



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



Badger Daylighting
zfunk@badgerinc.com

6-15-2021

Page 1 of 1

Proposed Interior/Exterior Water Drainage at 161 Meadow Place Donnelly, Idaho

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

As requested, we have designed an interior drain system to control seasonal water intrusion. The system will consist of a trench on the entire interior perimeter with two sump pumps that will discharge into two drywells on the exterior of the foundation.

When we start, the existing conditions of the landscape will be photo documented for current conditions of surfaces where we will work. Please note: There may be discovery, once excavation is performed, that is beyond this scope of work. At that time, all work will stop until a change order is drawn up and signed.

Part 1: Excavation: This is to be completed by Badger Daylighting

1. Contact Ness to remove vapor barrier before digging.
2. Interior- 18" from footing; Excavate soil in the crawlspace 8"-10" to code level
3. Interior- 18" from footing; excavate trench 4" deep and 6" wide on the entire interior perimeter of the crawlspace.
4. Exterior- Approx. 12' from home; excavate trench, as discussed, 1.5'-2' deep, 18" wide to be connected to drywells
5. Exterior- Excavate drywell at front right corner 7'-9' or to drainable soils. Excavate drywell in back middle area 7'-9' or to drainable soils. (Ness will connect discharge from interior system into the drywells)

Part 2: Drainage:

1. All access to crawlspace surfaces will be protected by plastic sheeting during work.
2. Negative air machine used in the crawlspace during work for dry down.
3. Additional equipment will be installed for dry down, as needed.
4. Clear air vents of any insulation that may be blocking air flow.

Part 3: Directions given if facing the house from the street

1. Install a lined drain system below the bottom of the footings along the entire interior perimeter of the crawlspace. See attached sketch. Additional digging will be required to grade trenches as needed.
2. Drain in crawlspace will collect into two sump tanks. One sump tank will be in the mid-back area and the other pump will be in the middle of the front.

Part 4: Install sump pumps into tanks with insulated lids in the appropriate determined areas. Sumps will discharge through a drain line connected to the drywells. See attached sketches. (The sump pumps discharge line will not be visible from the outside of the house. Installation of a battery powered, water sensing alarm will be included and installed near the crawlspace entrance for easy access. Pumps will be plugged in to existing outlets in the crawlspace.)

Part 5: Drywells

1. Line drywell pits and install access pipe.
2. Backfill with rock
3. Drywells will have lids approx. 8" below the soil line with a concrete paver placed on top for location purposes.

Part 6: Exterior Drains

1. Install 4 in. perforated pipe in fabric lined trenches.
2. Perforated pipe will be lined, covered in drain rock, and topped with a mix of soil and road mix.
3. Trenches are to be connected to the drywells.
4. Ness is not responsible for any landscaping except for the gravel in the trench. (For informational purposes- the soil in the trenches will eventually settle and may need to have more topsoil added before installing sod. Owner or landscaper will be responsible for this)
5. Haul away excess soil, as needed.

Labor and Materials Parts 1-6: \$10,531.68



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



Badger Daylighting

6-15-2021

Page 2 of 2

*>> To be paid in full upon completion <<
>> 3.5% charge on credit card transactions <<*

Parts 1-6: Accepted by: _____ Date _____

Douglas A. Ness (CMRS) -Idaho Contractor Registration# RCE-481

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.