



# 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:** 13790 Quintessa St. Caldwell, Idaho 83607

**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. Payment may be held in escrow, if needed.
- ✓ We have now extended our warranty for sump pump drainage systems to 10 years!





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Malia Tate, 208-949-6683  
malia.tate@gmail.com

5-5-2020

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## PROPOSED WATER DRAINAGE for the Crawlspace at 13790 Quintessa St. Caldwell, Idaho 83607

As requested, we inspected the crawlspace for standing water per item 1-a of the RE-10. The crawlspace is currently dry however, based on the visual evidence that there is a history of the water intrusion; a partial drain system is recommended in the back of the crawlspace. This is not a guarantee that there cannot be future intrusion in other areas as conditions change. There did not appear to be any visible mold, at this time, per item 1-b of the RE-10. We did notice some water staining from a previous bath leak but the area appears dry and shows no reading on the moisture reader. Because the area is small, we will clean the water stains as a courtesy while installing the drain system. Per item 1-c of the RE-10, we will replace the vapor barrier as it is in poor condition.

### 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 crawlspace vents of any insulation that may be blocking air flow.

### Part 2:

1. Install a fabric lined graded drain system below the bottom of the footings along the interior perimeter in the back side of the crawlspace.
2. Drain in crawlspace will collect into a sump tank located in the back-middle are 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 back-right 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 = \$2,631.68**

**Part 4:** Remove and dispose of old vapor barrier, miscellaneous debris, and building materials in the right bay where the system will be installed. Install new 6 mil. vapor barrier, where removed, and pull up onto the footings, where possible. **ADD to Total = \$635.31**



mineral line shows repeated evaporation



mineral line and damaged vapor barrier



debris and damaged vapor barrier

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.



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*>> Paid out of closing as long as 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 payment option)      50/50      Out of Closing

Print Name: \_\_\_\_\_  
Douglas A. Ness (CMRS) -Idaho Contractor Registration# RCE-481

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