



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



Lisa Zeiter, 208-365-7506
lisa@lisazeiter.com

6-4-+2021

Page 1 of 1

PROPOSED WATER DRAINAGE for the crawlspace at 2734 Orchard Ln. Emmett, Idaho

As requested, the crawlspace was inspected for water intrusion. Based on the visual evidence that there is a history of seasonal water intrusion, a partial drain system is recommended in the back half of the crawlspace. This is not a guarantee that there cannot be future water intrusion in other areas as conditions change. There was a duct and some fallen insulation that will need to be re-secured. The vapor barrier will also 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. Clear all vents of any insulation or debris that may be obstructing air flow.

Part 2: Directions given facing the front door from outside.

1. Install a fabric lined graded drain system below the bottom of the footings along the interior perimeter in the back half of the crawlspace.
2. Drain in crawlspace will collect into a sump tank in the back-middle area of the crawlspace.

Part 3: Install a pump in the sump tank with insulated lid. Sump will discharge through a drain line to a dispersal bed towards the front right landscaped area. (The sump pump discharge lines 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 = \$4,968.26

Part 4: Re-secure disconnected duct and fallen insulation.

ADD to Total: \$ 265.32

Part 5: Remove and dispose of old vapor barrier, miscellaneous debris, and building materials in the crawlspace. Install new 6 mil. vapor barrier in the entire crawlspace and pull up onto the footings, where possible.

ADD to Total: \$625.00

*>> 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 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.**