



# Ness LLC

1315 W. Orchard Ave, Nampa, ID 83651  
phone 208.466.7594 - fax 208.461.9505 - RCE-481  
email: doug@nessllc.com - www.nessllc.com



Debi Chamberlain, 916-690-5328  
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6-22-2021

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**PROPOSED WATER DRAINAGE and REMEDIATION for the crawlspace at 3205 S. North Church Pl. 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 crawl space was inspected for items #4 and #5 on the RE-10. We observed standing water in several areas and there is a visual evidence that there is a history of water intrusion. We would recommend installing a partial drain system on the interior perimeter of the crawlspace that will discharge to a drywell in the backyard. There was also microbial growth visible on the floor decking under the master bathroom that will require remediation. The insulation on the stem wall will be replaced, as needed, and the vapor barrier will need to be replaced after remediation.

**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 fans will be installed for dry down, as needed.
5. Clear foundation vents of any insulation that may be blocking air flow.

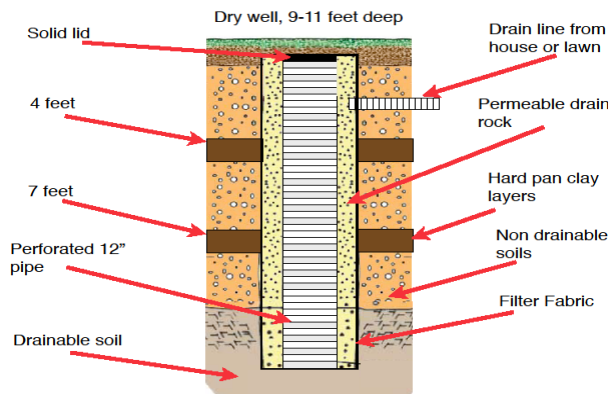
**Part 2: Interior System**

1. Install a lined and graded drain system below the bottom of the footings on the inside perimeter of the crawlspace along both sides and the back.
2. Drain in crawlspace will positively drain to a drywell where excess water will dissipate through drainable soil.

**Part 3: Exterior Drywell**

1. Drywell will be located on the exterior of the foundation in the backyard.
  - a. Excavate pit down to drainable soils or 8ft deep.
  - b. Line pit with fabric and install access pipe.
  - c. Backfill with rock
  - d. Lid to be installed on pipe at the surface for easy access
2. Backfill trench.
3. Ness is not responsible for landscaping except to haul away excess soil.

**Total Labor & Materials Parts: 1-3: \$4,055.79**





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## **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 floor decking under the master bath. (See Part 5)
7. Push back insulation where removed.
8. Clear all vents of any insulation or debris that may be obstructing air flow.

## **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 floor decking. Once mold impacted surfaces are cleaned, then treat the remediated surfaces in the crawlspace with a non-toxic Microbial Growth Inhibitor. (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. Photo documentation of work performed is available at the end of the project upon prior request. Disposal of debris.

**If Completed With Drain System: Total Labor & Materials Parts 4-5 A = \$2,635.68**

**Without Drain System: Total Labor & Materials Parts 4-5 B = \$4,435.18**

**Part 6: Mandatory 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: \$195.00**

**Part 7:** Replace damaged or missing R-19 insulation, as needed.

**ADD to Total: \$259.38**

**Part 8:** 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.

**ADD to Total: \$588.14**



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>> *Paid out of closing if closing is within 21 days of job completion or 50% down and 50% paid upon completion* <<  
>> *.5% charge on credit card transactions* <<

Parts 1-3 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Parts 4-5 A Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Parts 4-5 B 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, 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. **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.**

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.