



# Ness LLC

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Ted Mason Signature Homes  
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4-7-2021

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**PROPOSED WATER DRAINAGE and REMEDIATION for the crawlspace at 10326 W. Golden Rain St. Star, Idaho**  
**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. We also observed visible microbial growth on the rim joists and top cords that will need remediation. The vapor barrier is in fair condition so we will install an apron above the system area only. We will also cut and remove the bottom of the insulation on the stem wall that is saturated. Builder will need to evaluate and replace as needed after the drain system is completed.

**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 the garage and part of the front left side.
2. Drain in crawlspace will collect into two sump tanks. One sump tank will be in the back 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: \$5,606.68**

**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.
6. Surface cleaning and abrasive removal as needed of visible microbial growth on the impacted rim joists and top cords. (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 rim joists and top cords. 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 = \$2,150.08**

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

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.**



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**Part 6: Recommended:** 3<sup>rd</sup> 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 the bottom portion of the insulation, as needed, miscellaneous debris, and building materials. Install new 6 mil. vapor barrier apron above the drain system and pull up onto the footings, where possible. All seams will be taped per code for a conditioned crawlspace.

**Total Labor & Materials Part 7: \$643.80**

**--OR--**

**Part 8:** Ted Mason 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:** Ted Mason Homes will be responsible for evaluating the insulation on the stem wall and replacing, as needed

**\*\*If signed today 4-7-2021), we can fit this into the schedule next 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 7 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.**