



# 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:** 2694 W. Wave Ct. Meridian, Idaho

**August 30, 2019**

## **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 10-17 day process, depending on drying time. Please plan accordingly.
  
- ✓ The AC will need to be shut off during treatment for mold and will need to be off for at least 3 hours.
  
- ✓ 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 some time around Oct.12th. Please plan accordingly. If there are any cancellations, you will be moved up in the schedule and contacted for access.
  
- ✓ We have now extended our warranty for sump pump drainage systems to 10 years!





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8-30-2020

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**PROPOSED DRAINAGE AND REMEDIATION for the crawspace at 2694 W. Wave Ct. Meridian, Idaho**  
Ness, LLC is an IICRC council certified Mold Remediation Contractor, licensed, bonded, and insured with mold and environmental pollution endorsements.

As requested, the crawl space was inspected for standing water. We observed standing water in various areas throughout the crawspace and there is visible evidence of a history of water intrusion. Based on these observations, we would recommend installing a drain system with a sump pump. There did not appear to be any visible mold, but the view was limited due to standing water in some areas. If any microbial growth is discovered during the drain install the owner will be notified and a bid for remediation will be provided. We would also recommend replacing the vapor barrier. The wet insulation that has detached from the stem wall will be removed with the rest of the debris and old vapor barrier. It will not need replaced as there is sufficient insulation on the floor decking.

**Part 1: Drainage** (*Digline will be contacted to mark all utilities*)

1. All access to crawspace surfaces will be protected by plastic sheeting during work.
2. Perform preliminary digging and pumping to remove excess water, as needed.
3. Set up negative air machine and additional fans, as needed, for dry down.
4. Clear all insulation and debris from foundation vents for 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 crawspace except for behind part of the garage.
2. Drain in crawspace will collect into a sump tank located in the back-middle area of the crawspace.

**Part 3:** Install sump pump with insulated lid in the back- middle area of the crawspace. Sump 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 is included.)

**Total Labor & Materials Parts: 1-3: \$4,620.12**

**Part 4:** Remove and dispose of wet insulation, old vapor barrier, miscellaneous debris, and building materials. Install new 6 mil. vapor barrier in the entire crawspace and pull up onto the footings, where possible.

**Total Part 4: \$512.68**

**>> Paid out of closing if closing is within 21 days of job completion. Title Company contact information must be provided along with the signed proposal. 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 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 and drain system for no standing water (as per signed contract) on the crawspace 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 crawspace 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.