



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: 1549 E. Pantanella Dr. Meridian, Idaho 83642

August 24, 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 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. The process CANNOT be rushed, or our warranty may be compromised. Please plan accordingly.

- ✓ Fans need time to dry the area, so we do not 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 14th. We will schedule to install a pump and fan until the project can begin.

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





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CBH Homes
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8-24-2020

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PROPOSED WATER DRAINAGE for the crawlspace at 1549 E. Pantanella Dr. Meridian, Idaho 83642
(work order #27401-006)

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 that there is a history of water intrusion and areas of standing water we recommend installing a drain system. There was no visible mold in the areas inspected, at this time, but the view and access were limited with the standing water. 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 poor condition and will need to be replaced. There is also a voided area around the sewer exit line that will need to be backfilled.

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 fabric lined graded drain system below the bottom of the footings on the entire perimeter of the crawlspace except for behind part of the garage.
2. Drain in crawlspace will collect into a sump tank that will be in the back 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 a landscaped area that will be determined onsite. (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 = \$4,572.68

Part 4: Backfill voided area that has settled around the sewer discharge line. This area will be compacted and graded towards the drain system. **ADD to Total = \$189.65**

Part 5: 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 = \$569.72**

*>> 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** _____

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.