



Ness LLC

1315 W. Orchard Ave, Nampa, ID 83651
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Ness LLC Proposal for: 6158 Stadium Ct. Eagle, Idaho 83616

October 15, 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.

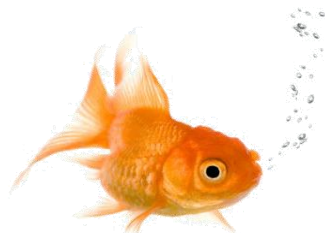
- ✓ Installing a drain system is a 10-17 day process, depending on drying time. Please plan accordingly.

- ✓ 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 during the week of November 9th. 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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10-15-2020

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PROPOSED WATER DRAINAGE for the crawlspace at 6158 Stadium Ct. Eagle, Idaho 83616

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

Based on the visual evidence that there is a history of seasonal water intrusion coming in through the cold joints and under the footings, 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 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. 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 lined and graded drain system below the bottom of the footings along the entire interior perimeter of the crawlspace except for part of the back side.
2. Drain in crawlspace will collect into two sump tanks. One will be located in the middle -right side and the other in the front-left side behind the garage.

Part 3: Install sump pumps 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 is included.)

Total Labor & Materials Parts: 1-3: \$6,118.12

Part 4: Remove and dispose 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: \$1,486.12**

>> *Paid out of closing as long as closing is within 21 days of job completion or 50% down and 50% paid upon completion* <<
>> *3.5% charge on credit card transactions* <<

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

Part 4 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 and 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 for 7 years. Drainage warranty excludes water standing on the crawlspace floor from unnatural resources, i.e.: interior home appliances, plumbing leaks, or irrigation mechanical failures. Furthermore, Ness, LLC is not responsible for any future landscape changes that may disrupt the system. A Service Charge applies for *non-warranty* issues.