



# 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



Darcy Marsh, 208-869-4393  
[marshmom3@yahoo.com](mailto:marshmom3@yahoo.com)

10-21-2021

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## **PROPOSED REMEDIATION and DRAINAGE for the crawlspace at 3005 Mimosa Ln. Emmett, 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 and drainage issues. There appears to be sporadic microbial growth throughout the crawlspace on the floor decking and the bottom and top plates of the joists that will require remediation. The insulation will need to be removed and disposed of before remediation can begin. New insulation will need to be added on completion along with all new vapor barrier. Because there is obvious physical evidence of seasonal water intrusion, we would recommend installing a drain system to control the water. See the full recommended scope of work below.

### **Part 1: Insulation Removal**

1. Remove and dispose of the insulation on the floor decking before drain install and remediation.

**Total Materials and Labor Part 1: \$1,840.03**

### **Part 2: 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 and dehumidifiers will be installed for dry down, as needed.
5. Clear crawlspace vents of any insulation that may be blocking air flow.

### **Part 3:**

1. Install a fabric lined graded drain system below the bottom of the footings along the interior perimeter of the crawlspace except for behind the garage and the main entrance.
2. Drain in crawlspace will collect into a sump tank. This will be in the back of the crawlspace.

**Part 4:** Install sump pump into tank with insulated lid in the appropriate determined area. The sump 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.)

### **Part 5: Fluctuating Fuel Recovery**

**Total Labor & Materials Parts 2-5 = \$5,168.26**

### **Part 6: 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, if needed.
6. Surface cleaning and abrasive removal, as needed, of visible microbial growth on the impacted floor joists and floor decking.  
**(See Part 7)**
7. Clear all air vents of any insulation or debris that may be obstructing air flow.

### **Part 7: 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 floor joists and floor decking. 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 Materials and Labor Parts 6-7: \$4,402.30**



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**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. **Total Labor & Materials Part 8: \$984.08**

**Part 9: 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 Labor & Materials Part 9: \$250.00**

**Part 10:** Install new un-faced R-30 insulation where removed from floor decking. **Total Labor & Materials Part 10: \$2,477.90**

*>> 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 \_\_\_\_\_

Parts 2-5 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Parts 6-7 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Part 8 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Part 9 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Part 10 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

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

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.**

Ness, LLC gives a **5-Year Warranty** on sump pumps, pump connections and discharge.

There is a **10-Year Warranty** on the trenched system for no standing water outside of trenches (damp soil is normal) on the crawlspace floor where drain was installed from ground water seepage and rain/snow. This warranty is *transferable* to new home buyer within the first 7 years from the original date of installation.

Drainage warranty excludes water standing on the crawlspace floor from unnatural resources, i.e.: interior home appliances, plumbing leaks, broken irrigation lines, irrigation mechanical failures, floods originating from rivers, farm irrigation or outside main irrigation valves. Furthermore, Ness, LLC is not responsible for any future landscape changes that may disrupt the system.