



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
tom@tresidio.com

2-8-2021

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PROPOSED WATER DRAINAGE for the crawlspace at 844 W. Tida St. Meridian, Idaho, WC10-02
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 access. If microbial growth is found during the install, we will provide a discounted proposal for remediation. We will cut and remove the damaged insulation on the stem wall that is saturated at the bottom. Tresidio will need to evaluate the insulation and replace as needed after the drain system is completed. The vapor barrier will need to be replaced.

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 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, the courtyard, and the front left side.
2. Drain in crawlspace will collect into two sump tanks. One sump tank will be in the back-left area of the crawlspace at the corner of the master bedroom/dining room and the other will be installed in the right side next to the access under the master bath closet. Locations are marked on page 3.

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: \$5,682.50

Part 4: Remove and dispose of old vapor barrier, bottom portion of the insulation, 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 7: \$980.71**

--OR--

Part 5: Tresidio Homes to install new vapor barrier in the entire crawlspace. Please note: Failure to professionally install the vapor barrier could impact our warranty.

Part 6: Tresidio Homes will be responsible for evaluating the insulation on the stem wall and replacing, as needed



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>> *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 _____
Part 6 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.**

FOUNDATION GENERAL NOTES

EMBED 18" #4 BARS @ 24 O.C. INTO FOUNDATION WALL AT ADJACENT SLABS ON GRADE

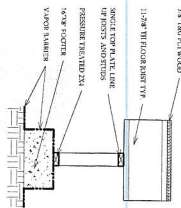
CONTRACTOR TO VERIFY ALL WINDOW AND DOOR DIMENSIONS PRIOR TO PLACEMENT OF CONCRETE FOR PROPER PLACEMENT OF ALL HOLD DOWNS AND FOUNDATION VENTS IN STEM WALL

INSTALL MIN. 1/2" ANCHOR BOLTS AT 6" O.C. AND 12" FROM CORNERS, AS PER CODE ON TALL WALL LOCATIONS, I.E. RV BAY, INSTALL AT 4' O.C.

CHECK SHEAR PLAN FOR PLACEMENT OF ANCHOR BOLTS, CONCRETE STRAPS, AND REBAR LOCATIONS.

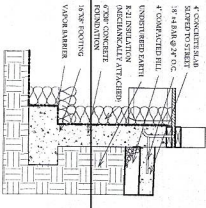
GRAWL SPACE ACCESS MINIMUM 18" X 24", CONTRACTOR TO VERIFY IDEAL PLACEMENT TO AVOID CUTTING JOISTS.

PONY WALL DETAIL



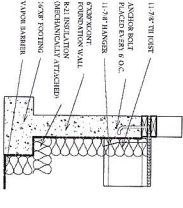
2) A3-SECTION 2

TYP. FOUNDATION DETAIL I



3) A3-SECTION 3

TYP. FOUNDATION DETAIL II



4) A3-SECTION 4

HOLD DOWN SCHEDULE

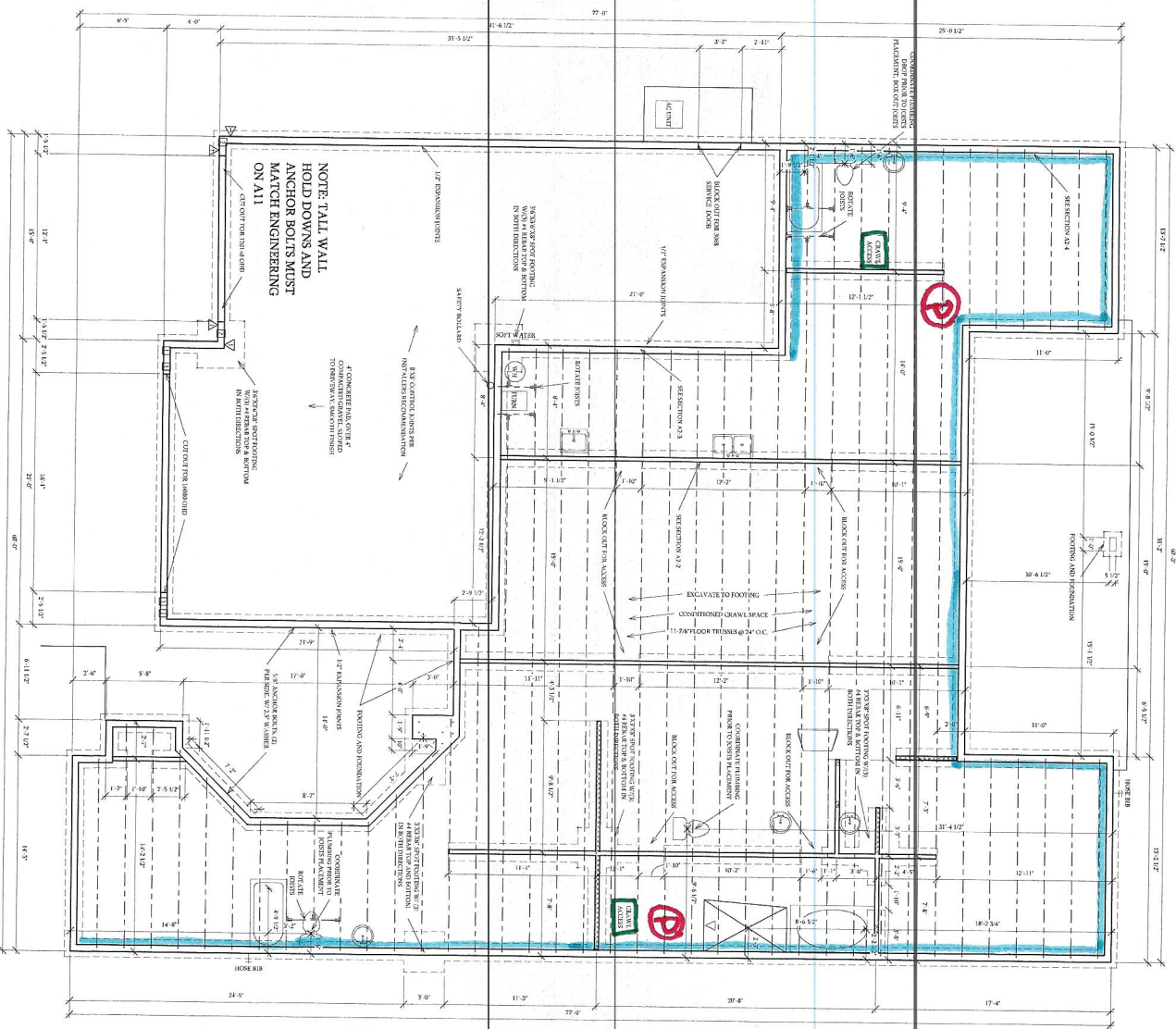
MARK	DESCRIPTION
□	1/2" ANCHOR BOLT
□	5/8" ANCHOR BOLT
△	HOLD-DOWNS HOLD DOWN BY 5/8" ANCHOR BOLT

REVISION SCHEDULE

NO.	DESCRIPTION
1	ISSUED FOR PERMITS
2	ISSUED FOR PERMITS
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50	ISSUED FOR PERMITS

WHITECLIFFE ESTATES 10-2 FOUNDATION

A2



1) FOUNDATION

VISTA RV
844 W. TIDA ST.
MERIDIAN, ID 83646

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