



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: 9805 W. Wildbranch Dr. Star, Idaho 83669

June 19, 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 home owner 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!**

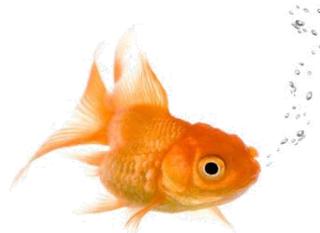
- ✓ All access to the crawlspace will be protected by plastic sheeting during work.

- ✓ Installing a drain system is a 10-17 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:** We are **almost two months** out in scheduling new projects. If a signed contract is returned within 24 hours, your estimated start date will be some time during the week of August 3rd. 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!





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



Ted Mason Signature Homes
ted@tedmason.com

6-19-2020

Page 2 of 2

PROPOSED WATER DRAINAGE for the crawlspace at 9805 W. Wildbranch Dr. Star, Idaho 83669

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

Since we last inspected this crawlspace in August of last year, there was an attempt at installing a drain system. This system appears to be non-functional due to the amount of standing water in the crawlspace. We would recommend cancelling the current system and installing a Ness system on the interior perimeter with 2 pumps. There did not appear to be any visible microbial growth, at this time, but the view was limited due to standing water. If any microbial growth is discovered, while the recommended work is performed, you will be informed immediately and a bid will be provided for remediation. The bottom layer of insulation on the stem wall is wet/damaged and will need to be replaced along with the vapor barrier by the builder once the drain system is installed. There is also a floor joist that needs to have a couple supports added.

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

Part 2: Directions given facing the front door from outside.

1. Cancel and remove current drain system. Backfill as needed.
2. Install a fabric lined graded drain system below the bottom of the footings along the entire interior perimeter of the crawlspace except for part of the area behind the garage.
3. Drain in crawlspace will collect into two sump tanks. One will be located in the back- middle area of the crawlspace and the other will be placed in the front.

Part 3: Install sump pumps with insulated lids in the appropriate determined areas. Sumps will discharge through a drain line to a dispersal bed towards the front 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 is included.)

Total Labor & Materials Parts: 1-3 = \$ 5,968.32

Part 4: Ness will remove and dispose of old vapor barrier, miscellaneous debris, building materials and bottom portion of insulation. Builder to install new 6 mil. vapor barrier in the entire crawlspace and pull up onto the footings, where possible. Tape all seams. (We can revise bid to include vapor barrier and insulation on request.)

ADD to Total \$410.07

Part 5: Joist Supports

1. Jack up to pre-load floor joist for support
2. Add two pier blocks with 4x4 support posts to joist where it is split.
3. Sister supports to joist, as needed.

ADD to Total \$420.60

*>> To be paid in full 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 and 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.