



# Ness LLC

1315 W. Orchard Ave, Nampa, ID 83651  
phone 208.466.7594 - fax 208.461.9505 - RCE-481  
email: [doug@nessllc.com](mailto:doug@nessllc.com) - [www.nessllc.com](http://www.nessllc.com)



**Ness LLC Proposal for:** 15517 Fuchsia Ave. Nampa, Idaho 83651

5-20-2020

## **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](mailto: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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Margene Ford, 208-880-1040  
margene@margeneford.com

5-20-2020

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## PROPOSED WATER DRAINAGE at 15517 Fuchsia Ave. Nampa, Idaho 83651

We originally inspected this crawlspace in March of 2019 and recommended installing a drain system based on seasonal water intrusion. We are still recommending the same based on yesterday's inspection and the observed evidence of standing water. A perimeter drain would catch all water entering the crawlspace and pump it out to keep the entire area dry. 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.

### **Part 1: Dig line may be contacted to mark 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 in the crawlspace during work and for dry down.
4. Clear all vents of any insulation or debris that may be obstructing air flow.

### **Part 2: Drain System**

1. Install a fabric lined 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 with insulated lid on the back wall area of the crawlspace.

**Part 3:** Install a sump pump in the tank in the back middle area of the crawlspace. Sump will discharge through a drain line to a dispersal bed towards the front left landscaped area of the property. (The sump pump discharge lines will not be visible from the outside of the house. Installation of electrical outlet with audible alarm and manual shut off included.)

**Total Labor and materials Parts 1-3 = \$4,998.39**

**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 up onto the footings, where possible. **Add to Total \$750.12**



**Standing water under vapor barrier**



**standing water/mineral line indicates water level from repeated intrusion**



**Water damaged vapor barrier**

Ness, LLC gives a **10 Year Warranty** on sump pump and 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.**



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**>> Paid out of closing as long as closing is within 21 days of job completion <<  
Title Company contact information must be provided along with the signed proposal.**

**>> 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

**Payment schedule Accepted by:** \_\_\_\_\_ **Date** \_\_\_\_\_

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

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

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