



# Ness LLC

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**PROPOSED WATER DRAINAGE for the crawlspace at 5478 N. Willowcrest Pl. Garden City, 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 of the crawlspace and a visible history of water intrusion, we would recommend installing a drain system. There did not appear to be any visible mold in the areas inspected but the view was limited due to standing water. If microbial growth is found during the install, you will be notified immediately, and we will provide a discounted proposal for remediation. 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 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 foundation 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, 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-left area of the crawlspace and the other pump will be in the middle of the right side.

**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 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: \$3,511.26**

**Part 4:** Back-fill voided area that is collecting water with bagged soil. Compact and grade towards drain system.

**Total Labor & Materials Part 4: \$228.14**

**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. Note: items that are too large to fit through the access will be left in the crawlspace.

**Total Labor & Materials Part 5: \$532.38**

**>> Paid out of closing if closing is within 21 days of job completion or 50% down and 50% paid 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** \_\_\_\_\_

***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, i.e.: interior home appliances, plumbing leaks, or irrigation mechanical failures. Furthermore, Ness, LLC is not responsible for any future landscape changes that may disrupt the system. A Service Charge applies for *non-warranty* issues. **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.**