



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



Ness LLC Proposal for: 220 E. Carmel Dr. Meridian, Idaho

July 23, 2021

What to expect with a Drain Install and Remediation?

- ✓ Access is key! We will need admission Monday through Friday, 8 am - 5 pm while the project is in progress. Ness is bonded and insured. It is not necessary for a homeowner to be present while the work is being done. Please make sure we have a house key or garage code for entry. The easier the access is for our technicians, the faster the job goes!

- ✓ All access to the crawlspace will be protected by plastic sheeting during work.

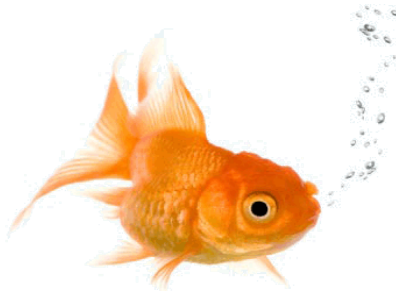
- ✓ Installing a drain system is a 14-21day process, depending on drying time. The process CANNOT be rushed, or our warranty may be compromised. Please plan accordingly.

- ✓ Mold remediation is usually a 7-14-day process, depending on dry times and 3rd party inspection scheduling.

- ✓ Fans need time to dry the area, so we do not always schedule for consecutive days. We try to give as much notice as possible but last-minute schedule changes can and do occur. Please direct all questions to ty@nessllc.com

- ✓ If a signed bid is returned in the next 24 hours, your estimated start date will be the sometime during the week of August 2nd.

- ✓ We have now extended our warranty for sump pump drainage systems to 10 years!





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PROPOSED WATER DRAINAGE/REMEDICATION for the Crawlspace at 220 E. Carmel Dr. Meridian, 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 water intrusion issues. We observed standing water in several areas and there is visual evidence that there is a history of water intrusion; we are recommending a drain system with 2 pumps. There also appears to be mold visible on the pony walls and rim joists that will need remediation. We will replace two supports that are rotted and replace the damaged insulation, where needed. The vapor barrier will need to be replaced as well.

See below for the full recommended scope of work.

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 all foundation vents to ensure proper air flow.

Part 2:

1. Install a fabric lined graded drain system below the bottom of the footings on the entire perimeter of the crawlspace except for behind the garage and main entrance.
2. Drain in crawlspace will collect into two sump tanks. One sump tank will be in the front-left corner and the other will be in the mid-right side of the crawlspace.

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 towards a landscaped area 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: \$4,460.38

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, if needed.
6. Surface cleaning and abrasion removal, as needed and treat impacted pony walls and rim joists. (See Part 5)
7. Push back insulation where removed, as needed.
8. Replace damaged insulation on stem wall, where needed.
9. Clear all foundation vents to ensure proper air flow.

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 and rim joist. 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: \$2,887.12

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. **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: Supports

1. Replace support under master bathroom with a new pier post block where it was cut for plumbing.
2. Replace 2 rotted supports.

ADD to Total: \$672.038

Part 7: Optional Documentation- 3rd Party Certified mold inspector's visual inspection and report.

Final Clearance Air Testing not included in protocol or scope

ADD to Total: \$210.00

Part 8: Vapor Barrier

1. 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: \$1,076.16

**>> Paid out of closing if closing is within 21 days of job completion or 50% down and 50% paid 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 7 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