



# 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



**Ness LLC Proposal for:** 829 Silver Springs St. Middleton, Idaho 83644

May 16, 2021

## **What to expect with a Drain Install:**

- ✓ Access is key! We will need admission Monday through Friday, 8 am - 5 pm while the project is in progress. Ness is bonded and insured. It is not necessary for a home owner to be present while the work is being done. Please make sure we have a house key or garage code for entry. The easier the access is for our technicians, the faster the job goes!
  
- ✓ All access to the crawlspace will be protected by plastic sheeting during work.
  
- ✓ Installing a drain system is a 14-21 day process, depending on drying time. Please plan accordingly.
  
- ✓ Fans need time to dry the area. We don't always schedule for consecutive days. We try to give as much notice as possible but last minute schedule changes can and do occur. Please direct all questions regarding scheduling to requests@nessllc.com
  
- ✓ *Please note: If signed within the next 24 hours, we will be able to fit this into the schedule this week (week of May 17<sup>th</sup>) due to a project that has been postponed.*
  
- ✓ We have now extended our warranty for sump pump drainage systems to 10 years!





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5-16-2021

Page 2 of 3

## **PROPOSED WATER DRAINAGE for the crawlspace at 829 Silver Springs St. Middleton, Idaho 83644**

**Ness, LLC is an IICRC council certified Mold Remediation Contractor, licensed, bonded, and insured with mold and environmental pollution endorsements.**

It appears that a totally inadequate drain system has been installed. We do see this a lot. These types of systems are cheaper solutions just to say there is a french drain installed. We will have to start over again and install our drain system that will be warranted for 10 years including the pumps. Our systems have been in some homes for 25 years and still function.

Based on the visual evidence that there is a history of seasonal water intrusion, a complete new drain system is recommended. There does not appear to be any visible mold growth in the locations we checked but the view was limited due to standing water in some locations. If any microbial growth is discovered during the install, we will contact you immediately and provide a separate proposal for remediation. See the following recommended scope of work.

### **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 foundation vents of any insulation or debris that may be obstructing air flow.

### **Part 2:**

1. Disconnect, cancel, and remove existing drain system.
2. 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.
3. Drain in crawlspace will collect into two sump tanks. The 2 sump tank locations are on the front right side and one on the back side of the crawlspace.

**Part 3:** Install 2 sump pumps into tanks with insulated lid in the appropriate determined area. Sumps will discharge through a drain line to a dispersal bed towards a landscaped area that will be determined onsite. (The sump pumps 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 = \$6,612.38**

**Part 4:** Haul bagged soil to sewer line exit area in the crawlspace. Back-fill voided area around sewer line. Compact and grade towards drainage system as needed.

**Total Labor & Materials Part 4: \$171.19**

**Part 5:** Remove and dispose of the dysfunctional drain system, miscellaneous debris, and building materials. Re-distribute existing plastic, where needed, and install a vapor barrier apron above the system area on the interior perimeter of the crawlspace. The plastic will be pulled up onto the footings, where possible.

**Total Labor & Materials Part 5: \$552.78**

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.

**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.**



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Page 3 of 3

>> 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***

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