



# Ness LLC

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**Ness LLC Proposal for:** 2097 N. Swainson Ave. Meridian, Idaho 83646

**November 4, 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 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 14-21 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 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](mailto:ty@nessllc.com)
  
- ✓ If a signed bid is returned in the next 24 hours, your estimated start date will be Nov. 5th.
  
- ✓ We have now extended our warranty for sump pump drainage systems to 10 years!





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CBH Homes  
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8-24-2020

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## PROPOSED WATER DRAINAGE for the crawlspace at 2097 N. Swainson Ave. Meridian, Idaho 83646

(work order #31399-005)

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

We are recommending a drain system on the interior perimeter of the crawlspace to contain and control seasonal water intrusion.

### **Part 1: Drainage** (Digline will be contacted to mark all utilities)

1. All access to crawl space 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 crawl space during work and for dry down.
4. Additional fans will be installed for dry down, as needed.
5. Clear foundation vents for proper 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 part of the garage and the main entrance.
2. Drain in crawlspace will collect into a sump tank that will be in the back of the crawlspace.
3. Backfill voided area around sewer line. Compact and grade towards trenches.

**Part 3:** Install sump pump into tank with insulated lid in the appropriate determined area. Sump will discharge through a drain line towards a dispersal bed in 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 = \$5,188.12**

### **Part 4: Remediation**

1. All access to the crawlspace will be protected during work.
2. Containment will be set at the crawlspace access.
3. Hepa filtered negative air flow will be ongoing during the project.
4. The furnace system is to remain off during the work and for, at least, 3 hours after each treatment.
5. Surface cleaning and abrasive removal, as needed, of visible microbial growth on the impacted floor decking. *(See Part 5)*
6. Clear all foundation vents of any insulation or debris that may be obstructing air flow.

### **Part 5: Microbial Growth Remediation**

1. After containment is set up, perform surface cleaning and abrasive removal, as needed, of visible microbial growth on the impacted floor decking. Once mold impacted surfaces are cleaned, then treat the remediated surfaces in the crawlspace with a non-toxic Microbial Growth Inhibitor.
2. (1) Procedures are established from IICRC S520 Standard and Reference Guide for Professional Mold Remediation. (2) All work in the crawlspace/basement will be performed using accepted procedures. (3) Respiratory Protection is in accordance with the OSHA respiratory protection standard (29 CFR 1910.134) for the remediation. Gloves, full-face respirators, p-100 particulate filters, Tyvek full body suits with hoods and boots.
3. Photo documentation of work performed is available at the end of the project upon request. Disposal of debris.

**Total Labor & Materials Parts 4-5: \$679.32**

*This discounted price is only good if completed with the drain system.*

**Part 6: Optional:** 3<sup>rd</sup> Party Certified mold inspector's visual inspection and documentation.

**\*\*Final Clearance Air testing not included in protocol or scope. \*\***

**Total Part 3: \$185.00**

**Part 7:** 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 = \$648.92**



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>> *To be paid in full upon completion* <<  
>> *3.5% charge on credit card transactions* <<

Parts 1-3 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Parts 4-5 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Part 6 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Part 6 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

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 for 7 years. 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.**

Douglas A. Ness (CMRS) -Idaho Contractor Registration# RCE-481

Ness LLC gives a **5-year limited warranty** on no visible microbial re-growth where work is done. Warranty is **void** if any water or water source introduced into the area. **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.**