



# 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



Michael Taylor, 208-284-0771  
mtaylor@baremeralstandard.com

6-30-2021

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## **PROPOSED WATER DRAINAGE for the Crawlspace at 1114 S. Gem Stone Way Emmett, Idaho**

As requested, we inspected the crawlspace for standing water. Based on the visual evidence that there is a history of water intrusion and up to 4" of standing water throughout, we recommend an interior perimeter drain system with 2 sump pumps. Because of the amount of water, access and view was limited. Mold growth is highly likely in these conditions due to the humidity. Dehumidifiers will be required and if any microbial growth and/or water damage is observed during the install, you will be informed immediately, and a bid will be provided. We will perform a full mold inspection once the water is out, and full access is available. The vapor barrier also 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 for the crawlspace during work and for dry down.
4. Additional fans and dehumidifiers will be installed for dry down, as needed.
5. Clear crawlspace vents of any insulation that may be blocking air flow.

### **Part 2:**

1. Install a fabric lined graded drain system below the bottom of the footings along the interior perimeter of the crawlspace except for behind the garage.
2. Drain in crawlspace will collect into two sump tanks. One sump tank will be in the front of the crawlspace and the other will be in the back-left area.

**Part 3:** Install sump pumps into tanks with insulated lids in the appropriate determined areas. The sumps will discharge through a drain line to a dispersal bed towards a landscaped area 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 = \$6,138.72**

**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 = \$1,060.14**



Pumping Water from Crawlspace 6/28/2021



Standing Water 6/28/2021



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*>> 50% down, 50% due on completion <<  
>> 3% charge on credit card transactions <<*

Parts 1-3 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Part 4 Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

Please print name: \_\_\_\_\_  
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 10 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.**