



Ness LLC

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Tresidio Homes
dallin@tresidio.com

8-13-2020

Page 1 of 2

PROPOSED WATER DRAINAGE for the crawlspace at 12679 W. Aukland St. Meridian, Idaho 83642, LP06-05

Ness, LLC is an IICRC council certified Mold Remediation Contractor, licensed, bonded, and insured with mold and environmental pollution endorsements.

We are recommending a drain system on the interior perimeter in the back half of the crawlspace with one sump pump. At this time, this is the only area showing a visible history of water intrusion. This is not a guarantee that there cannot be future intrusion in other areas of the crawlspace as conditions change. There does not appear to be any visible mold currently. If any microbial growth is discovered during the install, you will be notified immediately. The vapor barrier is in poor condition and will need to be replaced. We will remove approx. 4" off the bottom of the insulation on the stem wall that is saturated. Tresidio should assess to see if replacement is needed but we do not think it will be necessary.

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 all air vents of debris or insulation for proper air flow.

Part 2: (Directions given facing the front of the home)

1. Install a fabric lined graded drain system below the bottom of the footings along the interior perimeter in the back half of the crawlspace. (See attached sketch for placement of pumps and trenching)
2. Drain in crawlspace will collect into a sump tank that will be located in the back of the crawlspace under the dining room.

Part 3: Install sump pump into tank with insulated lid in the appropriate determined area. Sump will discharge through a trenched drain line to an area that will be determined onsite. The line will be marked for the landscapers. (The sump pump discharge lines will not be visible from the outside of the house. Installation of a battery powered, water sensing alarm will be included and installed near the crawlspace entrance for easy access. Pumps will be plugged in to existing outlets in the crawlspace that will be installed by Tresidio's electrician. A sketch is attached for pump placement.)

Total Labor & Materials Parts 1-3 = \$3,784.85

Part 4: Remove bottom 4" of damaged insulation, old vapor barrier and construction debris. Dispose. **ADD to Total: \$235.00**

Part 5: Tresidio will be responsible for installing vapor barrier above the footings and tape per code for a conditioned crawlspace. If not executed properly, it could void your warranty for "no standing water in the crawlspace". Ness can provide a bid for vapor barrier replacement, if requested.

>> 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 _____

Please print name: _____

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.

FOUNDATION GENERAL NOTES

EMBED 18" #4 BARS @ 24" O.C. INTO FOUNDATION WALL AT ADJACENT SLABS ON GRADE

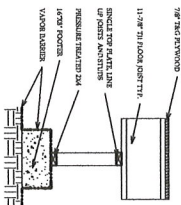
CONTRACTOR TO VERIFY ALL WINDOW AND DOOR DIMENSIONS PRIOR TO PLACEMENT OF CONCRETE FOR PROPER PLACEMENT OF ALL HOLD DOWNS AND FOUNDATION VENTS IN STEM WALL

INSTALL MIN. 1/2" ANCHOR BOLTS AT 6" O.C. AND 12" FROM CORNERS, AS PER CODE. ON TALL WALL LOCATIONS, I.E. RV BAY, INSTALL AT 4' O.C.

CHECK SHEAR PLAN FOR PLACEMENT OF ANCHOR BOLTS. CONCRETE STRAPS, AND REBAR LOCATIONS.

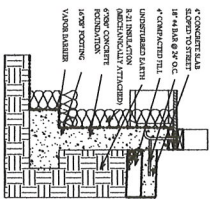
CRAWL SPACE ACCESS MINIMUM 18" X 24". CONTRACTOR TO VERIFY IDEAL PLACEMENT TO AVOID CUTTING JOISTS.

PONY WALL DETAIL



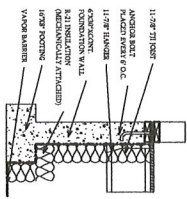
② A2-SECTION 2
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TYP. FOUNDATION DETAIL I



③ A2-SECTION 3
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TYP. FOUNDATION DETAIL II



④ A2-SECTION 4
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HOLD DOWN SCHEDULE

| MARK | DESCRIPTION |
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TRESIDIO
HOMES

2979 N. LAKE RD. STE. 110,
MERIDIAN, ID 83646

PHOTO: JAMES W. HARRIS

THIS PLAN AND ANY DERIVATIVES THEREOF ARE PROPERTY OF TRESIDIO CORPORATION. CONTRACTOR SHALL OBTAIN THIS DRAWING WITHOUT CONSENT OF TRESIDIO SHALL BE PENALIZED.

CHESAPEAKE BONUS

12679 W. AUCKLAND ST.
MERIDIAN, ID 83642

REVISION SCHEDULE

| NO. | REVISION | DATE |
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HILLSDALE CREEK

06-05

FOUNDATION

PLAN

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