

**Ness LLC Proposal for:** 1412 N. 23rd St. Boise, Idaho 83702 July 8, 2019

**What to expect with a Drain Install:**

* 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 home owner 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!
* If our technicians show up on a scheduled day and there is nobody home to give access, there may be an onsite cancellation fee charged for the lost labor.
* 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 the integrity of our warranty may be compromised. Please plan accordingly.
* Fans need time to dry the area so we don't 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
* Please note: We are 3 months out in scheduling new projects. If a signed contract is returned within 24 hours, your estimated start date will be during the week of October 7th. Please plan accordingly. If we are starting another job in your area, you may be started early due to logistics. Also, if there are any cancellations, you will be moved up in the schedule and contacted for access.
* We have now extended our warranty for sump pump drainage systems to 10 years!





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beritjaase@gmail.com

**PROPOSED WATER DRAINAGE for the crawlspace at 1412 N. 23rd St. Boise, Idaho 83702**

As requested, we will provide a bid to replace the existing pump (see part 1).

Based on the visual evidence that there is a history of seasonal water intrusion, we would recommend adding graded trenches to the pump, if the long-term goal is no standing water in the crawlspace. We cannot guarantee that there cannot be future intrusion in the basement as the scope of the inspection was for the crawlspace only. There did not appear to be any visible microbial growth, at this time, but the view was limited due to standing water in some areas. If any microbial growth is discovered, while the recommended work is performed, the owner will be informed immediately and a bid will be provided for remediation.

The vapor barrier is in poor condition in some areas and absent in others. Install new vapor barrier, as needed. See the following recommended scope of work.

**Part 1: Pump Replacement Only**   
1. Protect all access to the crawlspace.

2. Disconnect power to the pump.

3. Replace pump

4. Re-connect power and test.

5. Install drain line to discharge by canal.

5. 2-year manufacturer warranty on pump only. NO warranty for future water intrusion **Part 1 = $765.00**

**Part 2: Recommended Drainage** \*\*10 year warranty for parts 2-4\*\*

1. (Digline will be contacted to mark all utilities)   
2. All access to crawlspace surfaces will be protected by plastic sheeting during work.  
3. Preliminary digging and pumping to remove excess water, as needed.  
4. Negative air machine used for the crawlspace during work and for dry down.  
5. Additional fans will be installed for dry down, as needed.  
6. Clear foundation vents of any insulation or debris that may be obstructing air flow.  
**Part 3:**  
1. Install a fabric-lined drain system below the bottom of the footings along the back, left and front perimeter of the crawlspace. No trenching along basement wall side of the crawlspace.   
2. Drain in crawlspace will collect into a sump tank in the back-left corner of the crawlspace.

3. Backfill area around sump tank, as needed.

**Part 4:**Install sump pump into tank with insulated lid in the appropriate determined area. Sump will discharge through a drain line towards the canal. (Installation of electrical outlet with alarm and manual shut-off included.)

**Total Labor & Materials Parts 2-4 = $2,496.08**

**Part 5:**Remove and dispose of damaged vapor barrier, miscellaneous debris, and building materials. Install new 6 mil. vapor barrier, where removed, in the entire crawlspace and pull up onto the footings, where possible.

**ADD to Total $235.00**



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***>> 50% down and 50% paid upon completion << >> 3% charge on credit card transactions <<***

**Part 1 Accepted by**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Parts 2-4 Accepted by**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Part 5 Accepted by**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Please print name**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

When accepted, **please sign, fax or scan and send back. Fax 461-9505 or Email** [**ty@nessllc.com**](mailto:ty@nessllc.com)

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

Ness, LLC gives a **10 Year Warranty** on sump pump, drain system for 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 within warranty period. Drainage Warranty excludes water standing on the crawlspace floor from flooding that is not part of ground water seepage from irrigation or rain or due to, interior home appliances or plumbing leaks. Furthermore, Ness, LLC is not responsible for any future landscape changes that may disrupt the system. A Service Charge applies for *non*-warranty issues.

**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.**