

RTL Homes LLC 6-12-2020 Page 1 of 2

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**PROPOSED DRY DOWN at 9853 W. Bradford Dr. Star, Idaho 83669**

This proposal is to only pump any standing water out and try to dry the crawlspace. After we pump the water out, if the water returns it would appear there are additional water sources that are contributing to the water intrusion and the following drain proposal will be required to control the seepage/flow. We would cease all work at that time and billing for part one will be due.

Note that the dry down is no guarantee that the water won’t return.

**Part 1: Dewater and Dry Down.**

1. All access to crawlspace surfaces will be protected by plastic sheeting during work.
2. Preliminary digging and pumping to remove excess water, install a temporary pump to dewater, as needed.
3. Negative air machine will be used for the crawlspace; Ness will install up to 5 fans, as needed, for 7-10 days for dry down. (If it takes more than 10 days to dry out, then it would appear there is an additional water source) If water reappears then the owner will have to evaluate alternatives.
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. Seams will be taped.

**Total Labor & Materials Part 1: $2,818.67**

  **PROPOSED WATER DRAINAGE for the crawlspace at 9853 W. Bradford Dr. Star, Idaho 83669**

**Ness, LLC is an IICRC council certified Mold Remediation Contractor, licensed, bonded, and insured with mold and environmental pollution endorsements.**

As requested, we inspected the crawlspace for standing water. We are recommending installing a drain system with 2 sump pumps. This is based on our experience that once water enters the crawlspace, it will continue to do so seasonally. 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. The vapor barrier is in poor condition and will need to be replaced. The plastic will be pulled up onto the footings and all seams will be taped per code for a conditioned crawlspace.

**Part 2: 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. Set up negative air machine and additional fans, as needed, for dry down.
4. Clear all insulation and debris from air vents for air flow.

**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 except for behind part of the garage.
2. Drain in crawlspace will collect into two sump tanks. One will be in the middle of the left side and the other will be in the back-right corner of the crawlspace.

**Part 4:**Install sump pumps with insulated lids in the appropriate determined areas. Sumps will discharge through a drain line to a dispersal bed that will be determined onsite once the landscaping goes in. (The sump pump discharge line will not be visible from the outside of the house. Installation of electrical outlet with audible alarm is included.)

**Total Labor & Materials Parts 2-4: $5,980.12**



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**Part 5:**Ness will remove and dispose of old vapor barrier, miscellaneous debris, building materials. Install new 6 mil. vapor barrier in the entire crawlspace and pull up onto the footings, where possible. Tape all seams. **ADD to Total $840.07**

***>>50% down, 50% due on completion <<***

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

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

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

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

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

\*\*Note: If the drainage portion is signed and returned within 24 hours, your estimated start date for the install will be some time during the week of July 15th.

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.**