



Ness LLC

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Boise Hunter Homes
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8-4-2021

Page 1 of 1

PROPOSED Drain System at 32-7 DC---14022 Quail Covey Way, Boise, Idaho

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

We recommend installing a two pump drain system in the crawlspace based on the types of soils in the area, the visual evidence of intrusion history, the current amount of standing water and the eventual increase of intrusion once more houses are built in the surrounding lots. There did not appear to be any mold in the areas inspected but the view was limited due to standing water. If microbial growth is discovered during the drain install, you will be notified, and we will provide a proposal for remediation. The vapor barrier is mostly in fair condition. We will re-distribute the existing plastic and install an apron above the drain system on the perimeter.

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 the garage and main entrance.
2. Drain in crawlspace will collect into two sump tanks. One sump tank will be in the middle of the right side and the other will be in the far back.

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 the front right landscaped area. (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: \$5,635.42

Part 4: Remove and dispose of miscellaneous debris and building materials. Re-distribute existing vapor barrier. Install new 6 mil. vapor barrier apron above the system on the perimeter of the crawlspace. The plastic will be pulled up onto the footings where possible.

Total Labor & Materials Part 4: \$648.72

*>> 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 **5-Year Warranty** on sump pumps, pump connections and discharge.

There is a **10-Year Warranty** on the trenched system for no standing water outside of trenches (damp soil is normal) on the crawlspace floor where drain was installed from ground water seepage and rain/snow. This warranty is *transferable* to new home buyer within the first 7 years from the original date of installation. Drainage warranty excludes water standing on the crawlspace floor from unnatural resources, i.e.: interior home appliances, plumbing leaks, broken irrigation lines, irrigation mechanical failures, floods originating from rivers, farm irrigation or outside main irrigation valves. Furthermore, Ness, LLC is not responsible for any future landscape changes that may disrupt the system.