



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: 329 McGuffin Ln. Boise, Idaho 83712

May 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 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!

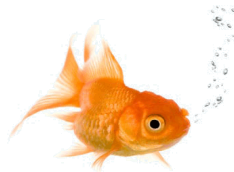
- ✓ All access to the crawlspace will be protected by plastic sheeting during work.

- ✓ 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 May 18th. Please plan accordingly. 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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Jordan Lierz, 208-447-8192
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5-5-2020

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PROPOSED WATER DRAINAGE for the crawlspace at 329 McGuffin Ln. Boise, Idaho 83712

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 standing water. Based on the visual evidence that there is a history of water intrusion coming in through the cold joints, a partial drain system is recommended. This is not a guarantee that there cannot be future intrusion in other areas, as conditions change. At this time, the intrusion is along the front, right, and back sides of the crawlspace. There is a voided area around the sewer line that has settled and will need to be backfilled and graded towards the drain system. We will also replace the damaged foundation vents and the insulation that has fallen down.

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:

1. Install a fabric lined and graded drain system below the bottom of the footings along the interior perimeter of the crawlspace as specified. The trenching will run across the back, up the right side and across the front to the left side of the bay window.
2. Drain in crawlspace will collect into a sump tank located in the back right corner area.

Part 3: Install sump pump into tank with insulated lid in the appropriate determined area. Sump will discharge through a drain line to the stream running through the backyard. (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 = \$3,968.13

Part 4: Haul bagged soil into the crawlspace. Backfill voided area around the sewer line. Compact and grade towards the drain system. **ADD to Total = \$192.80**

Part 5: Replace 3 foundation vents **ADD to Total = \$126.68**

Part 6: Replace insulation that has fallen/water damaged insulation on the stem wall with unfaced R-30 batts. **ADD to Total = \$303.18**

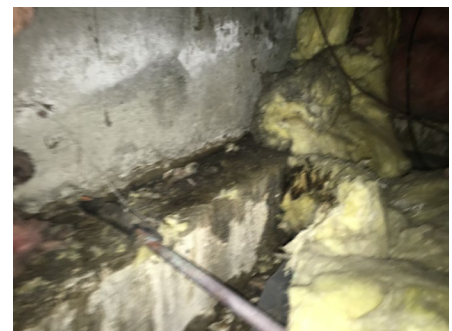
Part 7: Remove and dispose of miscellaneous debris and building materials. Install new 6 mil. vapor barrier apron on the perimeter of the crawlspace above the system and pull up onto the footings, where possible. **ADD to Total = \$365.24**



Water entry through cold joint



Water entry through cold joint



Fallen/damaged insulation



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*>> 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 _____

Part 6 Accepted by: _____ Date _____

Part 7 Accepted by: _____ Date _____

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.

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.