



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: 10358 W. Cultis Bay St. Garden City, Idaho 83714

August 18, 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.

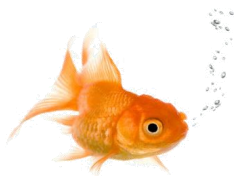
- ✓ Service techs will be wearing masks and practicing social distancing.

- ✓ 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

- ✓ Please note: If proposal is signed within 24 hours, your estimated start date will be some time during the week of Oct. 19th.

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





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DJW Property Management
info@djwmanagement.net

8-18-2020

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PROPOSED WATER DRAINAGE for the crawlspace at 10358 W. Cultis Bay St. Garden City, Idaho 83714

As requested, we inspected the crawlspace for standing water. Based on the visual evidence that there is a history of the water intrusion, a drain system is recommended with two pumps. 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 microbial growth is discovered, while the recommended work is performed, you will be informed immediately and a bid will be provided for remediation. The vapor barrier is in poor condition and will need to be replaced.

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 foundation vents of any insulation that may be blocking air flow.

Part 2:

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 part of the garage.
2. Drain in crawlspace will collect into two sump tanks. One will be located in the back-middle area and the other will be located in the front-right corner of the crawlspace.

Part 3: Install sump pumps into tanks with insulated lids in the appropriate determined areas. Sumps will discharge through a drain line to a dispersal bed towards 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 = \$5,974.32

Part 4: Haul in bagged soil to backfill voided areas. These areas will be compacted and graded towards the drain system.

ADD to Total = \$238.16

Part 5: Remove and dispose of two layers 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 = \$781.60

>> 50% down, 50 % due on completion<< >> 3% charge on credit card transactions <<

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

Part 4 Accepted by: _____ **Date** _____

Part 5 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.

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.