



# Ness LLC

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Tresidio Homes  
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**PROPOSED WATER DRAINAGE for the crawlspace at LP11-04, 10277 W. Golden Rain St. Star, Idaho 83669**  
**Ness, LLC is an IICRC council certified Mold Remediation Contractor, licensed, bonded, and insured with mold and environmental pollution endorsements.**

Based on the current stage of the build, we are recommending a drain system on the interior perimeter of the crawlspace, as specified below, with two pumps. There did not appear to be any visible microbial growth in the accessible areas inspected. If mold is discovered during the installation, you will be notified immediately and a separate bid will be written for approval.

**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.

**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 entire interior perimeter of the crawlspace except for behind the garage. (See attached sketch for placement of pumps and trenching)
2. Drain in crawlspace will collect into two sump tanks. The sump tanks will be located in the back-right corner under bedroom IV and the mid-left side under the master closet.

**Part 3:** Install sump pumps into tanks with insulated lids in the appropriate determined areas. Sumps will discharge through a drain line to a dispersal bed that will be blended in with the landscaping. Ness will inspect discharge area after landscaping install to ensure correct flow. (The sump pumps discharge line 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 that Tresidio will install at pump locations. These will connect to an existing GFCI outlet in the garage. (Ness will provide a GFCI outlet with audible alarm and manual shut-off if requested.)

**Total Labor & Materials Parts 1-3: \$5,981.21**

**Part 4:** Remove and dispose of old vapor barrier, miscellaneous debris, and building materials. Install new 6 mil. vapor barrier apron on the perimeter, in most areas, and will leave extra to be folded out in order to prep for insulation and full vapor barrier. Tresidio will be responsible for installing insulation and final vapor barrier. All seams must be taped, per code, for a conditioned crawlspace to maintain our warranty.

**ADD to Total: \$341.92**

>> To be paid in full upon completion <<  
>> 3% 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, 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.

