



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: 912 S. Spring Valley Dr. Nampa, Idaho 83686

October 7, 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!

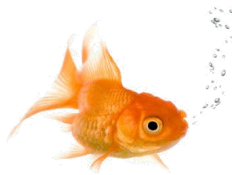
- ✓ All access to the crawlspace will be protected by plastic sheeting during work.

- ✓ Installing a drain system is a 14-21day process, depending on drying time. The process CANNOT be rushed or the integrity of 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

- ✓ Please note: If a signed contract is returned within 24 hours, your estimated start date will be during the week of December 14th. Please plan accordingly. If we are starting another job in your area, you may be started early due to logistics. Also, if there are any cancellations, you will be moved up in the schedule and contacted for access. Payment may be held in escrow if needed.

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





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Joann Vasko, 208-936-2086
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10-7-2020

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PROPOSED WATER DRAINAGE for the crawlspace at 912 S. Spring Valley Dr. Nampa, Idaho 83686

Based on the visual evidence that there is a history of seasonal water intrusion, a drain system is recommended with 2 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 is in poor condition and will need replacement. We will also replace approx. 8 batts of insulation that is damaged. See the following recommended scope of work.

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 foundation vents of any insulation or debris that may be obstructing air flow.

Part 2:

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.
2. Drain in crawlspace will collect into two sump tanks. One sump tank will be in the back-middle area of the crawlspace and the other will be in the front-right corner.

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 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 and manual shut-off included.)

Total Labor & Materials Parts 1-3: \$5,852.18

Part 4: Remove and dispose of damaged vapor barrier, miscellaneous debris, and building materials. Install new 6 mil. vapor barrier, where removed, in the entire crawlspace and pull up onto the footings, where possible. **ADD to Total: \$615.32**

Part 5: Replace approx. 8 batts of fallen/damaged insulation on the floor decking. **ADD to Total: \$335.98**

>> 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 _____

Part 5 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. **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.**

Ness, LLC gives a 5-YEAR WARRANTY on no visible microbial re-growth where work has been done, cleaned, and treated. Warranty is void if there is any water or water source introduced into the area. This Warranty is Transferable to new home buyer within warranty period