

Spokane County

WASHINGTON

TOM KONIS
SPOKANE COUNTY ASSESSOR

Spokane City/County Historical Preservation Office
Attn: Megan Duval/Logan Camporeale
808 W Spokane Falls Blvd
Spokane, WA 99201-3333

CC: Scarlett Hepworth

Jim Hawvermale, Levy Specialist
(509) 477-5903 jhawvermale@spokanecounty.org

Friday, April 18, 2025

RE: Application for Special valuation as Historic Property

Enclosed please find the application received April 18, 2025, from:

Scarlett Hepworth/Marilyn Langbehn

For the property at:

1813 W First Avenue
Spokane, WA 99204
County Parcel ID: 25241.0903

I would like to take this opportunity to advise the property owner that this application, if approved, will see first tax benefits in 2027. Specifically, applications received by October 30, 2025, will be:

- Reviewed by the Historical Preservation Office in calendar year 2025.
- Once approved the exemption is placed on the 2026 assessment roll for
- 2027 property tax collection.

April 18, 2025

Scarlett Hepworth
1813 W. 1st Avenue
Spokane, WA 99201



James Hawvermale
Spokane County Assessor's Office
1116 W Broadway Ave
Spokane, WA 99260

Dear Mr. Hawvermale,

This letter accompanies two copies of the "Application and Certification of Special Valuation on Improvements to Historic Property."

One copy is an original with my ink signature. The second is a printed copy emailed to me by my wife and co-owner of the property, Marilyn Langbehn, who currently lives and works in California. As she is not in Spokane at this time, and so was unable to sign the copy I signed. She emailed to me a facsimile of this form with my signature, to which she added her signature.

She will be in town May 8-12 (Mother's Day weekend) and we will be happy to print out another "original copy" for her to sign in ink. If you think that is necessary, we will do that and resubmit another copy with our dual ink signatures.

Megan Duvall gave me to know that the only thing I needed to do to "stop the clock" on our two years of improvement was to get this application submitted to your office. We paid for the first upgrades to our property on April 24, 2023, so it's important that we get this application in before April 24, 2025. I hope this corresponds to the requirements for submission of the application.

Megan said I probably only need to submit the one application with my signature, but I wanted to be doubly sure, which is why I am submitting both.

Megan also said I didn't need at this time to provide the spreadsheet of costs incurred with dates, methods of payment, etc. Her email note stated "No need to send those items above [summary of expenses, copies of invoices or receipts, and before and after photographs] to the Assessor's office – he really only needs the application for the incentive."

In mid-May, after Marilyn has visited, we will submit the spreadsheet of costs, etc., with the notarized copy of the necessary "affidavit attesting actual rehabilitation costs for special valuation."

Thank you for your consideration in this matter,

Very truly yours,

A handwritten signature in cursive script, appearing to read "Scarlett Hepworth".

Scarlett Hepworth

510-910-0339

**Application and Certification of Special Valuation
on Improvements to Historic Property**

Chapter 84.26 RCW

File With Assessor by October 1

File No: 10230418

I. Application

County: Spokane

Property Owner: Scarlett Hewarth/Marilyn Langbahn Parcel No./Account No: 25241.0903

Mailing Address: 1813 W. 1st Ave Spokane, WA 99201-7401

E-Mail Address: Scarletthepw@comcast.com Phone Number: 509-910-0339/509-474-9857

Legal Description: 1.5 - 1.5 story single-family home, Browne's Addition (43 Blk) built 1893, detached 2-car garage

Property Address (Location): 1813 W. 1st Ave Spokane, WA 99201-7401

Describe Rehabilitation: New roof, new flooring, update rear storm door, vintage chandeliers, update main floor bathroom, replace window treatments, replace rain gutters, update knob & tuck wiring, replace back deck, repair split roof support beam

Property is on: (check appropriate box) ☐ National Historic Register ☒ Local Register of Historic Places

Building Permit No: B2418285 ELEC Date: 10/11/2024 Jurisdiction: Spokane
B2306605 RFSW 04/24/2023 County/City

Rehabilitation Started: April 2023 Date Completed: April 2024

Actual Cost of Rehabilitation: \$ 109,399.80

Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.

Signature(s) of All Owner(s):

Scarlett Hewarth

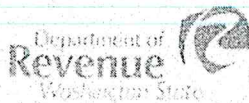
II. Assessor

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation: \$ 212,300

Date: 4/18/2025

[Signature]
Assessor/Deputy



Application and Certification of Special Valuation on Improvements to Historic Property

Chapter 84.26 RCW

File With Assessor by October 1

File No. 10230618

I. Application

County: Spokane

Property Owner: Scarlett Hearnth/Marilyn Langbehn

Parcel No./Account No: 25241.0703

Mailing Address: 1813 W 1st Ave Spokane WA 99201-7401

E-Mail Address: ScarlettHearnth@gmail.com

Phone Number: 509-410-0337/509-477-7557

Legal Description:

1.5 - The story single-family home, Bonnie's Addition (4-3 B10) built 1893, detached 2-car garage

Property Address (Location): 1813 W. 1st Ave Spokane, WA 99201-7401

Describe Rehabilitation: New roof, new flooring, update rear storm door, vintage chandeliers, update main floor bathroom, replace window treatments, replace light fixtures, update first floor wiring, replace back deck, repair split rear support beam

Property is on: (check appropriate box)

☐ National Historic Register

☒ Local Register of Historic Places

Building Permit No: 02715235 FLEC

Date: 10/11/2024

Jurisdiction: Spokane

County/City

Rehabilitation Started: April 2023

Date Completed: April 2024

Actual Cost of Rehabilitation: \$ 109,399.80

Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.

Signature(s) of All Owner(s):

Scarlett Hearnth
Marilyn Langbehn

II. Assessor

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation: \$ 212,300

Date: 4/18/2025

Jim Williams
Assessor/Deputy

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Teletype (TTY) users, please call (360) 705-6718. For tax assistance, call (360) 534-1400.

REV 64 0033e (w) (2/01/2)

Dates associated with work done on house 2023-2024

03.28.23	Budget Blinds first contacted in-person at home (Scarlett in town two days)
03.28.23	Big Dog Carpentry and Roofing first contacted in-person at home
04.04.23	First payment to Big Dog Carpentry for roof
04.16.23	Banner Fuel disconnect fireplace gas line
04.17.23	College Hunks hauling
04.26.23	Final payment to Big Dog Carpentry for roof
05.05.23	work on roof begins, received pictures of work in progress from contractor in email dated 05.05.23
05.07.23	Scarlett arrives from California to "camp out" in house while work progresses
05.12.23	NOW Construction first consultation (back storm door)
05.19.23	NOW Construction worker on site to measure and photograph
06.01.23	Big Dog employee Johnny measures floors for carpet and hardwood flooring
06.02.23	Raindrop Raingutters initial consult
06.05.23	Banner Fuel disconnect gas stove, cap gas line
06.06.23	Mobile Window Screen Repair
06.09.23	Unable to install main floor hardwood due to sloping floors; carpet chosen as replacement; hardwood installed only in foyer. Contractor agrees to refund cost of hardwood and apply toward more carpet.
06.12.23	Raindrop Raingutters installed
06.13.23	Big Dog Custom Carpentry first payment for flooring
06.22.23	Scarlett returns to California to pack house for final move
07.14.23	Scarlett arrives with truck from California; carpet not installed, hardwood in foyer not finished.
07.27.23	Junk'n'Dump hauling
08.05.23	Big Dog officially completes work at house; refund check provided
08.17.23	Mr. Handyman (Brock Lambert) front door threshold replaced and finished
08.19.23	Revival Lighting vintage chandelier
08.23.23	Brock Lambert foyer hardwood flooring cut to accommodate furnace grate
09.13.23	NOW construction final payment for back storm door
09.21.23	Budget Blinds Consult #2
10.05.23	Budget Blinds partial installation (back door)
10.22.23	Greener Planet begins work on bathroom remodel
10.26.23	Budget Blinds partial installation (bedroom)
11.06.23	Budget Blinds final installation (new string pull on bedroom, finish slat backdoor)
11.29.23	Greener Planet bathroom remodel initial workday
12.08.23	Work on bathroom stopped due to injury to workman Ray on icy driveway

02.02.24	Greener Planet finishes bathroom remodel
06.26.24	Greener Planet work begins on new deck
07.24.24	Greener Planet finished new deck
10.16.24	Voltric begins electrical update
10.31.24	Brian Westmoreland contacted about roof rafter repair
11.05.24	Voltric final payment
11.06.24	Brian Westmoreland team repairs roof rafter
11.22.24	Voltric Electric finishes up main floor bathroom switches
12.27.24	Brian Westmoreland paid

<u>Work Done</u>	<u>Who Did Work?</u>	<u>Paid Amount</u>	<u>How Paid</u>
Blinds (5)	Budget Blinds	\$ 707.86	Discover Card
Blinds	Budget Blinds	\$ 594.00	Check
Roof Replacement	Big Dog Custom Carpentry and Roofing	\$ 31,882.50	Check
Gas disconnection - fireplace and range	Banner Fuel	\$ 393.91	Check
Hauling work - dump	Junk n'Dump	\$ 385.00	check and visa
Custom storm door - rear	NOW Remodeling	\$ 2,662.87	check and visa
Flooring - carpet & underlayment	Big Dog Custom Carpentry and Roofing	\$ 12,137.97	check
Gutters	Raindrop Raingutters	\$ 431.64	check
Screen replacement - window	Mobile Window Screen Repair	\$ 76.30	check
Front door threshold repair	Mr. Handyman	\$ 461.66	check
Lighting	Revival Lighting	\$ 644.19	check/debit
Bathroom Remodel	A Greener Planet	\$ 13,597.75	check
Electrical Work	Voltric Electric	\$ 26,181.93	check
Repair Split Roof Rafter	Authentic Restoration Services	\$ 3,542.50	check
Spokane County Property Tax 2023		\$ 3,161.24	check
Spokane County Property Tax 2024		\$ 3,111.61	check
TOTAL		\$ 99,972.93	

~~*Rear Deck~~ ~~A Greener Planet~~ ~~\$10,000~~ ~~check~~

****Decking is not an allowed expense and was removed from the total by staff.**

Explanation of Costs

Contractor: Budget Blinds, 509-468-1045
Project Head: Kim Tresner, 509-951-1927
Work Done: Window Blinds Installed or Replaced

Order #1: 05/10/23 INSTALLATION DATE of five custom blinds
Order #2a: 10/05/23 INSTALLATION DATE of blackout bedroom shade
Order #2b: 11/06/23 INSTALLATION DATE of aluminum back door window blind

Order #1

<u>Order Date</u>	<u>Description Order #1</u>	<u>Amount</u>	<u>Method of Payment</u>	<u>Proof of Payment</u>
03/28/23	Manufacture and install 5 missing or damaged window blinds; incl. shipping, removal, and disposal of damaged blinds	707.86	Discover Card bal. transfer	Discover Card invoice dated 04/05/23 pp. 1 & 3 highlighted
4/17/23	Discover Card payment		online payment	Golden 1 CU (CA) statement ending 04/30/23, p. 5, highlighted

Order #2a & 2b

<u>Order Date</u>	<u>Description Order #2</u>	<u>Amount</u>	<u>Method of Payment</u>	<u>Proof of Payment</u>
09/21/23	2a. Manufacture and install an aluminum blind to fit window in back door;	133.00	Check #123	canceled check image
	2b. Manufacture cellular "blackout" shade for north window in master bedroom.	461.00		Global Federal CU statement ending 10/21/23, p. 2, highlighted
	Total	594.00		

Collateral material included:

Order #1

Budget Blinds order confirmation/invoice dated 03/28/2023, pp.1-2
Discover Card Invoice with due date of 05/02/202, pp. 1, 3
Golden 1 CU statement ending 04/30/23, with Discover Card debit highlighted

Order #2a and 2b

Budget Blinds order confirmation/invoice dated 09/21/2023, pp. 1-2
Canceled check image #123
Global CU statement ending 10-21-23 with check #123 highlighted

Contractor: Big Dog Custom Carpentry and Roofing

Project Head: Patrick Vedder, proprietor (509) 578-9890

Work Done: Demolition of existing 26-year-old roof; installation of new roof

<u>Date</u>	<u>Description</u>	<u>Amount</u>	<u>Method of Payment</u>	<u>Proof of Payment</u>
04.04.23	Demolition of existing roof (inst. 1997); Installation of sheathing, new shingles, drip metal, ridge cap and ventilation; Spokane County permits, 9% WA sales tax, Project begun 05/01/23.	15,500.00 dwn pmt	Golden 1 CU check #831 04.04.23	canceled check image bank statement 04/30/23, p.5 debit highlighted
04.26.23		16,382.50 final pmt	Golden 1 CU check #832	canceled check image bank statement 05/31/23, p.4 debit highlighted
	Total:	\$31,882.50		

Collateral material included:

Original estimate dated 03.30.2023

Check #831 canceled check image

Bank statement ending 04/30/23, p. 5, with check #831 debit highlighted

Check #832 canceled check image

Bank statement ending 05/31/23, p. 4, with check #832 debit highlighted

Invoice dated 8/5/2023 with "PAID" stamp (which was presented with the final invoice for "flooring" done by same contractor)

GAF Enhanced Limited Warranty Registration Information Registration #4705081 with **installation date noted as 05/04/23**

GAF Enhanced Limited Warranty Registration Information dated **05/09/2023**

GAF System Plus Limited Warranty details

Contractor: Banner Furnace and Fuel, Inc. 509-535-1711

**Work done: 2023 gas fireplace log disconnected;
2024 gas line to gas stove disconnected and capped**

Workman: Bernie

<u>Date</u>	<u>Description Job #1</u>	<u>Amount</u>	<u>Method of Payment</u>	<u>Proof of Payment</u>
06.05.23	Disconnect gas fireplace and cap gas line	122.63	Check # 103	canceled check image

Workman: Evan

<u>Date</u>	<u>Description Job #2</u>	<u>Amount</u>	<u>Method of Payment</u>	<u>Proof of Payment</u>
04.16.24	Disconnect gas range and cap gas line	271.68	Global CU Visa debit	Bank statement ending 04.21.24
	Total paid for gas disconnections:	393.91		

Collateral material included:

06.05.23	Banner Fuel Invoice for 122.63
06.05.23	canceled check image #103
06.21.23	Bank statement p 1, Check #103 highlighted
04.16.24	Banner Fuel Invoice for 271.68
04.16.24	Bank statement p 4, Banner Fuel purchase highlighted

These two jobs were done as part of a long-term project to make the house all-electric.

[Electric water heater and outdoor heat pump to follow in future.]

Contractor: Junk'n'Dump, (509) 260-8999
Workman: Unknown
Work Done: Hauling of materials for proper disposal
Disposal of old gas range

<u>Date</u>	<u>Description Hauling Job #1</u>	<u>Amount</u>	<u>Method of Payment</u>	<u>Proof of Payment</u>
07.27.23	Hauling and disposal of materials	150.00	Check # 113	Canceled check image bank statement 08.21.23, p.2

Contractor: College Hunks, (509) 340-9035
Workman: Unknown

<u>Date</u>	<u>Description Hauling Job #2</u>	<u>Amount</u>	<u>Method of Payment</u>	<u>Proof of Payment</u>
04.17.24	Disposal of old gas range	235.00	Global CU Visa	local email receipt Corporate email receipt

Total paid for Hauling: (150.00 + 235.00) 385.00

Bank statement 04.21.24, p.4

Collateral material included:

07.24.23	Canceled check image #113 to Junk'n'Dump (no receipt)
08.21.23	Bank statement 08.21.23, p. 2, #113 highlighted
04.17.24	Email receipt from Spokane College Hunks Email receipt from corporate College Hunks
04.21.24	Bank statement 04.21.24, p. 4, debit card purchase highlighted

Contractor: NOW Remodeling, 1-800-346-9039

Project Head: Cameron Gross

Work Done: Replace custom-made back storm door

<u>Date</u>	<u>Description</u>	<u>Amount</u>	<u>Method of Payment</u>	<u>Proof of Payment</u>
05/19/23	Order creation of custom storm door (will install when door is manufactured)	\$2,662.87		
	Down payment	\$665.00 down pmt.	Global CU Visa card	Bank Statement, 06.21.23
09/13/23	Final payment after installation	\$1,997.87 balance	Check # 121	Canceled check image bank statement 09.21.23
	Total paid for Storm Door:	\$2,662.87		

Collateral material included:

Initial Contract with NOW Remodeling, 05.19.23, 3 pp.

Bank statement 6/21/23, p.2, \$665.00 down payment debit, highlighted

Canceled check image #121, 09.13.23

Bank statement 9/21/23 p.1, \$1,997.87 check #121 highlighted

Contractor: Big Dog Custom Carpentry and Roofing

Project Head: Patrick Vedder, proprietor (509) 578-9890

Original Work Contracted: New flooring on main floor and upper story

- Main Floor: remove old carpet and padding, foyer parquet, and any damaged subfloor; install new subfloor as needed; cover with hardwood floors in living room, dining room, and foyer.
- Stairway/Upper Floor: remove old carpet and padding; install new padding and carpet to stairway, three upper rooms and hallway. Finish all installations with quarter-round trim; supply paint for owner to finish.

A change was made to this contract when it was discovered that a slope in the floor of the house prevented the installation of hardwood.

ACTUAL WORK COMPLETED: New flooring on main floor and upper story

- Main Floor: remove old carpet and padding, foyer parquet, and any damaged subfloor; install new subfloor as needed; cover floors in living room, dining room, and study with padding and carpet to match upper story carpeting; install hardwood flooring in foyer only.
 - Stairway/Upper Floor: remove old carpet and padding; install new padding and carpet to stairway, three upper rooms and hallway. Finish all flooring installations with quarter-round trim; supply paint for owner to finish.
- Add wooden trim strips between living room and foyer and between dining room and foyer. Add metal trim strip between dining room carpet and kitchen linoleum.

WORK NOT COMPLETED BY BIG DOG CARPENTRY: fitting of foyer heating vent grate back into floor; completion of threshold at front door.

This work was completed by Mr. Handyman and Brock Lambert, claimed on other submitted paperwork.

<u>Date</u>	<u>Description</u>	<u>Amount</u>	<u>Method of Payment</u>	<u>Proof of Payment</u>
06.13.23	Down payment on flooring for 1813 W 1 st Ave	\$21,281.06	Golden 1 CU check # 834	canceled check image
08.05.23	Receipt of refund check from Big Dog Carpentry	(\$ 7,858.35)		line item on final invoice
	Total paid for house flooring	\$12,137.97		

Collateral material included:

Three (3) cost estimates all dated 3/30/23 for main floor flooring upgrades

One cost estimate dated 3/30/2023 for upper story floor upgrades

Canceled check image #834 dated June 13, 2023 for "down payment" of \$21,281.06

Bank statement ending 06/30/2023, p.4, with check #834 debit highlighted

Final invoice dated 8/05/2023, stamped "PAID" showing refunded check for \$7,858.35 for loss on hardwood floor purchase

Bank statement ending 08.21.23 showing deposited refund check for \$7,858.35, highlighted

NOTE OF EXPLANATION OF \$7,858.35 REFUND:

Mr. Vedder purchased all the materials for the contracted work (carpet, padding, subflooring, hardwood, quarter-round and paint); but after he discovered the hardwood flooring could not be installed, we were forced to change our choice of main floor hardwood flooring to carpet.

In the final reckoning, Mr. Vedder refunded \$7,858.35 for our losses on the hardwood purchase. This brought the total amount we paid for the house flooring to \$13,422.71 (the "down payment" of \$21,281.06 minus the \$7,858.35 refund). Mr. Vedder agreed to provide an updated receipt for the final total, but he never did. Mr. Vedder and I did not part on very amicable terms.

In fairness to Mr. Vedder, his father died sometime between the roofing job and the flooring job (in June, as I recall), and he had to travel to the west side of the State a few times to attend to family matters.

His absences put him behind on the work, despite his repeated assurances that the work would be done by July 14, our planned date for occupancy. On July 14, my wife and I arrived in Spokane with our two cats and a 24' truckload of furniture. The house was not ready for occupancy. The carpet was not yet installed (a husband and wife team were still inside doing the work), while Mr. Vedder was trying to figure out how to replace the iron furnace grate in the hardwood foyer floor, which he was unable to do. (Refer to receipts for Mr. Handyman and Brock Lambert elsewhere in this claim.)

We could not place any furniture in the house against the walls, because the quarter-round had not yet been installed. We unloaded our belongings onto the front lawn and porch and placed many pieces of furniture and all boxes in the middle of rooms so that the quarter-round installation could continue. The quarter-round installation was not finished until August 4, 2023.

I also want to point out that Mr. Vedder provided inaccurate paperwork throughout our working together. I received his first estimate, dated March 30, 2023, the day I had returned to California after a two-day visit to Spokane; but three subsequent estimates for flooring came to me over several days in April and/or May of 2023, all dated 03.30.23. I agreed to a bid on June 13, 2023, when I wrote a check for what I assumed would be the down payment.

I am including all four of Mr. Vedder's estimates to corroborate my claim of Mr. Vedder's inattention to accuracy. All are dated 3/30/2023. The handwritten numbers "1," "2," and "3" after the word "Estimate #" are my own handwriting, which I added to help me keep the estimates in chronological order.

On 06.13.23, I wrote check #834 for the down payment of \$21,281.06 for the job. Our final reckoning was on 08.05.23 at which time Mr. Vedder presented us with a refund check in the amount of \$7,858.35. Mr. Vedder would not leave the check with us unless Marilyn and I both signed an agreement that we would not make any claims against him after receipt of the check, which we endorsed in his presence. The final invoice is quite difficult to parse, and I will be happy to explain it if that is necessary. The amount we ultimately paid Mr. Vedder for our updated floors was \$13,422.71.

Contractor: Raindrop Raingutters, 509-218-8509

Project Head: Kyle

Work Done: Replace missing and repair damaged rain gutters, east side of house

<u>Date</u>	<u>Description</u>	<u>Amount</u>	<u>Method of Payment</u>	<u>Proof of Payment</u>
06/12/2023	Replace missing gutters, east side	168.00	Check # 107	canceled check image
	Replace missing downspouts, east side	128.00		bank statement 06.21.23
	Repair existing downspout	100.00		
	Total:	431.64 (incl 35.64 tax)		

Collateral material provided:

06/12/2023	Raindrop Raingutter Invoice, 431.64
06/12/2023	Canceled check image, #107
06/21/2023	Global Credit Union Bank Statement, p1, check #107 highlighted

Contractor: Mobile Window Screen Repair, 509-209-0977

Project Head: Dylan Kline

Work Done: Repair screen on main floor study window

<u>Date</u>	<u>Description</u>	<u>Amount</u>	<u>Method of Payment</u>	<u>Proof of Payment</u>
06.06.23	Replace screen on frame for window on main floor study	70.00	Check # 104 no invoice, paid contractor on site	carbonless check bank statement, 06.21.23
	Tax	6.30		
	Total paid:	76.30		

Collateral material included:

06.06.23 canceled check image (no invoice provided)

06.21.23 bank statement, check #104 highlighted

Contractor: Mr. Handyman (509) 412-3554

Workman: Brock Lambert (360) 259-4528

Work Done: Install new threshold at front door abutting newly-installed hardwood floor;
Jigsaw hardwood around heater vent to accommodate original iron grate to fit into new hardwood flooring

<u>Date</u>	<u>Description Job #1</u>	<u>Amount</u>	<u>Method of Payment</u>	<u>Proof of Payment</u>
08.17.23	Install new wooden threshold at front door Apply silicone sealant at joint (homeowner supplied threshold)	\$421.66	Check # 117	canceled check image Mr. Handyman bank statement 09.21.23, p.1
	<u>Description Job #2</u>			
08.23.23	Cut newly-installed hardwood floor with jigsaw to accommodate iron vent grate	40.00	check # 118	canceled check image Brock Lambert bank statement 09.21.23, p.1
Total for all "handyman" work:		\$461.66		

Collateral material included:

Canceled check image #117 to Mr. Handyman

Canceled check image #118 to Brock Lambert (Mr. Handyman)

Bank statement ending 09.21.23, p. 1 for both checks #117 and #118

08.11.23 Walmart, receipt for purchase of wooden threshold, 38.36, with purchase line highlighted

Bank statement ending 08.21.23 p.4 with Walmart threshold purchase highlighted

Neither Mr. Handyman nor Brock Lambert provided invoices for the work done. I expected Mr. Handyman to send an email receipt for the first job, but never received one. It is not in my email or trash. I may have misplaced it.

I paid Brock Lambert directly for the second job, since it was so small. He was kind enough to not charge me the \$250 baseline charge that is assessed by Mr. Handyman.

I have included the receipts for the purchase of the threshold from Walmart to give credibility to my claim that this work was done.

Mr. Lambert had to remove the old, worn-out threshold, cut the new one to fit, secure it with screws and finishing nails, putty over the holes, and seal the space between the new threshold and the new hardwood floor with clear silicone. He also made sure the door sweep worked with the new hardwood floor, which took a bit of time, since the new hardwood floor was a bit higher than the old parquet floor.

Vendor: Revival Lighting, (509) 747-4552

**Purchase of vintage chandelier to replace modern light fixture with more suitable "period" chandelier
Chandelier lengthened to fit dining room space, with wiring added to accommodate new drop length**

<u>Date</u>	<u>Description</u>	<u>Amount</u>	<u>Method of Payment</u>	<u>Proof of Payment</u>
08/19/23	Vintage chandelier circa 1920	\$644.19	Bank Debit	08/21/23 Bank statement highlighted cash register receipt photocopy debit card receipt photocopy

Collateral material included:

08/19/23	Cash register receipt for \$644.19
08/19/23	Debit card receipt for \$644.19
08/19/23	Revival Lighting Work Order, white p. 1 (includes specs for extension links and cost of decorative globes)
08/19/23	Revival Lighting Work Order, pink p.2 (with specific globe style specified, and wire and labor cost estimates written on back)
08/21/23	Bank Statement 07/22-08/21/23, p.4, highlighted

Contractor: A Greener Planet
Project Head: Greg Suber, 509-979-2772
Work Done: Main Floor Bathroom Remodel

<u>Date</u>	<u>Description</u>	<u>Amount</u>	<u>Method of Payment</u>	<u>Proof of Payment</u>
10/22/23	Bathroom Remodel: Remove and replace old bathtub, shower, valve, 9ft x 7 ft. Repair rotten subflooring by bathtub. New counter tops, backsplash, and faucets, new water valves for toilet and sinks. Rebuild shelving on south end of tub/shower.	\$13,597.75 \$ 7,500.00 down	Check #128	Canceled check image Bank statement 11/21/23 p. 1
02/02/24	Balance owing	\$ 6,097.75	Check # 137	Canceled check image Bank statement 02/21/24 p.1
	Total paid:	\$13,597.75		

Collateral material included:

10/22/23 Original estimate from A Greener Planet

Canceled check image #128, down payment

11/01/23 Final Invoice from A Greener Planet (work was not completed until February 2024 due to weather and workman injury)

Canceled check image #137, final payment

Bank statements ending 11/21/23 and 02/21/24, checks #128 and 137 amounts highlighted

Contractor: A Greener Planet

Project Head: Greg Suber, 509-979-2772

Work Done: Old back deck removed and new larger deck built

<u>Date</u>	<u>Description</u>	<u>Amount</u>	<u>Method of Payment</u>	<u>Proof of Payment</u>
06/26/24	Remove old 14'x10' wooden deck, replace with 14'x14' composite deck with two sets of steps (no railings, as per original estimate)	\$ 7,500 down pmt	Check # 151	Canceled check image Bank statement 7/21/24 p.2
07/24/24		\$ 2,500 .00 balance	Check # 156	Canceled check image Bank statement 8/21/24 p. 1
Total paid:		\$10,000.00		

Collateral material included:

Carbonless checks, #151 and 156

Original estimate with job description including railings and final cost of \$13,548.70, including 9% tax on \$12,430.00

Estimate had a handwritten adjustment to the cost of the project without railings, bringing the total to \$10,000.00, including tax.

Bank statement ending 7/21/24 p. 2 with check #151 highlighted

Bank statement ending 8/21/24 p. 1 with check #156 highlighted

Note: Final tax was not noted on original estimate. The job would have worked out to be \$9,174.31 with a tax of \$825.69. There is no paperwork to corroborate the updated estimate with tax included; it was a handshake agreement between me and Greg Suber, made on the spot as we renegotiated for a deck without the railings. I calculated what the cost and tax would have been to arrive at a final payment of \$10,000.00

Staff is removing the costs associated with the deck – Special Valuation costs only include work done on the footprint of the building itself and does not include rear deck work.

Contractor: Voltric Electric, 509-624-6142

Project Head: Steve

Work Done: Update all knob-and-tube wiring within the house and garage.

<u>Date</u>	<u>Description</u>	<u>Amount</u>	<u>Method of Payment</u>	<u>Proof of Payment</u>
10/11/2024	Down Payment, Invoice #9467	\$14,074.63	Bank Debit: Global CU	Bank Statement: ending 10/21/2024, p. 4
11/05/2024	Final Payment, Invoice #9482	\$12,107.30	Bank Debit: Global CU	Bank Statement: ending 11/21/2024, p.4
Total paid:		\$26,181.93		

Other collateral material provided:

06/21/23	Original Estimate #2060 (\$25,825.00)	with proposed list of work to be done	(3 pp)
10/11/24	Invoice #9467 (\$14,074.63)	for 50% down payment \$12,912.50 + tax	(1 p)
11/05/24	Invoice #9482 (\$12,107.30)	with updated list of work to be done	(2 pp)
11/06 24	Statement 1683	paid-in-full receipt, with two Quickbooks receipts	(3 pp)
09/22/24	Global Credit Union Bank Statement	showing debit to Voltric Electric on 10/16/24	(1 p)
10/22/24	Global Credit Union Bank Statement	showing debit to Voltric Electric on 11/07/24	(1 p)
11/12/24	Record/Permit Number: B2418285ELEC	Permit showing "Final" Status (highlighted)	(1p)
Oct. 2024	Property Owner's list of work completed	room-by-room breakdown of actual updates	(3 pp)

Contractor: Authentic Restoration Services

Project Head: Brian Westmoreland, 509-270-7030

Work Done: Repair split roof rafter discovered by electricians doing electrical upgrade

<u>Date</u>	<u>Description</u>	<u>Amount</u>	<u>Method of Payment</u>	<u>Proof of Payment</u>
12/27/24	Repair split original roof rafter. Build temporary supports for ceiling in room below work area in attic; install temporary "floor" over attic beams; lift split beam into place with jacks on temporary floor; secure into place by attaching 2x10 planks to both sides of split beam; secure permanently with heat-sealed bolts from both sides. Tax: Total paid for split roof rafter repair:	\$3,250.00 \$ 292.50 \$3,542.50	Check #181	Canceled check image Bank Statement 01.21.25

Collateral material included:

12/27/24	Invoice #2704 Authentic Restoration Services \$3,250.00 + 292.50 tax = \$3,542.50
12/30/24	Canceled check image #181
01/06/25	Bank statement 01/21/25, p1, check #181 highlighted

Note: A "before" picture of this split beam was taken by one of Steve's crew members (Christian) while doing the electrical upgrade. The split was so serious it needed immediate attention. Steve forwarded the photo to Brian Westmoreland, and though I asked both men to forward the photo to me, neither of them did. I asked twice to have them do that. Neither of them could find it. You may contact either Brian Westmoreland (509-270-7030) or Steve at Voltric (509-710-9478, personal cell) to verify that the split was perilously close to being completely split, compromising the structural integrity of the house. I will try to poke my head into the attic to take "after" pictures of the repair, but cannot guarantee success.

Assessed Property Taxes Paid on 1813 W. First Avenue, Spokane, WA 99201

Parcel#: 25241.0903 Tax Code 0010

2023 tax valuation: \$323,000

2024 tax valuation: \$320,900

[2025 tax valuation: \$328,700]

Tax Year 2023

<u>Date</u>	<u>Description</u>	<u>Amount</u>	<u>Method of Payment</u>	<u>Proof of Payment</u>
05/05/23	First Half-Year Payment	\$1,580.62	ck #1018 Golden 1 CU (CA)	Canceled check image Statement ending 05/31/23 p. 3
09/25/23	Second Half-Year Payment	\$1,580.62	ck #124 Global CU (WA)	Canceled check image Statement ending 10/21/23 p. 2
Yearly Total, 2023		\$3,161.24		

Tax Year 2024

03/01/24	First Half-Year Payment	\$1,555.80	ck #141 Global CU	Canceled check image Statement ending 04/21/24 p. 2
01/29/24	Second Half-Year Payment	\$1,555.81	ck #170 Global CU	Canceled check image Statement ending 11/21/24 p. 1
Yearly Total, 2024		\$3,111.61		

Collateral material included:

2023 Spokane County Tax Assessment

2024 Spokane County Tax Assessment

Canceled check image #1018 Golden 1 Credit Union, Oakland, CA

Canceled check images #124, 141, 170 Global Credit Union, Spokane, WA

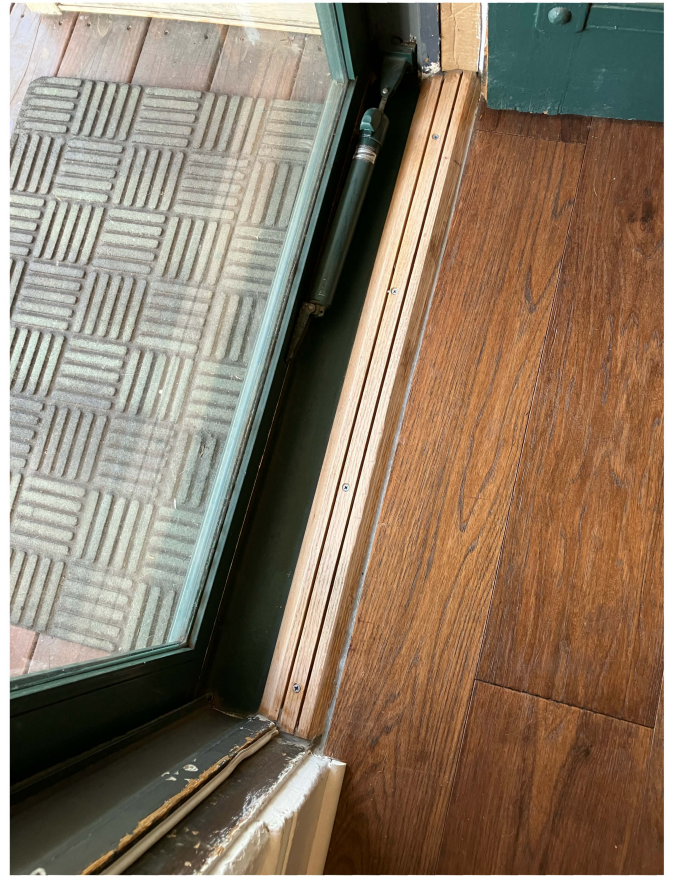
Bank Statements ending 5/31/23, 10/21/23, 4/21/24 and 11/21/24

Photographs

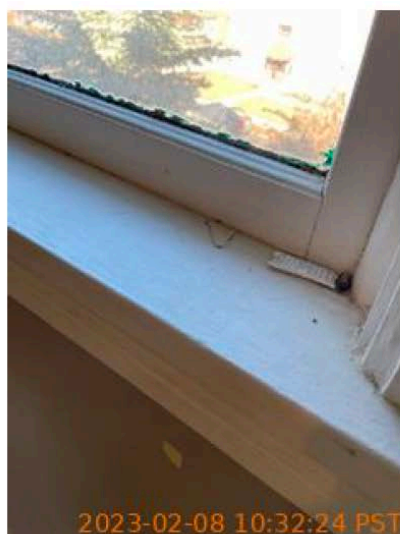
Threshold - Before



Threshold - After



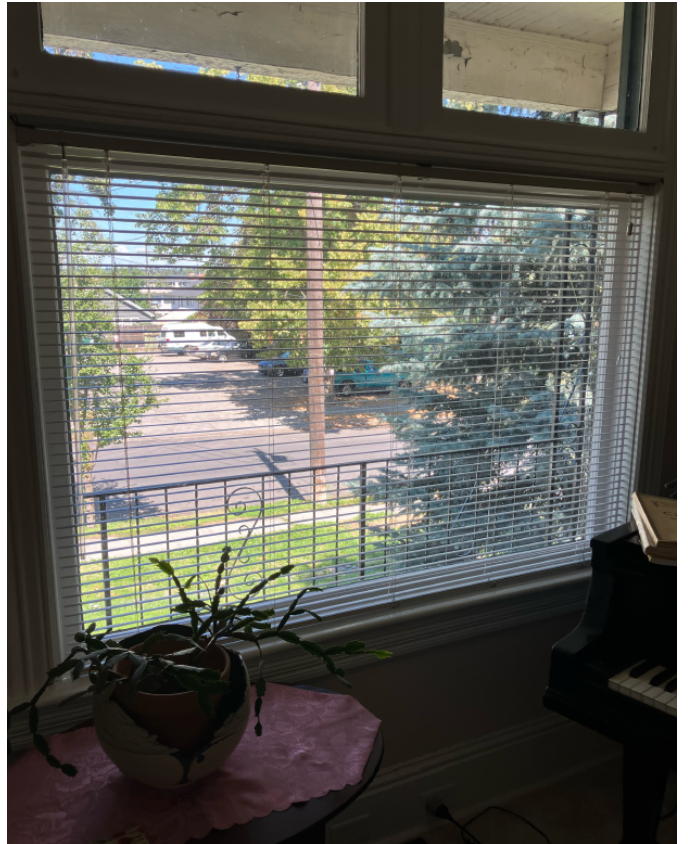
Blinds - Before





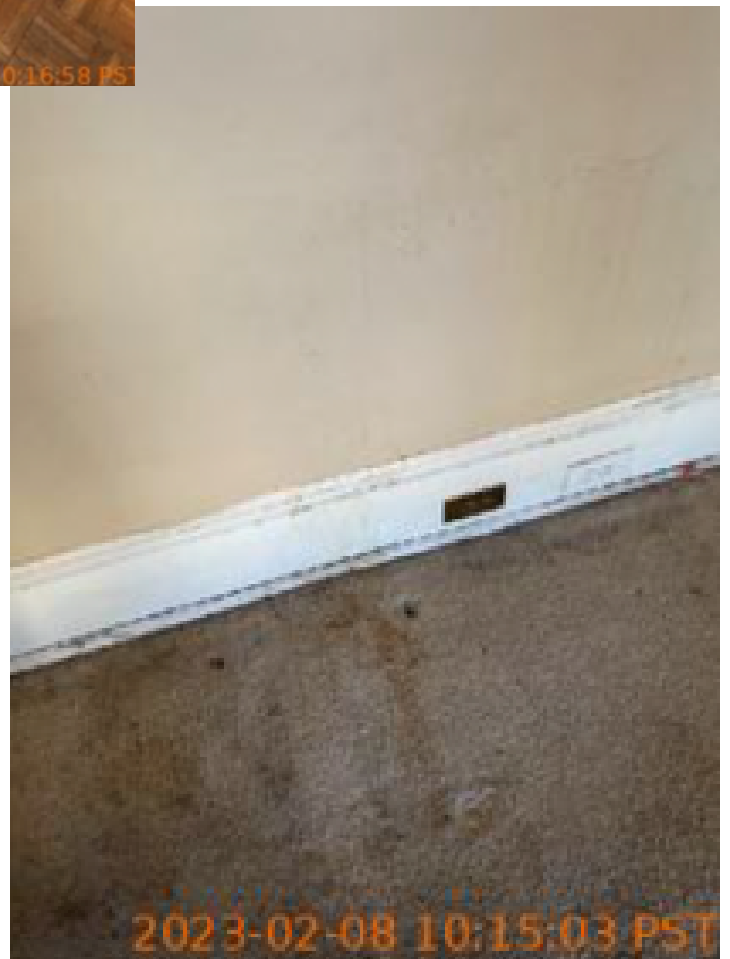
Blinds - After

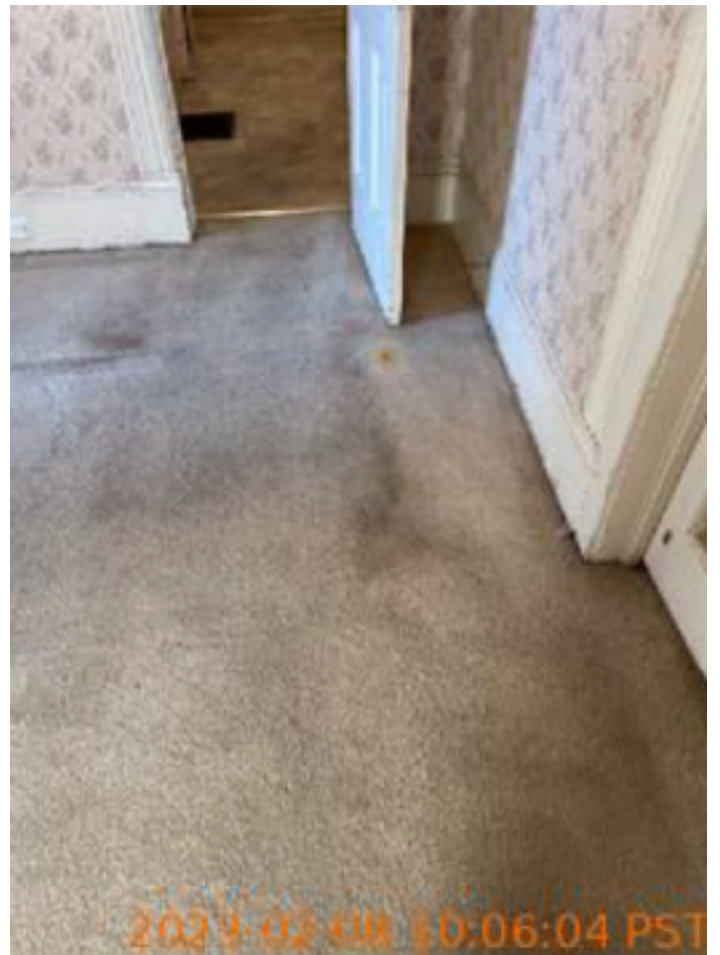






Flooring - Before





Flooring - After







Storm Door



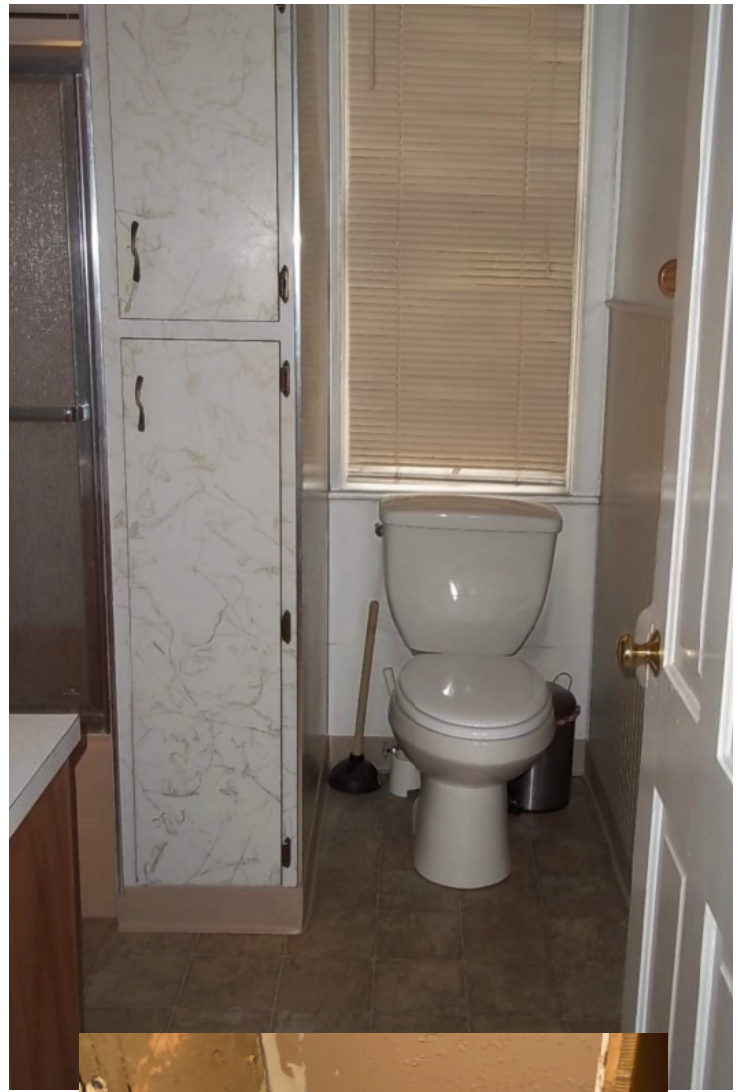
Roof - Before



Roof - After



Bathroom Before



Bathroom - After



Dining Room Lighting - Before and After



Rain Gutters and Downspouts



Electrical Work - Before and After



Roof Beam Repair

