



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: 4945 N. Ice Springs Way Boise, Idaho 83713

March 9, 2020

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!

- ✓ 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.

- ✓ 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

- ✓ If a signed contract is returned within 24 hours, your estimated start date will be during the week of March 23rd. Please plan accordingly. If there are any cancellations, you will be moved up in the schedule and contacted for access. Payment may be held in escrow, if needed.

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





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



Humph Property Management
kelly@homesbyhpm.com

3-9-2020

Page 2 of 2

PROPOSED WATER DRAINAGE for the Crawlspace at 4945 N. Ice Springs Way Boise, Idaho 83713

As requested, the crawlspace was inspected for standing water. Based on the visual evidence that there is a history of seasonal water intrusion a drain system is recommended. There also appears to be microbial growth at the entrance of the crawlspace. Full access was limited due to standing water so a full evaluation will be done during the drain install and a separate bid will be provided. We would also recommend contacting an HVAC professional to evaluate the ducts in the crawlspace. The vapor barrier is in poor condition and needs replacement.

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 foundation 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 entire interior perimeter of the crawlspace except for behind the garage.
2. Drain in crawlspace will collect into a sump tank located in the back-right corner of the crawlspace.

Part 3: Install sump pump into tank with insulated lid in the appropriate determined area. 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.)

Total Labor & Materials Parts 1-3 = \$2,473.38

Part 4: 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 = \$262.42**

*****Once some of the water has dissipated, we will be able to see the extent of mold growth and provide a bid. It will be at a discounted price if done with the drainage.**

*>> Paid out of closing if closing is within 21 days of job completion or 50% down and 50% paid upon completion <<
>> 3% charge on credit card transactions <<*

Parts 1-3 Accepted by: _____ **Date** _____

Part 4 Accepted by: _____ **Date** _____

Please Indicate Payment Schedule: (check option) 50/50 Out of Closing

Please print name: _____

When accepted, please sign, fax or scan and send back to fax 461-9505 or tv@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. 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.