



# 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



Shadow Mountain Homes  
scott@shadowbuilt.com

6-25-2020

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**PROPOSED WATER DRAINAGE for the crawlspace at 19055 N. Eagleston Pl. Garden City, Idaho**  
Ness, LLC is an IICRC council certified Mold Remediation Contractor, licensed, bonded, and insured with  
**mold and environmental pollution endorsements**

Based on the visual evidence that there is a history of seasonal water intrusion and areas of standing water, a drain system is recommended in the entire crawlspace. You have requested a bid for the left side only so we will include that as well. If only installing on the left side, we cannot guarantee that there cannot be water intrusion in the right half of the crawlspace in the future, as conditions change. There will be no warranty for the right half unless a full system is installed. There did not appear to be visible mold in the areas inspected, at this time, but the view was somewhat limited. If any microbial growth is discovered, you will be informed and a bid will be provided for remediation. The vapor barrier is in fair condition so we will cut and peel it back in order to install the system. We will then install an apron above the system, pull it up onto the footings, where possible. .

**Part 1: Recommended Full Drainage System** (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 foundation vents of any insulation that may be blocking air flow.
6. Ness will warranty this system for 10 years.

**Part 2:**

1. Install a fabric lined graded drain system below the bottom of the footings on the entire perimeter of the crawlspace.
2. Drain in crawlspace will collect into two sump tanks. One tank will be in the back left corner and the other will be in the middle of the right 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 that will be determined onsite. (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 = \$7,436.38**

**Part 4: Vapor Barrier/ Full System:** Remove and dispose of miscellaneous debris and building materials. Install new 6 mil. vapor barrier apron on the perimeter above the system on the entire perimeter of the crawlspace. Pull apron up onto the footings.

**ADD to Total: \$530.00**

**Part 5: Partial Drainage System** (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 foundation vents of any insulation that may be blocking air flow.
6. We cannot guarantee that won't be future intrusion in the right side.
7. Ness will warranty the left side for 10 years. (No warranty on right side)

**Part 6:**

1. Install a fabric lined graded drain system below the bottom of the footings on the perimeter the left half of the crawlspace.
2. Drain in crawlspace will collect into a sump tank. The tank will be in the back left corner.

**Part 7:** Install sump pump into tank with insulated lid in the appropriate determined area. Sumps will discharge through a drain line to a dispersal bed that will be determined onsite. (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 5-7 = \$3,666.13**

**Part 8: Vapor Barrier/ Partial System:** Remove and dispose of miscellaneous debris and building materials. Install new 6 mil. vapor barrier apron on the perimeter above the system on the perimeter of the left side of the crawlspace. Pull apron up onto the footings.

**ADD to Total: \$325.00**



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*>> To be paid in full upon completion <<  
>> 3% charge on credit card transactions <<*

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

Part 4 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Parts 5-7 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Part 8 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

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.

**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.**