side.

Part 3: Install sump pumps into tanks with insulated lids in the appropriate determined areas. Sumps will discharge through a drain line that will be determined onsite. (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.)

Total Labor & Materials Parts 1-3: \$5,708.32

Part 4: Mold Remediation

1. All access to the crawlspace will be protected during work.
2. Containment will be set at the crawlspace access.
3. The furnace system is to remain off during the work and for three hours after each treatment.
4. Hepa filtered negative air flow will be ongoing during the project
5. Remove any insulation from the area where work is to be performed.
6. Surface cleaning and abrasion removal, as needed and treat impacted pony walls and joists. (See Part 5)
7. Push back insulation where removed.
8. Clear all vents of any insulation or debris that may be obstructing air flow.



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Page 2 of 2

Part 5: Microbial Growth Remediation Compliance

1. After containment is set up, then perform surface cleaning and abrasive removal, as needed, of visible microbial growth on the impacted pony walls and joists. Once mold impacted surfaces are cleaned, then treat the remediated surfaces in the crawlspace with a non-toxic Microbial Growth Inhibitor. 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. 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 = \$2,587.12 (This discounted price only good if done with drain system)

Part 6: Mandatory 3rd Party Certified mold inspector's visual inspection and documentation.

Final Clearance Air Testing not included in protocol or scope

ADD to Total Part 6: \$210.00

Part 7: Remove and dispose of 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. All seams will be taped per code for a conditioned crawlspace.

Total Labor & Materials Part 7: \$1,288.16

--OR--

Part 8: Clark and Co. 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.

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

Parts 1-3 Accepted by: _____ Date _____

Part 4 Accepted by: _____ Date _____

Part 5 Accepted by: _____ Date _____

Part 6 Accepted by: _____ Date _____

Part 7 Accepted by: _____ Date _____

Part 8 Accepted by: _____ Date _____

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.**