



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



Ted Mason Signature Homes
ted@tedmason.com

4-9-2021

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PROPOSED WATER DRAINAGE for the crawlspace at 10230 W. Golden Rain St. Star, 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 water intrusion in most of the crawlspace, we would recommend a perimeter drain system with two sump pumps. Some of the vapor barrier is in fair condition and other areas will need replacement. Ness will install new plastic where needed and install an apron above the system in other areas. We will also cut and remove the bottom of the insulation that is saturated. Builder will need to evaluate and replace the insulation, as needed, after the drain system is completed.



Standing Water on top of plastic



Standing water under the plastic



Wet insulation at the bottom

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.
2. Drain in crawlspace will collect into two sump tanks. One sump tank will be in the back of the crawlspace and the other will be installed in the mid-right side.

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 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: \$5,808.00

Part 4: Remove and dispose of the bottom portion of the insulation, as needed, miscellaneous debris, and building materials. Install new 6 mil. vapor barrier apron above the drain system and pull up onto the footings, where possible. All seams will be taped per code for a conditioned crawlspace.

Total Labor & Materials Part 4: \$690.16

--OR--

Part 5: Ted Mason 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.



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

****If signed today 4-9-2021), we can fit this into the schedule next week****

*>> 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 _____

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 7 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.**