



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: 4057 W. Bedrock Dr. Meridian, Idaho 83646

August 3, 2020

What to expect with a Drain Install and Remediation?

- ✓ 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.

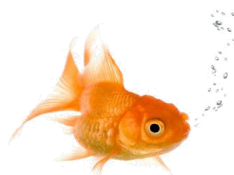
- ✓ Installing a drain system is a 14-21day process, depending on drying time. The process CANNOT be rushed or our warranty may be compromised. Please plan accordingly.

- ✓ Mold remediation is usually a 7-14 day process, depending on dry times and 3rd party inspection scheduling.

- ✓ 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 Sept. 28th

- ✓ 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



Mitch Gussie
mitchgussie@gmail.com

8-3-2020

Page 2 of 2

PROPOSED WATER DRAINAGE for the crawlspace at 4057 W. Bedrock Dr. Meridian, Idaho 83646

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 standing water in many areas we are recommending installing a drain system.

There did not appear to be any visible microbial growth, at this time, but the view was limited due to standing water. 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 good condition so we will fold it back to install the system and re-spread on completion.

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. Haul in bagged soil to fill voided areas in the crawlspace. Grade toward drain system.
4. Negative air machine used for the crawlspace during work and for dry down.
5. Additional fans will be installed for dry down, as needed.
6. 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 on the entire 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 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 to an exterior location 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 = \$5,035.68

Part 4: Remove and dispose of miscellaneous debris and building materials. Redistribute current vapor barrier and pull up onto the footings, where possible. **ADD to Total = \$431.76**

*>> Paid out of closing as long as 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 Indicate Payment Schedule: (check payment option) 50/50 Out of Closing

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.