



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



Tresidio Homes

2-24-2021

Page 1 of 2

PROPOSED WATER DRAINAGE for the crawlspace at 7897 W. Deerfawn Lane Eagle, Idaho, RS50-01

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

Because there is water intrusion in most of the crawlspace, 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. If any microbial growth is discovered during the drain install, you will be notified immediately and a proposal for remediation will be provided.

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 equipment will be installed for dry down, as needed.
5. Clear air 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 located in the middle of the left side by the crawl space access and the other will be located on the right side next to the crawl space access.

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 determined onsite to a landscaped area. (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 in the crawlspace.)

Total Labor & Materials Parts 1-3: \$5,865.12

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. All seams will be taped per code for a conditioned crawlspace.

Total Labor & Materials Part 4: \$1,080.24

--OR--

Part 5: Tresidio Homes to install new vapor barrier in the entire crawlspace as recommended. Please note: Failure to properly install the vapor barrier could impact our 5-year warranty on the mold remediation.

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

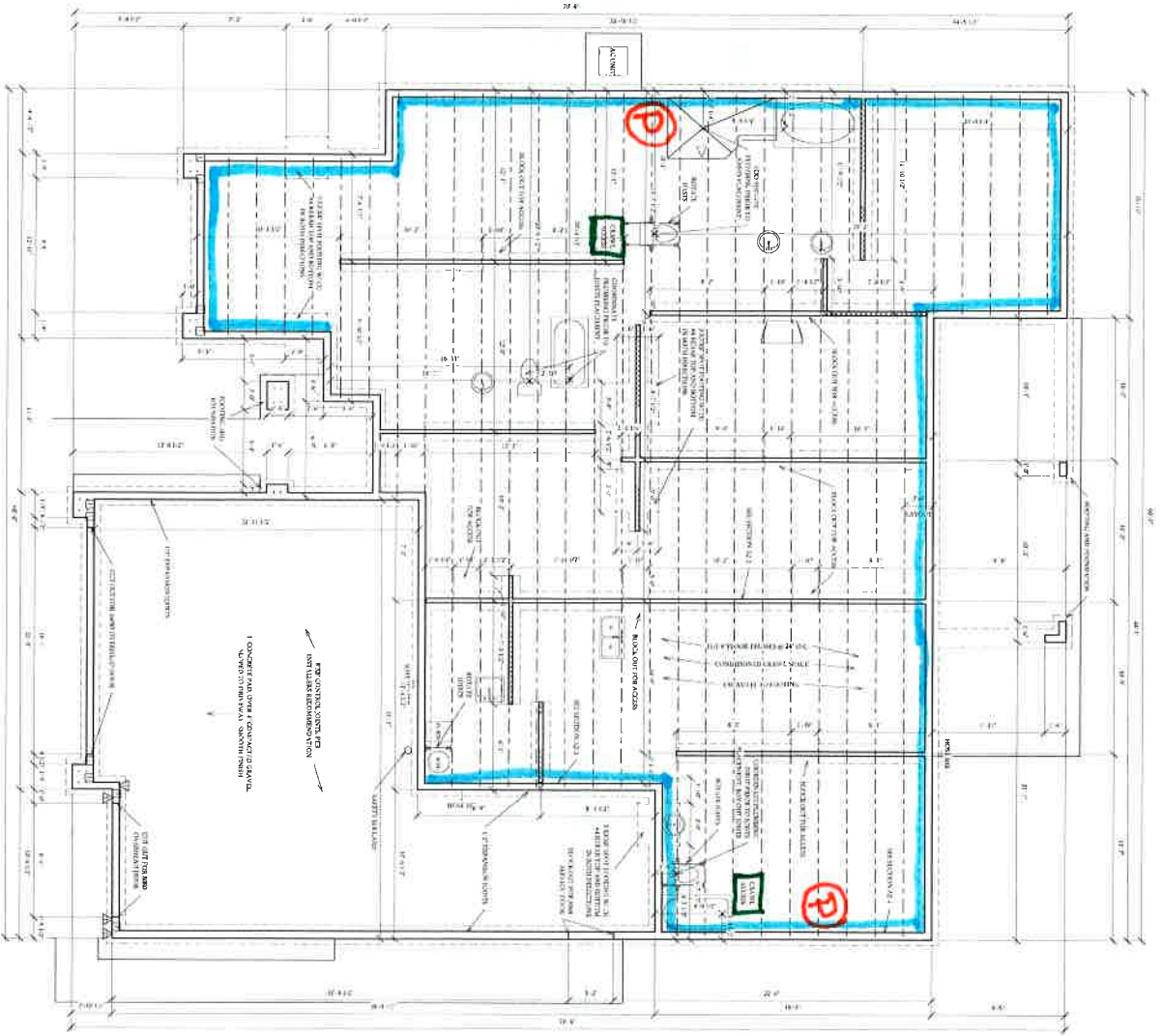
Parts 1-3 Accepted by: _____ **Date** _____

Part 4 Accepted by: _____ **Date** _____

Part 5 Accepted by: _____ **Date** _____

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

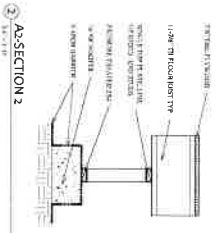
Ness, LLC gives a **10-Year Warranty** on sump pump and no standing water (as per signed contract) on the crawlspace floor where drain was installed from ground water seepage and rain/snow. This warranty is *transferable* to new home buyer for 10 years. Drainage warranty excludes water standing on the 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.**



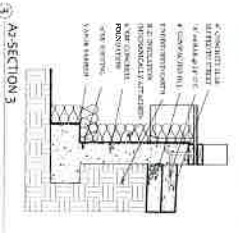
FOUNDATION GENERAL NOTES

EMBED 18" #4 BARS @ 24" O.C. INTO FOUNDATION WALL AT ADJACENT SLABS ON GRADE
 CONTRACTOR TO VERIFY ALL WINDOW AND DOOR DIMENSIONS PRIOR TO PLACEMENT OF CONCRETE FOR PROPER PLACEMENT OF ALL HOLD DOWNS AND FOUNDATION VENTS IN STEM WALL
 INSTALL MIN. 1/2" ANCHOR BOLTS AT 6" O.C. AND 12" FROM CORNERS, AS PER CODE ON TAIL WALL LOCATIONS, I.E. RV BAY, INSTALL AT 4" O.C.
 CHECK SHEAR PLAN FOR PLACEMENT OF ANCHOR BOLTS, CONCRETE STRAPS AND REBAR LOCATIONS.
 CRAWL SPACE ACCESS MINIMUM 18" X 24". CONTRACTOR TO VERIFY IDEAL PLACEMENT TO AVOID CUTTING JOISTS.

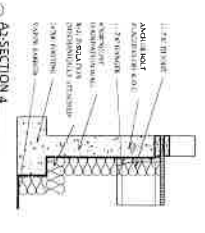
PONY WALL DETAIL



TYP. FOUNDATION DETAIL I



TYP. FOUNDATION DETAIL II



HOLD DOWN SCHEDULE

MARK	DESCRIPTION
□	F2 ANCHOR BOLT
▣	V4 ANCHOR BOLT
△	REINFORCING BARS

2075 N. EXETER BLVD. STE. 110
 MERIDIAN, ID 83645
 PHONE: (208) 786-7500

THIS PLAN AND ANY STRUCTURE BUILT HEREON SHALL BE THE PROPERTY OF TRESIDIO HOMES. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

BRANDON & LAURA RAGAN

7897 W. DEERFAWN LN.
 EAGLE, IDAHO 83616

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

RIVERSTONE
 50-1
 FOUNDATION
A2