



# Ness LLC

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7-2-2021

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## **PROPOSED WATER DRAINAGE and REMEDIATION for the crawlspace at 2916 W. Colony Ct. Eagle, 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 evidence of seasonal intrusion, we would recommend a partial perimeter drain system to control the water where it is entering. This is not a guarantee that there cannot be future intrusion in other areas as conditions change. There appears to be sporadic microbial growth on the rim joists throughout most of the crawlspace that will need to be remediated. The vapor barrier will need to be replaced.

### **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 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 interior perimeter of the crawlspace in the front right side, the entire right side, and the back.
3. Drain in crawlspace will collect into a sump tank that will be installed in the back-right corner.

**Part 3:** Install sump pump into tank with insulated lid in the appropriate determined area. Sump will discharge through a drain line that will be trenched 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: \$4,253.68**

### **Part 4: Crawlspace 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. Cover plumbing fittings before applying treatment.
6. Pull back the rim joist insulation for treatment, as needed.
7. Surface cleaning and abrasive removal, as needed, of visible microbial growth on the impacted rim joists. *(See Part 5)*
8. Put back insulation, as needed.
9. Clear all air vents of any insulation or debris that may be obstructing 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 rim joists. 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/basement 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, A: \$3,108.08 (discounted rate if completed with the drain system)**

**Total Labor & Materials Parts 4-5, B: \$4,617.64 (If completed without installing drain system)**



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**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. \*\***

**Total Part 6: \$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: \$1,152.98**

*>> 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, A Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Parts 4-5, B Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Part 6 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Part 7 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, 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. A Service Charge applies for *non-warranty* issues. Liability limited to the cost of 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.

**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.**