

**Ness LLC Proposal for:** 4945 N. Hollow Ln. Boise, Idaho 6-23-20

**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 14-21-day process, depending on drying time. Please plan accordingly.
* Fans need time to dry the area. 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 note: If a signed contract is returned within 24 hours, your estimated start date will be during the week of July 14th. 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!

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



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**PROPOSED WATER DRAINAGE for the Crawlspace at 4945 N. Hollow Rd. Boise, Idaho**

As requested, the crawlspace was inspected for water intrusion. 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, currently, but because of the moisture levels, it is likely to develop. We would recommend applying an anti-microbial as a preventative. We will also install a fan to move and exhaust air for better circulation. New vapor barrier will be installed.

**Part 1: Cutting out access to crawl space**

1. Cut out needed access to crawl space in the laundry room
2. Repairing temporary access
3. (Note: this pricing does not include repairing floor covering)

**Total Labor and Materials Part 1: $250.00**

**Part 2: Drainage (***Dig line will be contacted to mark all utilities)*

1. All access to crawlspace surfaces will be protected by plastic sheeting during work.
2. Negative air machine used for the crawlspace during work and for dry down.
3. Additional fans will be installed for dry down, as needed.
4. Preliminary digging and pumping to remove excess water, as needed.

**Part 3: Directions given facing the front door from outside.**

1. Install a fabric lined graded drain system below the bottom of the footings along the entire interior perimeter of the crawlspace.
2. Drain in crawlspace will collect into a sump tank that will be in the front-middle area of the crawlspace.

**Part 4:** Install sump pump into tank with insulated lid. Sump will discharge through an existing drain line. If unable, a change order may be needed. Installation of electrical outlet with audible alarm and manual shut-off included.)

**Total Labor & Materials Parts 2-4: $1,695.68**

**Part 5:**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 and Materials Part 5: $341.00**

**Part 6:**Apply anti-microbial to exposed framing.

**Total Labor and Materials Part 6: $678.02**

**Part 7: Conditioning Air System**

*(This system will keep the crawl space dry by creating a continuous air flow in and through crawl space.  The vent/damper in the floor of the laundry room will allow warmer conditioned air to be pulled into the crawl space by the turbine fan then exhausts it through the crawl space to the exterior.  Thereby creating a conditioned crawl space)*.

1. Install turbine fan with intake from crawl space into an air duct (3-4"-D) through the garage wall, then garage attic to exterior above the roof.
2. Install electrical connection and supply for continuous flow by a licensed electrician.
3. Install intake register/damper in the floor of the laundry room at an inconspicuous location.
4. Where exhaust piping goes through the garage roof to the exterior, the roof will be flashed and sealed appropriately.

**Total Labor and Materials Part 7: $1,253.00**



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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 <<***

**Part 1 Accepted by**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Parts 2-4 Accepted by**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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

**Part 6 Accepted by**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Part 7 Accepted by**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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