



Ness LLC

1315 W. Orchard Ave, Nampa, ID 83651
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Tresidio Homes
kevin@tresidio.com

4-6-21

Page 1 of 3

PROPOSED DRAINAGE and REMEDIATION for the crawlspace at 3862 W. Balducci St. Meridian, Idaho, BW

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. We started the dry down process and after several days without rain, the water continued to intrude. We recommend installing a perimeter drain system with two sump pumps for a long-term solution. There was also visible mold throughout the crawlspace on various pony walls and joists that will require remediation. After the microbial growth is remediated, the vapor barrier will need to be replaced and taped, per code, for a conditioned crawlspace.



Mold growth on joist



Sump hole full after 7 days



Vapor barrier in poor condition

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 in the crawlspace during work 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 back-left side under the master closet and the other pump will be in the right side under the office closet. Both pumps will be next to the crawlspace access. Locations are marked on page 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: \$5,665.38

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. Perform surface cleaning and abrasive removal, as needed, of visible microbial growth on the floor joists and pony walls.
(See Part 5)
6. Clear all air vents of any insulation or debris that may be obstructing air flow.

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 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 joists and pony walls. 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 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: \$2,552.63

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

****Final Clearance Air Testing not included in protocol or scope****

ADD to Total: \$185.00

Part 7: Remove and dispose of old 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: \$1,104.38

--OR--

Part 8: Tresidio Homes to install new vapor barrier in the entire crawlspace. Please note: Failure to properly install the vapor barrier could impact our warranty.

**>> 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** _____

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.**



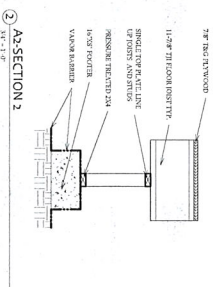
2023 N. EXETER RD. STE. 110
MERIDIAN, ID 83646
Phone: 208.378.7000

THIS PLAN AND ANY DERIVATIVE WORKS ARE THE PROPERTY OF TRESIDIO HOMES, INC. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE AND VERIFY WITH THE CONTRACTOR BEFORE BEGINNING CONSTRUCTION.

SHEARWATER BONUS
3862 W. BALDUCCI ST.
MERIDIAN, ID 83646

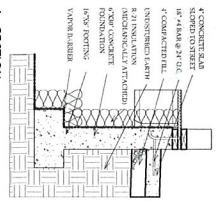
- FOUNDATION GENERAL NOTES**
EMBED 18" #4 BARS @ 24" O.C. INTO FOUNDATION WALL AT ADJACENT SLABS ON GRADE
- CONTRACTOR TO VERIFY ALL WINDOW AND DOOR DIMENSIONS PRIOR TO PLACEMENT OF CONCRETE FOR PROPER PLACEMENT OF ALL HOLD DOWNS AND FOUNDATION VENTS IN STEM WALL.
- INSTALL MIN. 1/2" ANCHOR BOLTS AT 6" O.C. AND 12" FROM CORNERS, AS PER CODE, ON TAIL WALL LOCATIONS 1 & 2V BAY. INSTALL AT 4" O.C.
- CHECK SHEAR PLAN FOR PLACEMENT OF ANCHOR BOLTS, CONCRETE STRAPS, AND REBAR LOCATIONS. CONTRACTOR TO VERIFY IDEAL PLACEMENT TO AVOID CUTTING JOISTS.
- PONY WALL DETAIL**
- 2"x2" TYPED REBAR
 - 1 1/2" FLOOR DEPTH
 - SHOULDER TO BE AT MIN. LINE OF FOUNDATION VENT
 - REBAR TO BE TYPED 2"x2"
 - 1 1/2" FLOOR DEPTH
 - VANNE REBAR
- 3. A3SECTION 2**
REV. 1-17

TYP. FOUNDATION DETAIL I



3. A3SECTION 2
REV. 1-17

TYP. FOUNDATION DETAIL II

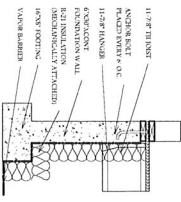


3. A3SECTION 3
REV. 1-17

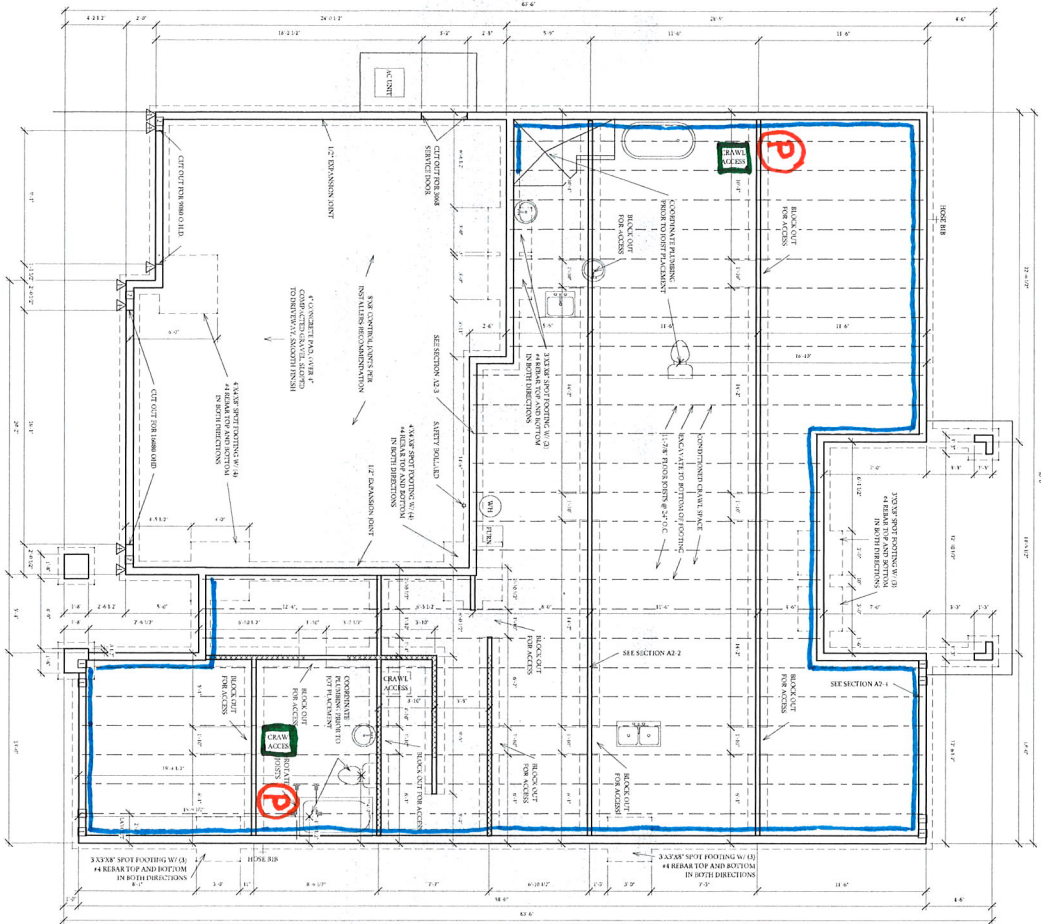
HOLD DOWN SCHEDULE

MARK	DESCRIPTION
□	1/2" ANCHOR BOLT
△	HEAVY WELD REBAR WITH WIRE ANCHOR BOLT

TYP. FOUNDATION DETAIL III



4. A3SECTION 4
REV. 1-17



1. FOUNDATION
REV. 1-17

REVISION SCHEDULE

#	DESCRIPTION
1	
2	
3	
4	

FOUNDATION AREA	1792.34
CONCRETE AREA	1792.34
FORMWORK AREA	1792.34
TOTAL CONDITIONED AREA	1300.58
FOUNDATION PERIMETER	291.48
FOUNDATION PERIMETER	291.48
FOUNDATION PERIMETER	291.48
FOUNDATION PERIMETER	291.48
FOUNDATION PERIMETER	291.48
FOUNDATION PERIMETER	291.48
FOUNDATION PERIMETER	291.48

BRIDGETOWER
WEST 7-5
FOUNDATION
PLAN

A2