



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: 4146 W. Wolf Rapids St. Meridian, Idaho 83646

August 12, 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.

- ✓ 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 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 contract is returned within 24 hours, your estimated start date will be during the week of Oct. 5th.

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





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David and Lisa Watson
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8-12-2020

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PROPOSED WATER DRAINAGE for the Crawlspace at 4146 W. Wolf Rapids St. Meridian, Idaho 83646

As requested, we inspected the crawlspace for standing water. Based on the visual evidence that there is a history of seasonal water intrusion and standing water in several areas a drain system is recommended. There did not appear to be any visible microbial growth, at this time, but the view was limited. 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. Some of the vapor barrier is in poor condition and will need to be replaced. There is also some damaged/wet insulation on the stem wall that needs to be replaced in some areas.

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 and backfill voided areas that have settled. Compact and grade towards 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 air 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 interior perimeter of the crawlspace as specified. Trenching will start in the front on the left side of the main entrance and run towards the front-left corner. Then down the left side to the back-left corner and from there, trenching will run across the entire back side of the crawlspace.
2. Drain in crawlspace will collect into a sump tank located in the back-middle area 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 a dispersal bed towards a landscaped 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 = \$5,718.32

Part 4: Remove and dispose of old damaged portions of vapor barrier, miscellaneous debris, and building materials. Install new 6 mil. plastic, where removed and reposition existing plastic as needed. The vapor barrier will be pulled up onto the footings, where possible, and all seams will be taped per code for a conditioned crawlspace. **ADD to Total = \$821.69**

*>> 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.**