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: 4769 W. Salix Ct. Meridian, Idaho 83646 **June 29, 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 August 1st.

- ✓ Our warranty for sump pump drainage systems is 10 years!

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PROPOSED WATER DRAINAGE for the crawlspace at 4769 W. Salix Ct. Meridian, Idaho 83646

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 in each wing with one sump pump on each side. It will be more cost effective for you, as the builder, to have your own electrician install electrical outlets at each pump location. Ness will provide the FGCI outlet/alarm with manual shut-off for each pump. If you would rather have Ness do this, we can provide a bid.

There was no visible mold, at this time, but the view was limited due to standing water in some areas. If any microbial growth is discovered during installation, you will be notified immediately, and a bid will be provided for remediation.

Some areas of the vapor barrier are in poor condition and will need replacement. We will remove the damage areas and cut and peel back the vapor barrier on the perimeter of the crawlspace where the trenching will be located. It will be cheaper for the builder to replace the vapor barrier, where removed, and install an apron on the perimeter above the system. If requested, we can bid for the vapor barrier.

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. Remove and dispose of damaged portions of vapor barrier.
6. Clear foundation 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 interior perimeter of the crawlspace in the left wing as specified. Trenching will start to the left of the front entry, across the front and behind the garage to the corner, down the left side and across the back to the corner of the dining room. (See attached sketch)
2. Install a fabric lined and graded drain system below the bottom of the footings along the interior perimeter of the crawlspace in the right wing as specified. Trenching will start to the right of the front entry, across the front to the corner, down the right side and across the back to the corner of the great room. (See attached sketch)
3. Drain in crawlspace will collect into two sump tanks. One sump tank will be in the mid-right side in the closet next to the access. The other pump will be in the left side under the utility room.

Part 3: Install sump pumps into tanks with insulated lids in the appropriate determined areas. Sumps will discharge through a drain line to a location that will be determined onsite. (The sump pump discharge line will not be visible from the outside of the house.)

Total Labor & Materials Parts 1-3 = $7,651.38

Part 4: Builder will be responsible for installing electrical outlets at the pump locations. Ness will provide GFCI outlet/alarm with manual shut-off. A bid can be provided for this if you prefer.

Part 5: Builder will replace vapor barrier, where removed, and install a vapor barrier apron on the perimeter, where cut, and pull up onto the footings, where possible. A bid can be provided for this if you prefer.

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>> 50% down and 50% upon completion <<
>> 3% charge on credit card transactions <<

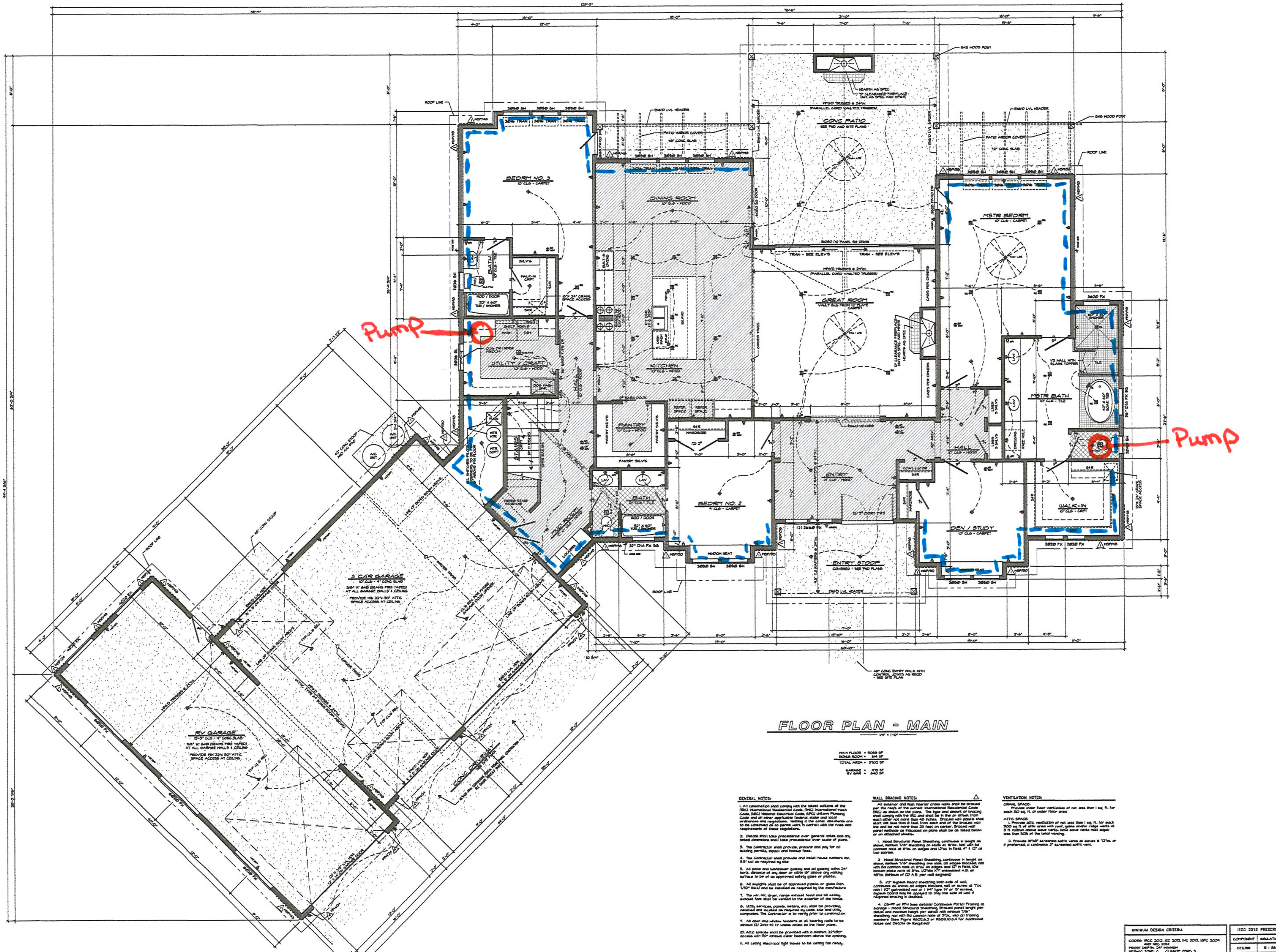
Parts 1-3 Accepted by: _____ Date _____

Part 4 Accepted by: _____ Date _____

Part 5 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.**



FLOOR PLAN - MAIN

1/4" = 1'-0"

MAIN FLOOR = 3088 SF
BONUS ROOM = 614 SF
TOTAL AREA = 3702 SF

GARAGE = 475 SF
RV GAR = 640 SF

GENERAL NOTES:

1. All construction shall comply with the latest editions of the (IRC) International Residential Code, (IMC) International Mech Code, (NEC) National Electrical Code, (UPC) Uniform Plumbing Code and all other applicable federal, state and local ordinances and regulations. Nothing in the const. documents are to be construed as to permit work in conflict with the rules and requirements of these regulations.

2. Details shall take precedence over general notes and any noted dimensions shall take precedence over scale of plans.

3. The Contractor shall provide, procure and pay for all building permits, impact and hookup fees.

4. The Contractor shall provide and install house numbers min. 3.5" tall as required by site

5. All patio and tub/shower glazing and all glazing within 24" horiz. distance of any door or within 18" above any walking surface to be of an approved safety glass or plastic.

6. All skylights shall be of approved plastic or glass (min. 7/32" thick) and be installed as required by the manufacture

7. The mir. htr, dryer, range exhaust hood and all ceiling exhaust fans shall be vented to the exterior of the house.

8. Utility services, panels, meters, etc., shall be provided, installed and located as required by code, site and utility companies. The Contractor is to verify prior to construction

9. All door and window headers at all bearing walls to be minimum (2) 2x10 #2 Fir unless noted on the floor plans.

10. Attic spaces shall be provided with a minimum 22"x30" access with 30" minimum clear headroom above the opening.

11. All ceiling electrical light boxes to be ceiling fan ready.

WALL BRACING NOTES:

All exterior and main interior cross walls shall be braced per the req's of the current International Residential Code (IRC) as shown on the plans. The type and amount of bracing shall comply with the IRC and shall be in line or offset from each other not more than 48 inches. Braced wall panels shall start not less than 8 feet from each end of the braced wall line and be not more than 25 feet on center. Braced wall panel methods as indicated on plans shall be as listed below or on attached sheets.

1. Wood Structural Panel Sheathing, continuous in lenght as shown, minimum 7/16" sheathing on studs at 16"oc. Nail with 8d common nails at 6"oc on edges and 12"oc in field, 4" & 12" at two stories.

2. Wood Structural Panel Sheathing, continuous in lenght as shown, minimum 7/16" sheathing one side, all edges blocked, nail with 8d common nails at 6"oc on edges and 12" in field, 10d bottom plate nails at 3"oc 1/2"dia X7" embedded A.B. at 48"oc (minimum of (2) A.B. per wall segment)

3. 1/2" Gypsum board sheathing both side of wall, continuous as shown, all edges blocked, nail or screw at 7"oc with 1 1/2" galvanized nail or 1 1/4" type "W" or "S" screws, Gypsum board may be applied to only one side of wall if required bracing is doubled.

4. CS-PF or PFH (see details) Continuous Portal Framing at Garage - Wood Structural Sheathing, Braced panel lenght per detail and maximum height per detail with minimum 7/16" sheathing, nail with 8d common nails at 3"oc. into all framing members (See Figure R602.6.2 or R602.10.6.4 for Additional Notes and Details as Required)

VENTILATION NOTES:

CRAWL SPACE:
Provide under floor ventilation at not less than 1 sq. ft. for each 150 sq. ft. of under floor area

ATTIC SPACE:
1. Provide attic ventilation of not less than 1 sq. ft. for each 300 sq ft of attic area with roof, gable and/or ridge vents at 3 ft minimum above eave vents. Note eave vents must equal less then 50% of the total venting.

2. Provide 16"x8" screened soffit vents at eaves @ 72"oc. or if preferred, a continuous 2" screened soffit vent.

MINIMUM DESIGN CRITERIA

CODES: IRCC 2012, IEC 2012, IMC 2012, ISPC 2009 AND NEC 2014
FROST DEPTH: 24" MINIMUM
SEISMIC ZONE: C CLIMATE ZONE: 5
BASIC WIND SPEED: 90 MPH
WIND EXPOSURE CATEGORY: B
SOIL BEARING CAPACITY: 1500 PSF
ROOF LOADS: 25 PSF LIVE (SNOW) - 17 PSF DEAD
FLOOR LOADS: 40 PSF LIVE - 17 PSF DEAD

IECC 2012 PRESCRIPTIVE CODE COMPLIANCE	
COMPONENT	INSULATION VALUES
CEILING	R - 38 BLOW-IN FIBERGLASS
WOOD FRMD WALLS	R - 21 FIBERGLASS BATT
WOOD FRMD FLOORS	R - 30 FIBERGALSS BATT
CONC SLAB	R - 10 RIDGID - EXTEND MIN 24"

WILLIAMS & ASSOCIATES
will4088@msn.com

JOB NO. 4922 - MR
DATE: FEBRUARY 26, 2014
DWN. BY: LOREN D WILLIAMS
APP. BY: LOREN D WILLIAMS

PROJECT RESIDENCE FOR CLARE
3088 SF LIVING W/ 614 BONUS RM AND 1115 SF GAR
FOR MORGAN CREEK HOMES - MORGAN RIRIE
MERIDIAN, IDAHO (208) 845-8122 / (208) 887-2245

MORGAN CREEK HOMES
Affordable Elegance
P.O. BOX 701 - MERIDIAN, IDAHO

DATE | REVISIONS | BY

SHEET: 4