



# 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:** 12210 N. 17<sup>th</sup> Ave. Boise, Idaho

**August 4, 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 14-21 day 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 October 5<sup>th</sup>.
  
- ✓ We have now extended our warranty for sump pump drainage systems to 10 years!





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Boise Building Co.  
jay@boisebuildingco.com

8-4-2020

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## **PROPOSED WATER DRAINAGE for the crawlspace at 12210 N. 17<sup>th</sup> Ave. Boise, 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. Based on the visual evidence of a history of water intrusion, standing water in certain areas and grading from the step down areas, we recommend installing a full perimeter drain system. There was no visible mold on the framing in the areas inspected, at this time, but the view and access were limited. If mold is found during installation of the drain system, we will contact you and provide a bid for remediation. The vapor barrier is in good condition so we will peel it back from the system area and install an apron above the footings, where possible, after install.

### **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 foundation vents for proper air flow.

### **Part 2:**

1. Install a lined and graded drain system below the bottom of the footings on the entire perimeter of the crawlspace.
2. Drain in crawlspace will collect into a sump tank. The tank will be in the main entrance area of the crawlspace.

**Part 3:** Install sump pump into tank with insulated lid in the appropriate determined area. Sump 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 = \$6,674.32**

**Part 4:** Remove and dispose of old vapor barrier, miscellaneous debris, and building materials. Install new 6 mil. vapor barrier in the entire crawlspace and pull up onto the footings, where possible. **ADD to Total = \$425.00**

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

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

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

**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.**