



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



Shadow Mountain Homes

2-12-2021

Page 1 of 1

PROPOSED WATER DRAINAGE for the crawlspace at 880 W. Tida St. Meridian, Idaho, WC08-02

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. Because there is water intrusion in most of the crawlspace and an apparent history of clay soils in the area, we would recommend a perimeter drain system with two sump pumps. There did not appear to be any visible mold in the areas inspected but the view was limited due to standing water in some areas and the foundation vents were blocked with insulation which limits air flow. If microbial growth is found during the install, you will be notified immediately, and we will provide a discounted proposal for remediation. Some areas of the vapor barrier are damaged and in need of replacement.

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 in the crawlspace during work for dry down.
4. Additional equipment will be installed for dry down, as needed.
5. Clear foundation vents of any insulation that may be blocking air flow.

Part 2: Directions given if facing the house from the street

1. Install a fabric lined and graded drain system below the bottom of the footings along the entire interior perimeter of the crawlspace except for behind part of the garage and the main entrance.
2. Drain in crawlspace will collect into two sump tanks. One sump tank will be in the middle of the left side and the other will be installed in the back 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 located in 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: \$5,842.50

Part 4: Remove and dispose damaged portions of vapor barrier, miscellaneous debris, and building materials. Install new 6 mil. vapor barrier, where removed, and pull up onto the footings, where possible.

Total Labor & Materials Part 4: \$980.71

*>> To be paid in full 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 10 years. Drainage warranty excludes water standing on the crawlspace floor from unnatural resources other than groundwater seepage, i.e.: interior home appliances, plumbing breaks and leaks, or irrigation and 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.**