



Ness LLC

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Boise Hunter Homes
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6-15-2021

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PROPOSED Drain and Mold Remediation at 14078 N. Quail Covey Way Boise, 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 mold. Remediation will be needed as there appears to be sporadic microbial growth throughout the crawlspace on the pony walls. The insulation on the floor decking will not need to be removed.

There was standing water in various locations and visible evidence of a history of seasonal water intrusion. We would recommend installing a drain system on the interior perimeter of the crawlspace to control the water. The drain system will include a 10-year warranty and the mold remediation will have a 5-year warranty. Please note that continued water intrusion in the crawlspace could void our mold warranty.

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 lined and graded drain system below the bottom of the footings along the entire interior perimeter of the crawlspace except for around the main entrance and behind the garage slab.
2. Drain in crawlspace will collect into two sump tanks. One sump tank will be in the mid right side and the other will be in the mid back area.

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 directed towards a dispersal bed in a landscaped area. This location will need to 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: \$6,210.13

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 bottom 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 pony walls. 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 = \$4,250.08

(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: 3rd Party Certified mold inspector's visual inspection and documentation.

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

Total Labor & Materials Part 7: \$210.00

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.

Total Labor & Materials Part 7: \$1,536.80

Douglas A. Ness ~ 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, i.e.: interior home appliances, plumbing leaks, or irrigation mechanical failures. Furthermore, Ness, LLC is not responsible for any future landscape changes that may disrupt the system.