



# Ness LLC

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Page 1 of 1

## **PROPOSED Drain System at 8448 W. Brooks Dr. 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 drain system in the crawlspace based on the types of soils in the area, the visual evidence of intrusion history, and the current amount of standing water. 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, replace a small portion that is damaged 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 a sump tank. The sump tank will be in the middle of the left side.

**Part 3:** Install a sump pump into tank with insulated lid in the appropriate determined area. Sump will discharge through a drain line that will be directed towards a dispersal bed in the front left 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: \$4,216.68**

**Part 4:** Remove and dispose of the damaged portion of the vapor barrier, miscellaneous debris, and building materials. Install new 6 mil. vapor barrier, where removed, and install an apron on the perimeter above the system in the crawlspace. This will be pulled up onto the footings, where possible.

**Total Labor & Materials Part 4: \$485.50**

*>> 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.