



# Ness LLC

1315 W. Orchard Ave, Nampa, ID 83651  
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Ed Elam, 208-861-8062  
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3-26-2021

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## **PROPOSED WATER DRAINAGE for the crawlspace at 3915 N. Bilberry Ave. Boise, Idaho**

**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 standing water in some areas and evidence of seasonal intrusion, we would recommend a partial perimeter drain system with a sump pump. 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 install, we will contact you immediately and provide a proposal for remediation at a discounted price. There is a floor joist under the remodeled bathroom that has been notched for plumbing lines. We would recommend adding a pier block and support under the floor joist to reestablish support to the area. We will re-connect the dryer duct where taping has come loose; however, we would recommend having the duct cleaned by a licensed professional. Most of the vapor barrier is in poor condition and 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 will be performed to remove excess water, as needed.
3. Negative air machine will be used for the crawlspace during work and for dry down. This will be running for the duration of the project.
4. Additional fans will be installed for dry down, as needed.
5. Tape dryer duct exhaust line, where needed, to re-connect.
6. Clear foundation vents of any insulation or debris 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 interior perimeter of the crawlspace along the entire back and right sides and along the front right side.
2. Drain in crawlspace will collect into a sump tank. The sump tank sill be in the back right corner.

**Part 3:** Install sump pump into tank with insulated lid in the appropriate determined area. Sump will discharge through a drain line that will be trenched towards 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: \$3,510.14**

### **Part 4: Add Support**

1. Raise and level joist, as needed.
2. Install pier block and 4x4 treated post to support floor joist at weakened area under the bathroom.

**Total Labor & Materials Part 4: \$248.79**

**Part 5:** Remove and dispose of the damaged areas of the old 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 5: \$564.20**



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Debris under remodeled bathroom



Notched for plumbing



standing water

***\*\*If signed within 24 hours, we will be able to work this into the schedule during the week of April 5<sup>th</sup>\*\****

***>> 50% Down, 50% Upon Completion <<  
>> 3.5% charge on credit card transactions <<***

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

**Pars 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, 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 within warranty period. 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. Liability limited to the cost of 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.**