



Ness LLC

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PROPOSED WATER DRAINAGE for the crawlspace at 10301 W. Shumard Star, Idaho

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 with two sump pumps. The vapor barrier will also need to be replaced due to the microbial growth floating on the top.

There did not appear to be any visible mold on the wood structures in the crawl but the view was limited. We will perform a full evaluation as soon as possible and notify you immediately if anything is found. We will also remove approx. 8" of the bottom of the insulation on the stem wall that is saturated. Builder will need to evaluate and replace as needed after the drain system is completed.

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. Clear air 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 entire interior perimeter of the crawlspace except for behind the garage.
2. Drain in crawlspace will collect into two sump tanks. One sump tank will be in the back- middle area of the crawlspace and the other will be installed in 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 that will be trenched to the back fence. (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 = \$6,175.23

Part 4: Remove and dispose of old vapor barrier, bottom portion of the insulation, miscellaneous debris, and building materials. Install new 6 mil. vapor barrier in the entire crawlspace and pull up onto the footings, where possible. All seams will be taped per code for a conditioned crawlspace.

Total Labor & Materials Part 5 = \$840.00

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

Parts 1-3 Accepted by: _____ Date _____

Part 4 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.**