



# 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:** 1858 Placerville St. Middleton, Idaho 83644

**October 10, 2020**

## **What to expect with a Drain Install and Remediation?**

- ✓ 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 homeowner 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 our warranty may be compromised. Please plan accordingly.
  
- ✓ Mold remediation is usually a 7-14-day process, depending on dry times and 3rd party inspection scheduling.
  
- ✓ Fans need time to dry the area, so we do not 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 bid is returned in the next 24 hours, your estimated start date will be the sometime during the week of November 23rd, depending on the completion of the projects already in progress. If there are any opportunities to start sooner, you will be 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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Kaitlyn Weekes, 208-598-5478  
kaitlynweekes@hotmail.com

10-10-2020

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**PROPOSED WATER DRAINAGE/REMEDIATION for the crawlspace at 1858 Placerville St. Middleton, Idaho 83644**  
**Ness, LLC is an IICRC council certified Mold Remediation Contractor, licensed, bonded, and insured with mold and environmental pollution endorsements**

As requested, the crawlspace was inspected for standing water. We observed water in several areas and with the visual evidence that there is a history of water intrusion; we are recommending a drain system. There did not appear to be any mold growth, at the time of our inspection, but the view was limited in some areas due to standing water. If any microbial growth is discovered during the drain installation, you will be notified, and a separate remediation bid will be sent for approval. All new vapor barrier will need to be installed.

**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 that may be blocking air flow.

**Part 2:**

1. Install a fabric lined graded drain system below the bottom of the footings on the entire perimeter of the crawlspace except for behind the garage.
2. Drain in crawlspace will collect into a sump tank. The sump tank will be in the back 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 the front left landscaped area. (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 = \$3,641.68**

**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 \$385.00**

**>> Paid out of closing if 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 Indicate Payment Schedule:** (check payment option)      50/50      Out of Closing

**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. **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.**