



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



Jen Mailer, 208-850-3112

10-27-2021

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PROPOSED REMEDIATION for the crawlspace at 2905 S. Bergman Way 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 and bathroom were inspected for mold. Based on our observations, we would recommend the following.

Crawlspace: 3rd party inspector will collect air and surface samples to determine a baseline level of contaminants/mold etc. We will then have the ducts cleaned and perform full remediation and apply anti-microbial in the crawlspace. After remediation is complete, a

3rd party inspector will either perform a visual inspection or take more air and surface samples for testing. We will see what he recommends based on the baseline levels. After the crawlspace passes inspection, we replace some plastic or repair where needed. All seams will be taped per code for a conditioned crawlspace.

Bathroom: This will be mostly the same scenario. 3rd party inspector will take samples from the bathroom and around the air return in your daughter's bedroom. We will then remediate the ceiling in the bathroom and apply an anti-microbial to all remediated surfaces. A licensed electrician should be contacted to install a bath fan above the shower to improve the air flow and prevent future mold growth.

After remediation, the 3rd party inspector will, again, either perform a visual inspection or take more air and surface samples for testing. Please see below for the full scope of work.

Part 1: 3rd party inspector is to collect air and/or surface samples to establish baseline levels in the crawlspace, bathroom, and daughter's bedroom.

Total Materials and Labor Part 1: \$525.00

Part 2: Professional Duct Cleaning

ADD to Total: \$500.00

Part 3: 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. Set air scrubber.
5. The furnace system is to remain off during the work and for, at least, 3 hours after each treatment.
6. Cover plumbing fittings before applying treatment, if needed.
7. Remove plastic and insulation, where needed, for remediation.
8. Surface cleaning and abrasive removal, as needed, of visible microbial growth on the impacted and adjacent areas. **(See Part 4)**
9. Clear all air vents of any insulation or debris that may be obstructing air flow.
10. Put insulation back, where needed, after 3rd party inspection is passed.
11. Seal penetrations, as needed.
12. Fluctuating Fuel Recovery

Part 4: Microbial Growth Remediation

1. After containment is set up, then perform surface cleaning and abrasive removal, as needed, of visible microbial growth on the above-mentioned areas. 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 Materials and Labor Parts 3-4: \$2,361.92



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Part 5: Bathroom Remediation

1. All access to the bathroom will be protected during work.
2. Containment will be set at the bathroom 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. Surface cleaning and abrasive removal, as needed, of visible microbial growth on the ceiling above the shower. ***(See Part 6)***

Part 6: Microbial Growth Remediation

1. After containment is set up, then perform surface cleaning and abrasive removal, as needed, of visible microbial growth on the above-mentioned area. Once mold impacted surfaces are cleaned, then treat the remediated surfaces 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 bathroom 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 Materials and Labor Parts 5-6: \$1,862.14

Part 7: 3rd party inspector is to collect air and/or surface samples to verify successful remediation in the crawlspace and bathroom.
Price can be adjusted to 210.00 if he recommends a visual inspection only

Total Labor & Materials Part 7: \$525.00

Part 8: Remove and dispose of old vapor barrier, where needed, miscellaneous debris, and building materials. Install new 6 mil. vapor barrier, where removed, and re-distribute the existing vapor barrier as needed. The vapor barrier will be pulled up onto the footings, where possible, and all seams will be taped per code for a conditioned crawlspace.

Total Labor & Materials Part 8: \$835.08

****We recommend contacting a licensed electrician to install a fan/light above the shower to aid the existing bath fan in exhausting moist air outside. Please note that failure to provide adequate air flow could affect our warranty. We can recommend an electrician if needed****

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.



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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 <<
>>3.5% charge on credit card transactions <<

Part 1 Accepted by: _____ Date _____

Part 2 Accepted by: _____ Date _____

Parts 3-4 Accepted by: _____ Date _____

Parts 5-6 Accepted by: _____ Date _____

Part 7 Accepted by: _____ Date _____

Part 8 Accepted by: _____ Date _____

Douglas A. Ness (CMRS) -Idaho Contractor Registration# RCE-481

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