



Ness LLC

1315 W. Orchard Ave, Nampa, ID 83651
phone 208.466.7594 - fax 208.461.9505 - RCE-481
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Ness LLC Proposal for: 12045 W. Endsley St. Star, Idaho

August 20, 2021

What to expect with a Drain Install?

- ✓ Access is key! We will need admission Monday through Friday, 8 am - 5 pm while the project is in progress. Ness is bonded and insured. It is not necessary for a homeowner to be present while the work is being done. Please make sure we have a house key or garage code for entry. The easier the access is for our technicians, the faster the job goes!

- ✓ All access to the crawlspace will be protected by plastic sheeting during work.

- ✓ Installing a drain system is a 14–21-day process, depending on drying time. Please plan accordingly.

- ✓ Fans need time to dry the area. We do not always schedule for consecutive days. We try to give as much notice as possible but last-minute schedule changes can and do occur. Please direct all questions regarding scheduling to requests@nessllc.com

- ✓ *Please note: If signed within the next 24 hours, we will be able to fit this into the schedule some time during the week of Sept. 6th. If we have an opening to start earlier, you will be contacted for access.*

- ✓ We have now extended our warranty for sump pump drainage systems to 10 years!





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8-20-2021

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PROPOSED WATER DRAINAGE for the crawlspace at 12045 W. Endsley St. Star, Idaho

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

As requested, we inspected the crawlspace for standing water. Based on the visible history of water intrusion and standing water in various places, we would recommend installing an interior drain system in the crawlspace with two sump pumps. It appears that there is a layer of clay in the soils that is not allowing seasonal water to drain through and dissipate into the substrate as it should. This is very common in Star, and we have installed hundreds of drain systems in the area because of it. There did not appear to be any visible mold at the time of our inspection, but the view was limited. If microbial growth is discovered once we have full access, we will notify you immediately and provide a proposal for remediation. The vapor barrier is in poor condition and 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 will be performed, as needed.
3. Negative air machine will be used in the crawlspace during work and for dry down.
4. Additional fans and/or dehumidifiers will be installed for dry down, as needed.
5. Clear foundation vents of any insulation or debris that may be obstructing air flow.

Part 2:

1. Install a fabric lined graded drain system below the bottom of the footings along the entire interior perimeter of the crawlspace except for behind part of the garage and the main entrance.
2. Drain in crawlspace will collect into two sump tanks. One pump will be in the back-right area and the other will be in the mid-left side of the crawlspace.

Part 3: Install sump pumps into tanks with insulated lids in the appropriate determined areas. Sumps will discharge through a drain line to a dispersal bed towards a landscaped area that will be determined onsite. (Installation of electrical outlet with audible alarm and manual shut off included.)

Total Labor & Materials Parts 1-3 = \$5,292.38

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: \$1,296.04

*>> 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** _____

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.