



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: 7080 E Sky Bar St, Boise, ID 83716

7-21-20

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 14-21-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: If a signed contract is returned within 24 hours, your estimated start date will be during the week of September 14th.** Please plan accordingly. If there are any cancellations, you will be moved up in the schedule and contacted for access. Payment may be held in escrow, if needed.

- ✓ 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



Mark Templeton
mark@templetonrealestategroup.com

7-21-20

Page 2 of 2

PROPOSED WATER DRAINAGE for the Crawlspace at 7080 E. Sky Bar St. Boise, Idaho 83716

As requested, the crawlspace was inspected for water intrusion. Based on the visual evidence that there is a history of seasonal water intrusion and standing water in some areas, a drain system is recommended. There did not appear to be any visible microbial growth, at this time, but the view was limited due to standing water in some areas. If any mold is found during the drain install, you will be notified and we will provide a bid for remediation. The vapor barrier is in fair condition and will not need to be replaced. We will install an apron on the perimeter of the crawlspace above the system.

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

1. All access to crawlspace surfaces will be protected by plastic sheeting during work.
2. Negative air machine used for the crawlspace during work and for dry down.
3. Additional fans will be installed for dry down, as needed.
4. Preliminary digging and pumping to remove excess water, as needed.
5. Clear all foundation vents of any insulation or debris that may be obstructing air flow.

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

1. Install a fabric lined graded drain system below the bottom of the footings along the entire interior perimeter of the crawlspace except for behind the garage and the main entrance.
2. Drain in crawlspace will collect into a sump tank located in the back-right corner.

Part 3: Install sump pump into tank with insulated lid in the back. Sump will discharge through a drain line to a dispersal bed towards the front right landscaped area. (The sump pump discharge lines 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 = \$3,369.14

Part 4: Remove and dispose of miscellaneous debris and building materials. Install new 6 mil. vapor barrier apron on the perimeter above the system in the crawlspace and pull up onto the footings, where possible. **ADD to Total = \$253.54**

*>> Paid out of closing if closing is within 21 days of job completion or 50% down and 50% paid 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 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.