



Ness LLC

1315 W. Orchard Ave, Nampa, ID 83651
phone 208.466.7594 - fax 208.461.9505 - RCE-481
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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 3937 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 in the left wing. 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 discount. 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. 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 left side and across the back left side of the crawlspace.
2. Drain in crawlspace will collect into a sump tank. The sump tank sill be in the back of the crawlspace.

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: \$2,178.64

Part 4: Remove and dispose of the 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.

Total Labor & Materials Part 4: \$1,040.36



Water intrusion/Poor vapor barrier



Standing water/Poor vapor barrier



Standing water/Poor vapor barrier



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

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

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

Parts 4 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.**