



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: 1531 N. Triathlon Ave. Eagle, Idaho 83616

July 2, 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 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 bid is returned in the next 24 hours, your estimated start date will be during the week of August 24th. We can install a temporary pump and fans in the meantime.**

- ✓ We have now extended our warranty for sump pump drainage systems to 10 years!





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PROPOSED WATER DRAINAGE for the crawspace at 1531 N. Triathlon Ave. Eagle, Idaho 83616

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 crawspace for standing water. At the time of our inspection, there was almost a foot of water in most of the crawspace. We would recommend a drain system with two pumps. There did not appear to be any visible mold but the view was very limited. If anything is observed during the drain installation, we will contact you immediately and provide a bid for remediation. The vapor barrier is in good condition so we'll cut and pull it back from the footing to install the system and then install an apron on the perimeter above the trenches. There is some insulation on the bottom of the stem walls that is wet/damaged. We will cut and remove the bottom of the insulation (approx. 6") that is damaged. Core will need to evaluate the insulation when the project is completed and replace as needed.



standing water under vapor barrier



actively moving water on top of plastic



saturated insulation

Part 1: Drainage (Digline will be contacted to mark all utilities)

1. All access to crawl space 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 crawl space during work and for dry down.
4. Additional fans will be installed for dry down, as needed.
5. Clear air vents of any insulation for proper air flow.

Part 2:

1. Install a fabric lined graded drain system below the bottom of the footings on the entire perimeter of the crawspace.
2. Drain in crawspace will collect into 2 sump tanks. The 1 tank will be in the mid-left side of the crawspace and the other tank in the mid-right side.

Part 3: Install 2 sump pumps into 2 tanks with insulated lids in the appropriate determined areas. Sumps will discharge through a drain line towards a dispersal bed in the front left landscaped area. (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 = \$8,280.38



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Part 4: Remove and dispose of miscellaneous debris, damaged insulation and building materials. Install new 6 mil. vapor barrier apron in the entire perimeter of the crawlspace above the trenches and pull up onto the footings, where possible. Seams will be taped per code for a conditioned crawlspace. **Part 4 ADD to Total = \$ 545.6**

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

Parts 1-3 Accepted by: _____ **Date** _____

Pars 4 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.