



Ness LLC

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Boise Hunter Homes
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6-15-2021

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PROPOSED Drainage at 8433 W. Mirror Pond Dr. 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 mold. There did not appear to be any visible microbial growth in the areas inspected but the view was limited. There was standing water in various locations and visible evidence of a history of seasonal water intrusion.

We would recommend installing a drain system on the interior perimeter of the crawlspace to control the water and prevent future mold growth. The drain system will include a 10-year warranty.

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 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-right side and the other will be in the front of the crawlspace.

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 directed towards a dispersal bed in a landscaped area. This location will need to 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: \$7,280.10

Part 4: 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.

Total Labor & Materials Part 4: \$1,624.38

*>> 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** _____

Douglas A. Ness ~ 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 10 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.