



# Ness LLC

1315 W. Orchard Ave, Nampa, ID 83651  
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3-26-2021

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## **PROPOSED WATER DRAINAGE for the crawlspace at 10302 W. Golden Rain St. Star, Idaho 83616**

**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 throughout and evidence of seasonal intrusion, we would recommend a perimeter drain system with two sump pumps as the existing drain pit was not designed to correct the issue long term in our opinion. 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. As requested, we will quote for a full vapor barrier replacement and for a vapor barrier apron. The sewer line also has a large, voided area around the exit point that will need to be backfilled and graded towards the drain system.

### **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 fans 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 the garage.
2. Drain in crawlspace will collect into two sump tanks. One sump tank will be in the mid-right-side area and the other in the mid-left side area.

**Part 3:** Install sump pumps into tanks with insulated lids in the appropriate determined areas. Sumps 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: \$6,371.14**

### **Part 4: Back-fill Void**

1. Haul bagged soil down to the crawlspace to fill the void around the sewer exit line.
2. Compact soil as needed.
3. Grade area towards the drain system .

**Total Labor & Materials Part 4: \$448.79**

**Part 5:** 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 5: \$1,288.08**

**Part 6:** Remove and dispose of old vapor barrier, miscellaneous debris and building materials. Install new 6 mil. vapor barrier **apron** on the perimeter, above the system area, and pull up onto the footings, where possible. All seams will be taped per code for a conditioned crawlspace.

**Total Labor & Materials Part 6: \$840.44**



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*>> 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 \_\_\_\_\_

Part 6 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.**