

**Ness LLC Proposal for:** 1709 N. Rockdale Ave. Kuna, Idaho 83642 **May 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
* If a signed contract is returned within 24 hours, your estimated start date will be during the week of June 1st.
* Our warranty for sump pump drainage systems is 10 years!

![C:\Users\Owner\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QF85QRXL\goldfish[1].gif]()



Ted Mason Signature Homes 5-20-2020 Page 2 of 2

ted@tedmason.com

**PROPOSED WATER DRAINAGE for the crawlspace at 1709 N. Rockdale Ave. Kuna, Idaho 83642**

 **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. Because there is standing water and evidence of seasonal intrusion, we would recommend a perimeter drain system with two sump pumps. The vapor barrier will also need to be replaced.

There was no visible mold currently but is likely due to the conditions in the crawlspace. The view was limited. We will perform a full evaluation as soon as possible and notify you immediately if anything is found. A bid for mold remediation can be provided if requested.

**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 air 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 two sump tanks. One sump tank will be in the back-right corner of the crawlspace and the other will be installed in the middle of the left side.
**Part 3:**Install sump pumps into tanks with insulated lids in the appropriate determined areas. Sumps 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 = $5,861.07**

**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. All seams will be taped per code for a conditioned crawlspace.

 **Total Labor & Materials Part 5 = $775.00**

***>> To be paid in full upon completion <<***

***>> 3% charge on credit card transactions <<***

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

**Part 4 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. 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.**