



# 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: 1465 Sagittarius Ct Nampa, Idaho 83651

April 5, 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 homeowner 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 April 13th.
  
- ✓ We have now extended our warranty for sump pump drainage systems to 10 years!





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Edwin Diaz, 360-920-7936  
[Edwindiaz971@gmail.com](mailto:Edwindiaz971@gmail.com)

4-5-2020

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## **PROPOSED WATER DRAINAGE for the crawlspace at 1465 Sagittarius Ct Nampa, Idaho 83651**

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 did not appear to be any visible microbial growth, at this time, but the view was limited due to standing water in some areas. Because of the humidity level, we would also recommend treating the rim joist with a mold growth inhibitor. The vapor barrier is in poor condition and 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 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 and the main entrance.
2. Drain in crawlspace will collect into a sump tank. The sump tank will be in the back-left 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 the front-left landscaped area. (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 = \$4,080.32**

### **Part 4: Microbial Growth Inhibitor**

1. Treat the surface of the rim joist 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 attic 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. This is not a full treatment mold remediation so a third-party inspection will not be required.

**Total Labor & Materials Part 4 = \$1,163.48**

**Part 5:** Remove and dispose of 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 5 = \$622.07**



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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% charge on credit card transactions <<

Parts 1-3 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Part 4 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

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

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

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