



**Special Valuation Application**  
**727 W Waverly Place**  
**Contributing Resource, Corbin Park HD**



# 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: Nicole & Derrick Oliver

Jim Hawvermale, Levy Specialist  
(509) 477-5903 [jhawvermale@spokanecounty.org](mailto:jhawvermale@spokanecounty.org)  
Kristopher Heldt, Levy Specialist  
(509) 477-5914 [kheldt@spokanecounty.org](mailto:kheldt@spokanecounty.org)

Tuesday, September 30, 2025

RE: Application for Special valuation as Historic Property

Enclosed please find the application received September 30<sup>th</sup>, 2025, from:

Nicole & Derrick Oliver

For the property at:

727 W Waverly Pl  
Spokane, WA 99205  
County Parcel ID: 35072.1505

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 1st, 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.

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

Chapter 84.26 RCW



File With Assessor by October 1

File No: 10233893

**I. Application**

County: Spokane

Property Owner: Nicole and Derrick Oliver

Parcel No./Account No: 35072.1505

Mailing Address: 727 W. Waverly Pl.

E-Mail Address: nmryan86@yahoo.com

Phone Number: (509)954-1948

Legal Description:

Property Address (Location): 727 W. Waverly Pl.

Describe Rehabilitation:

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

Building Permit No: B2504475BLDR

Date: 04/02/25

Jurisdiction: Spokane

County/City

Rehabilitation Started: April, 2025

Date Completed: September, 2025

Actual Cost of Rehabilitation: \$ 175,000

**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):

Nicole Oliver  
Derrick Oliver

**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: \$ \$304,100

Date: 9/30/2025

Karin Fohd  
Assessor/Deputy



I/WE DERRICK OLIVER  
The undersigned, swear that the costs for rehabilitating the property at  
(address) 727 W WAVERLY PL, SPOKANE, WA 99205  
commonly known as (historic name) UNKNOWN  
are accurately represented in the enclosed Application for Special Valuation for Rehabilitating Historic  
Properties. The actual amount of rehabilitation costs incurred are \$ 200,529.99

Print Name Tracie A. Pope  
Residing at Spokane Valley WA  
My Commission expires 12/19/2026



## 727 W Waverly Place Renovation Narrative Summary

The renovations at 727 W Waverly Place include both exterior and interior work.

Exterior renovations include adding a back door, expanding the window to the west side of the house (in the kitchen), and re-sizing a south-facing window to become a bathroom window. During the process of building the kitchen, two south-facing windows were covered.

The pebble dash on the exterior was replaced with an entire new panel of pebble dash along the back (south) and west side of the house due to a previously bad job (bulbous chunks and painfully obvious patch jobs). Paint color was matched and both the South- and West-facing exterior pebbledash walls were repainted.

Interior renovations included relocating the downstairs bathroom to allow more space for the kitchen and create a more cohesive floorplan. This involved removing two walls: one separating the original kitchen and dining room, and the one separating the old bathroom and kitchen. A new wall was put up after moving the bathroom to the east side of the kitchen, just east of the new exterior back door.

Electrical in the renovation area was updated, and the knob and tube was removed. Asbestos was found and removed.

Gas was piped up from the furnace to change the range from electric to gas.

The LVP flooring the covered the original floors was pulled up and the original floors were refinished and patched where needed.

Plaster was removed to expose original brick work in the northwest corner of the renovated space.

Appliances were all replaced, and a dishwasher was added.

| Vendor Payment Summary* |              |
|-------------------------|--------------|
| Vanguard Contracting    | \$125,197.42 |
| Old Hat Workshop        | \$45,730     |
| BANG! Design Studio     | \$13,210.75  |

\*Itemized breakdown included in Dropbox folder

727 W Waverly Place Expense Summary

| Vendor               | Service                                             | Payment Type          | Payment Date | Amount        |
|----------------------|-----------------------------------------------------|-----------------------|--------------|---------------|
| Vanguard Contracting | Deposit                                             | Check #1068           | 3/12/2025    | \$ 1,500.00   |
| Vanguard Contracting | Phase 1                                             | Check #1069           | 5/7/2025     | \$ 41,000.00  |
| Vanguard Contracting | Phase 2                                             | Check #1070           | 6/25/2025    | \$ 33,200.00  |
| Vanguard Contracting | Phase 3                                             | Check #1071           | 8/15/2025    | \$ 45,981.35  |
| Vanguard Contracting | Punch list                                          | Check #1073           | 10/7/2025    | \$ 3,516.07   |
| Old Hat Workshop     | Kitchen cabinetry, built-in banquette, custom table | Apple Pay             | 3/21/2025    | \$ 22,865.00  |
| Old Hat Workshop     | Kitchen cabinetry, built-in banquette, custom table | Apple Pay             | 6/25/2025    | \$ 19,315.00  |
| Old Hat Workshop     | Kitchen cabinetry, built-in banquette, custom table | Apple Pay             | 8/5/2025     | \$ 1,825.00   |
| Old Hat Workshop     | Kitchen cabinetry, built-in banquette, custom table | Apple Pay             | 10/7/2025    | \$ 1,725.00   |
| BANG Design Studio   | Design work plus FF&E                               | Bank Account Transfer | 6/23/2025    | \$ 8,060.83   |
| BANG Design Studio   | Design work plus FF&E                               | Bank Account Transfer | 8/4/2025     | \$ 5,149.92   |
| Fred's Appliances    | Fridge, microwave, dishwasher, range, vent          | Visa                  | 2/22/2025    | \$ 15,738.47  |
| Lowe's               | Sink                                                | Apple Pay             | 5/19/2025    | \$ 653.35     |
|                      |                                                     |                       | Total        | \$ 200,529.99 |

Itemized details included in Dropbox folder

**\$188,146.35**

\*Items to be removed - stove, refrigerator, custom table: **-\$12,383.64**

\*\*Also have asked for additional information from applicant on cost of chairs, stools, etc. that are noted in some of the invoices. I will update as soon as I hear back.

Before Photographs













## After Photos:



















2525 N. Monroe Street  
Spokane, WA 99205  
Phone: (509) 328-3824  
Phone:

## Order

Scheduled: Tuesday 04/15/25

Number  
02225209

Date  
02/22/2025

Page  
2

Customer # 5099541948 ~ nicole oliver

### Summary of Payments (Continued)

| Date     | Type / Reference       |
|----------|------------------------|
| 04/11/25 | DEBIT CARD 3507/004416 |

| Amount                | Applied            | Surcharge |
|-----------------------|--------------------|-----------|
| \$5,883.82            | \$5,883.82         | \$0.00    |
| <b>Total Applied:</b> | <b>\$15,738.47</b> |           |



INVOICE

Old Hat Workshop, LLC  
2614 E South Altamont Blvd.  
Spokane, WA 99202

jon@oldhatworkshop.com  
+1 (509) 780-6180  
www.oldhatworkshop.com



Vanguard Contracting:Oliver Kitchen

Bill to  
Vanguard Contracting  
727 W Waverly PI  
Spokane, WA 99205

Ship to  
Vanguard Contracting  
727 W Waverly PI  
Spokane, WA 99205

Invoice details

Invoice no.: 526  
Terms: Upon Receipt  
Invoice date: 03/21/2025  
Due date: 03/21/2025

| #  | Product or service | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Qty | Rate        | Amount      |
|----|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------|-------------|
| 1. | Kitchen Cabinetry  | <p>~22 lf. Custom OHW Perimeter Cabinetry.<br/>-Slim Shaker (1"). Paint Grade. Full Overlay.<br/>-COLOR: TBD.<br/>-Soft Close Drawers/Doors. BLUM.<br/>-4" Toe kick on Leg Levelers.<br/>-4" Crown, where noted.<br/>-Prefinished Birch Interiors.<br/>-Dovetailed Birch Ply Drawers.<br/>-Toe Kick Lighting on all base cabinetry. Wall Switched Outlet behind sink please.</p> <p>-----DETAILS-----</p> <p>---BENCH WALL-----</p> <p>--8' x 18"D x Full Height - Banquette Seating w/Arched Valance. Paint Grade. DESIGN BY BANG.<br/>-Bench Seat with larger drawers below to match perimeter cabs. Paint Grade. Slim Shaker Fronts.<br/>-Cushion by others.<br/>-Wallpaper Back by others.<br/>-Sides and Top Unit to be paint grade.<br/>25 1/2" W x ~84"H x 14"D Glass Front Hutch Cabinet w/lower drawers.<br/>-Paint Grade: Slim Shaker.<br/>-Graduated Drawer Bank Below.<br/>-Two Glass Front Doors (no mullions) on Top.<br/>-LED lighting on sides. IR touch switch in discreet location.<br/>-Crown to match perimeter. NOT TO CEILING?</p> | 0.5 | \$36,780.00 | \$18,390.00 |



-----DETAILS-----

FRIDGE/RANGE WALL-----

-39" W Fridge Surround w/two door upper.

BASE CABINETRY:

~18" W Drawer over Door w/Tray Storage.

UPPER CABINETRY:

-18" W Two Door Upper. UC Lighting.

-30" Range Bay w/Hood Surround.

-Surround to be wrapped in countertop material. \*PLEASE DELIVER HOOD LINER TO OHW. (30" Zephyr Monsoon - AK9228BS?- Recommended. Confirm?)

~11" W Utensil Organizer Pull Out.

~3" Corner Filler.

UPPER CABINETRY:

-3/4" L filler both sides.

~24.5" Two Door Upper w/Corner Filler. UC Lighting.

-Corner Filler. (~1.5").

-----DETAILS-----SINK WALL---

-----

BASE CABINETRY:

~3" Corner Filler.

-15" W Blind Corner Optimizer (5PSP-15SC-CR).

~28" W EQ Two Drawer Bank for Pots/Pans. 1/2" Bottoms.

~19 1/2" Trash/Recycle Pull Out w/scoop front top pull out behind door.

-36" Sink Cabinet w/Apron Front Sink (Kohler Whitehaven - Self Trimming - Recommended. Confirm?)

-24" DW Bay. Panelized. NEED DW SPEC\*

-1 1/2" End Panel.

-1 1/2" Left Filler.

~33" Graduated Three Drawer Bank.

-1 1/2" Right Filler.

UPPER CABINETRY (LEFT TO RIGHT)

-Corner Filler (~1.5")

~30" W Two Door Cabinet. UC Lighting.

~30" W Two Door Cabinet. UC Lighting.

-3/4" End Panel.

----RIGHT OF DW---

-1 1/2" Left Panel

-33" W x 12"D - Two Door Countertop Cabinet. Glass Fronts. NOT TO CEILING, but to match hutch height?

-1 1/2" Right Filler.

-LED Lighting on side panels on interior. Switched separately from UC/TK lighting, but on wall switched outlet below kitchen sink please!\*

-----81 1/4" x 36" D x 34

3/4"H ISLAND CABINETRY-----

-Rift White Oak Base Cabinetry. Slim Shaker to match perimeter.

-STAIN: TBD. CLEAR?

-Curved on ends w/integrated Graduated Three Drawer Banks.

-Vertical Grain.

-TK boxes mounted to floor.  
 -4" Toe Kick.  
 -\*\*Toe Kick Lighting to be integrated with TK switch circuit located below sink. Electrician will need to run LV wire after demo, before flooring or drywall. OHW will mark locations\*\*

-----DETAILS-----  
 -----

-13"D x 36" W Curve Ended Cabinet w/Graduated Three Drawer Bank. SLIM SHAKER DFs.\*If these are built at 13" we can fit a 12" drawer box not a 9" Drawer box.  
 -30" Microwave Oven Drawer w/drawer below. Please make 18" drawer below for outlet behind drawer.  
 -25 1/2" W Graduated Three Drawer Bank.  
 -13"D x 36" W Curve Ended Cabinet w/Graduated Three Drawer Bank. SLIM SHAKER DFs.\*If these are built at 13" we can fit a 12" drawer box not a 9" Drawer box.  
 ----BACKSIDE OF ISLAND----12" Overhang for stools.  
 -Shop ply backer to floor for tile application by others.

-----  
 -Cabinetry Built, Finished and Installed by OHW Cabinetmakers.  
 -All Cabinetry comes with Detailed Shop Drawings that MUST BE APPROVED BEFORE FABRICATION CAN BEGIN.  
 -Drawer Pulls/Knobs not included in this estimate. Can provide to be billed at a later time.

|    |                            |                                                                                                                                                                                                                                                                                                                                                                  |     |            |            |
|----|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|------------|
| 2. | <b>Oval Dining Table</b>   | 72" L x 30" H x 36" W Oval Shaped Rift Oak Dining Table.<br>-Built with Rift Oak.<br>-Clear 2K Polyurethane Finish. Matte.<br>-Pedestal Base. Direction/Inspo appreciated by BANG Design on base shape?<br>-Will be built to slide w/out damaging hardwoods.                                                                                                     | 0.5 | \$3,450.00 | \$1,725.00 |
| 3. | <b>Installation/Travel</b> | Installation labor and materials for 727 W. Waverly Pl., Spokane, WA 99205                                                                                                                                                                                                                                                                                       | 0.5 | \$3,650.00 | \$1,825.00 |
| 4. | <b>Change Order</b>        | ADD - Rift Oak Banquette Wrap (underside as well) on framed opening by Vanguard. (+\$1000)<br>ADD - Back Door Hutch and Countertop Cabinet by basement to ceiling @ ~110"H w/crown (+\$1000)<br>ADD - 1" Slim Shaker Doors on Glass Front Cabinets, instead of traditional Shaker. (+\$550).<br>REMOVE - (-\$700) - Slab front Rift Oak on Island and Banquette. | 0.5 | \$1,850.00 | \$925.00   |



--DESIGN CHANGE NOTES AS OF 3/14:  
(NO CHARGE BELOW)-----

-FLUSH TOE KICK ON NON-COUNTERTOP  
AREAS (ISLAND CURVES, HUTCHES,  
BENCH SEAT)!!

-BENCH is Slab Front Rift Oak @ 15" AFF for  
3-4" H Bench Cushion by others. Potentially  
Channel Tufting on bench back, by others.  
Eased Solid Edging on 1 1/2" Oak  
Benchtop, plz.

-NON-Panelized Cafe DW.

-ABB on Island Drawers.

-Leave back of island unwrapped.

Vanguard will wrap w/tile board.

-GE HOOD Liner. Will get spec packet from  
Vanguard.

-Hood Wrap will be shop ply/platform to be  
wrapped by others. Will need to know  
countertop selections, ASAP. NOT OAK as  
of 3/14 meeting.

-3cm counters as of 3/14, TBD.

## Ways to pay



|       |             |
|-------|-------------|
| Total | \$22,865.00 |
|-------|-------------|

|         |              |
|---------|--------------|
| Payment | -\$22,865.00 |
|---------|--------------|

|             |        |
|-------------|--------|
| Balance due | \$0.00 |
|-------------|--------|

**Paid in Full**

INVOICE

Old Hat Workshop, LLC  
2614 E South Altamont Blvd.  
Spokane, WA 99202

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Bill to  
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727 W Waverly PI  
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Invoice details

Invoice no.: 544  
Terms: Upon Receipt  
Invoice date: 06/25/2025  
Due date: 06/25/2025

| #  | Product or service | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Qty | Rate        | Amount      |
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- NON-Panelized Cafe DW.
- ABB on Island Drawers.
- Leave back of island unwrapped. Vanguard will wrap w/tile board.
- GE HOOD Liner. Will get spec packet from Vanguard.
- Hood Wrap will be shop ply/platform to be wrapped by others. Will need to know countertop selections, ASAP. NOT OAK as of 3/14 meeting.
- 3cm counters as of 3/14, TBD.

## Ways to pay



|       |             |
|-------|-------------|
| Total | \$19,315.00 |
|-------|-------------|

|         |              |
|---------|--------------|
| Payment | -\$19,315.00 |
|---------|--------------|

|             |        |
|-------------|--------|
| Balance due | \$0.00 |
|-------------|--------|

**Paid in Full**

Payment receipt

# You paid \$1,825.00

to Old Hat Workshop, LLC on 8/5/2025

|                |                   |
|----------------|-------------------|
| Invoice no.    | 553               |
| Invoice amount | \$1,825.00        |
| <b>Total</b>   | <b>\$1,825.00</b> |

|                  |              |
|------------------|--------------|
| Status           | Paid         |
| Payment method   | ApplePay     |
| Authorization ID | MQ0283478537 |

Thank you



**Old Hat Workshop, LLC**

+15097806180

[www.oldhatworkshop.com](http://www.oldhatworkshop.com) | [jon@oldhatworkshop.com](mailto:jon@oldhatworkshop.com)  
**2614 E South Altamont Blvd., Spokane, WA 99202**

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payments processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, <https://www.intuit.com/legal/licenses/payment-licenses>). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.



Payment receipt

# You paid \$1,725.00

to Old Hat Workshop, LLC on 10/7/2025

|                |                   |
|----------------|-------------------|
| Invoice no.    | 574               |
| Invoice amount | \$1,725.00        |
| <b>Total</b>   | <b>\$1,725.00</b> |

|                  |              |
|------------------|--------------|
| Status           | Paid         |
| Payment method   | ApplePay     |
| Authorization ID | MW0023530748 |

Thank you



**Old Hat Workshop, LLC**

+15097806180

[www.oldhatworkshop.com](http://www.oldhatworkshop.com) | [jon@oldhatworkshop.com](mailto:jon@oldhatworkshop.com)

[2614 E South Altamont Blvd., Spokane, WA 99202](#)

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**Vanguard Contracting**  
2516 E North Altamont Blvd  
Spokane, WA 99202 US  
+8413927  
vanguardspokanecontracting@gmail.com

## BILL TO

Derrick Oliver  
727 W Waverly Pl  
Spokane, WA 99205

## INVOICE 1701

DATE 04/02/2025 TERMS Due on receipt

DUE DATE 04/02/2025

## COMPANY NOTES

Kitchen/Bath/Laundry NEW

| ACTIVITY                                                                                                                                                                                                                                                                                                                              | QTY        | RATE  | AMOUNT    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------|-----------|
| <b>Kitchen</b><br>Kitchen/dining room scope: gut and remove wall between kitchen/dining to create open concept. Re-locate bathroom by removing wall between kitchen/bath to create more room for open concept kitchen/dining.<br><br>Add a new doorway to back yard off dining room.                                                  | 1          | 0.00  | 0.00T     |
| <b>Bathroom</b><br>Bathroom 1 scope: main floor, re-locate. Create new full bath between dining room and office off main hall. 11'x4.5' - use existing doorway if possible.                                                                                                                                                           | 1          | 0.00  | 0.00T     |
|                                                                                                                                                                                                                                                                                                                                       |            |       | 0.00T     |
| <b>Permits</b><br>City building and mechanical permits - est \$750-1400                                                                                                                                                                                                                                                               | 1,134.43   | 1.00  | 1,134.43T |
| ACTUALS: TOTAL \$1,134.43<br>-building \$1,054.05<br>-mechanical \$80.38                                                                                                                                                                                                                                                              |            |       |           |
| <b>Asbestos</b><br>All materials that are affected by project must be tested for asbestos prior to removal using a certified and independent testing service - if present requires removal by certified Abatement Company or removed by homeowner before project begins.<br><br>\$45/per test - est 10-12 tests<br><br>ACTUAL - \$715 | 15.8888889 | 45.00 | 715.00T   |
| <b>Engineer</b><br>Engineering fees for beams - est \$1000                                                                                                                                                                                                                                                                            | 0          | 1.00  | 0.00T     |

| ACTIVITY                                                                                                                                                                                                                                               | QTY       | RATE   | AMOUNT    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------|-----------|
| <b>Site Management</b><br>Site Prep, Property Protection, Daily Clean-up, Material Delivery, etc<br>labor and materials                                                                                                                                | 2,408.75  | 1.00   | 2,408.75T |
| ACTUALS                                                                                                                                                                                                                                                |           |        |           |
| D-1/8.25/5.5/2/2/.75/6/8.5/3=1303.75                                                                                                                                                                                                                   |           |        |           |
| R-3=150                                                                                                                                                                                                                                                |           |        |           |
| M-1/1/1/6/2.5=402.50                                                                                                                                                                                                                                   |           |        |           |
| F-1/1/1.5/1/1=275                                                                                                                                                                                                                                      |           |        |           |
| MB-.75/1=87.50                                                                                                                                                                                                                                         |           |        |           |
| F-3=150                                                                                                                                                                                                                                                |           |        |           |
| M-1=40                                                                                                                                                                                                                                                 |           |        |           |
| <b>Port a Pot</b><br>port a pot - \$135/mo @ 4 months                                                                                                                                                                                                  | 1.2676296 | 135.00 | 171.13T   |
| ACTUALS                                                                                                                                                                                                                                                |           |        |           |
| 5/5-5/30= \$171.13                                                                                                                                                                                                                                     |           |        |           |
| <b>Demolition</b><br>Removal and Disposal of all job site material for duration of project:<br>-2 walls - sheetrock/framing/elec/plumbing/etc<br>-flooring<br>-tile<br>-fixtures<br>-cabinets<br>-appliances<br><br>dumpster/disposal fee: \$650<br>-- | 4,885     | 1.00   | 4,885.00T |
| ACTUALS                                                                                                                                                                                                                                                |           |        |           |
| D-8/8/6.5/9/3=1,207.50                                                                                                                                                                                                                                 |           |        |           |
| M-8/8.5/8.5=875                                                                                                                                                                                                                                        |           |        |           |
| F-8/6.5/7.5=1,100                                                                                                                                                                                                                                      |           |        |           |
| R-8/5=650                                                                                                                                                                                                                                              |           |        |           |
| = \$3,832.50                                                                                                                                                                                                                                           |           |        |           |
| double ceiling removal                                                                                                                                                                                                                                 |           |        |           |
| ADD-ON:                                                                                                                                                                                                                                                |           |        |           |
| remove plaster from brick= \$402.50                                                                                                                                                                                                                    |           |        |           |
| D-6.5=227.50                                                                                                                                                                                                                                           |           |        |           |
| M-5=175                                                                                                                                                                                                                                                |           |        |           |
| dumpster/disposal fee: \$650                                                                                                                                                                                                                           |           |        |           |
| <b>Concrete</b><br>N/A - no concrete required                                                                                                                                                                                                          | 0         | 1.00   | 0.00T     |
| <b>Framing</b><br>Labor and materials                                                                                                                                                                                                                  | 6,528.95  | 1.00   | 6,528.95T |
| Estimated \$8-10k (confirm load bearing on main floor and upstairs to dial in                                                                                                                                                                          |           |        |           |



| ACTIVITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | QTY   | RATE | AMOUNT    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|-----------|
| beam sizes required/costs)<br>-Beam between dining and kitchen<br>-Beam between kitchen/bathroom<br><br>-re-locate/frame new bathroom<br>**sound proofing wall between bathroom and dining room - staggered 2x4 studs<br>on 2x6 top/bottom plates<br><br>-fill in removed window in old bath 1 area<br>-replace kitchen window, double width<br>-remove dining window and add new back door 36"<br>-re-frame and raise window sill in bath 1 shower area<br>-blocking throughout<br>-fir strips to level out ceilings and walls for plumbing, hvac, sheetrock<br>-niches in shower - built and revised<br><br>----- |       |      |           |
| ACTUALS - no beams required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |       |      |           |
| R-6.5=325<br>D- 8.5/6/8/8/2.5/4.25=1303.75<br>MC-4/9/8.5/8/2.5/8.5/6/7/5/4=2187.50<br>F-3.5/7/6.5/6.5/7.25=1537.50<br>=\$5,633.75                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |      |           |
| materials<br>76.35/325.19/151/531.43/27.25/63.98=1175.20                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |       |      |           |
| TO BE FRAMED IN PHASE 2:<br>-wing walls for banquette                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |       |      |           |
| <b>Electrical</b><br>Site Seen - revised est \$9,410                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 7,600 | 1.00 | 7,600.00T |
| Kitchen/Dining:<br>-move fridge outlet<br>-new elec for DW (no existing)<br>-new elec for hood (no existing)<br>-move elec stove outlet<br>-relocate switches in kitchen/dining room<br>-under cabinet lighting, toe kicks, hutches<br>-island outlets<br>-update/relocate existing outlets/GFCI per code<br>-install sconces x4<br>-install pendants x2-3<br>-new can lighting 6" x6<br>-chandelier x1<br>-switches with dimmers                                                                                                                                                                                   |       |      |           |
| Bath 1:<br>-wire for new bath (can lights x2, vanity light, fan install, 3 switches, outlets/GFCI per code)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |       |      |           |
| **speciality switches+brass plates w/dimmer \$75 ea - ordered 3 speciality switches                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |       |      |           |

| ACTIVITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | QTY      | RATE | AMOUNT    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-----------|
| ADD-ONS:<br>-chandi in bathroom<br>-hall can light<br>-remove exterior conduit and run inside<br>-outlet upstairs bath<br>-remove and re-run old knob/tube circuits in project areas<br><br>Invoice \$10,820 (+\$1,410)<br>ROUGH-IN PYMT DUE \$7,600<br><br>CLIENT PROVIDES ELEC FIXTURES (7 sconces, 2 pendants, 2 chandis, 1 ext light)                                                                                                                                                                                                                                                                                                                                                                                                                         |          |      |           |
| <b>Plumbing</b><br>site seen - revised est \$7,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 6,350    | 1.00 | 6,350.00T |
| Kitchen:<br>-install new sink (location stays where it is)<br>-install ice box/water line for fridge (no existing)<br>-rough in and install new DW (no existing)<br><br>Bath 1:<br>-re-locate bathroom approx 15 lin ft to other side of new dining/kitchen (main sewer is located under existing bath 1 toilet area)<br>-rough-in and trim out tub, single sink sink/faucet, toilet<br>-requires new plumbing vent to roof/back of house<br><br>Stub up plumbing for future master bath on second level<br><br>ADD-ON:<br>\$350 - fix upstairs toilet-new flange/ring/re-set, move water lines for lower niche<br><br>Invoice \$7,350<br>ROUGH-IN PYMT DUE \$6,350<br><br>CLIENT PROVIDES PLUMBING FIXTURES (shower valve/trim, sinks x2, faucets x2, toilet x1) |          |      |           |
| <b>Gas Service</b><br>New gas line for stove                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0        | 1.00 | 0.00T     |
| TO BE DONE IN PHASE 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |      |           |
| <b>HVAC</b><br>revise 3 existing ducts in main area<br>new duct in bathroom                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 800      | 1.00 | 800.00T   |
| <b>Hood Vent</b><br>New hood in kitchen<br>ducting and install<br>M-8-320<br>CLIENT PROVIDES APPLIANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 320      | 1.00 | 320.00T   |
| TO BE DONE IN PHASE 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |      |           |
| <b>insulation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1,297.95 | 1.00 | 1,297.95T |

| ACTIVITY                                                                                    | QTY      | RATE | AMOUNT    |
|---------------------------------------------------------------------------------------------|----------|------|-----------|
| new insulation where needed at exterior walls, at new bathroom wall on main floor           |          |      |           |
| sound proofing wall between bathroom and dining room - extra insulation                     |          |      |           |
| -----                                                                                       |          |      |           |
| ACTUALS                                                                                     |          |      |           |
| MC-2/4=210                                                                                  |          |      |           |
| D-8.25/7.75/4.5=717.50                                                                      |          |      |           |
| materials 580.45                                                                            |          |      |           |
| <b>Sheetrock</b>                                                                            | 5,500    | 1.00 | 5,500.00T |
| 2.50 per sqft labor and materials                                                           |          |      |           |
| trip charges \$200 per                                                                      |          |      |           |
| -patching where walls removed/cabinets/soffit removed                                       |          |      |           |
| -fill in where bath 1 window removed                                                        |          |      |           |
| -fill in where dining room window removed -patch where 36" back door added                  |          |      |           |
| -hang/tape/texture/prime new wall between bath and dining                                   |          |      |           |
| -hang/tape/texture/prime new lid in kitchen/dining                                          |          |      |           |
| Probable complete ceiling removal in Kitchen area (+\$1,000 - included in revised estimate) |          |      |           |
| <b>Cabinets</b>                                                                             | 0        | 1.00 | 0.00T     |
| CLIENT PAYS CABINET SHOP DIRECT                                                             |          |      |           |
| Kitchen cabinets                                                                            |          |      |           |
| exterior walls lowers/uppers/7'x4' island                                                   |          |      |           |
| Old Hat Shop                                                                                |          |      |           |
| -painted uppers/lowers - color 1 - 1" slim shaker                                           |          |      |           |
| -painted hutch 1+2 - color 2 1" slim shaker                                                 |          |      |           |
| -stained rift oak island, built-in bench box w drawers, dining table - island               |          |      |           |
| drawers w/ slab style, rounded ends                                                         |          |      |           |
| -rift Oak Banquette Wrap                                                                    |          |      |           |
| accessories:                                                                                |          |      |           |
| -spice pull                                                                                 |          |      |           |
| -trash pulls w integrated top drawer                                                        |          |      |           |
| -corner system                                                                              |          |      |           |
| includes UC, TK and Glass front cab lighting                                                |          |      |           |
| delivered and installed                                                                     |          |      |           |
| Cabinet cost: \$45,730                                                                      |          |      |           |
| <b>Countertop</b>                                                                           | 3,830.70 | 1.00 | 3,830.70T |
| Kitchen Countertops                                                                         |          |      |           |
| using mid grade quartz/granite - Capaul Estimate \$5,107.60                                 |          |      |           |
| 75% deposit due = 3830.70                                                                   |          |      |           |
| <b>Tile</b>                                                                                 | 3,982.50 | 1.00 | 3,982.50T |
| Total Estimate \$8,465                                                                      |          |      |           |



| ACTIVITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | QTY       | RATE  | AMOUNT    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------|-----------|
| Kitchen<br>backsplash est 67 sqft = \$1,260<br>2x8 horizontal stack and 5x5 alternating rows<br>top to ceiling + knee kick under island seating top<br><br>Bathroom = est \$7,205<br>36"x60" mud set pan<br>2.5x10 vert stack tile walls + curb<br>2 niches - 8x6, 16x12<br>window wrap<br>1" hex floor with typography (white and black) in shower<br>1" white hex floor in main bathroom - wall to wall<br><br>50% deposit due = \$3,982.50<br><br>CLIENT PROVIDES TILE - BANG TO MANAGE TILE ORDER |           |       |           |
| <b>Shower Glass</b><br>shower glass for bath 1- fixed panel, no door - est \$1500-1800                                                                                                                                                                                                                                                                                                                                                                                                                | 0         | 1.00  | 0.00T     |
| TO BE DONE IN PHASE 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |           |       |           |
| <b>Flooring</b><br>would require new flooring at transitions between Hall/LR and kitchen/entry<br><br>approx 275 sqft - original est w/ LVP - \$2000 labor only<br><br>-----<br>ACTUALS - CHANGE ORDER<br>refinish old mis-matching wood floor in hall, kitchen/dining<br><br>Patch sub-flooring/prep wood floor<br>D-4=\$140<br><br>Wood Flooring Est - \$3,478.50<br><br>FINAL BUFF+COAT AT END OF PROJECT                                                                                          | 3,618.50  | 1.00  | 3,618.50T |
| <b>Trim</b><br>new trim to match existing trim throughout house<br>labor and material to install<br><br>8.5" base<br>4.5" casing<br>7.5" header<br><br>\$12-14 per lin ft<br>est 90 lin ft<br><br>kitchen - base, window(s)<br>dining - base, door<br>bath 1- base, door<br><br>CHANGE ORDER                                                                                                                                                                                                          | 2.8571429 | 14.00 | 40.00T    |

| ACTIVITY                                                                                                                                                                                                                                                                                                                                                                                               | QTY      | RATE | AMOUNT    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-----------|
| -bathroom wainscot                                                                                                                                                                                                                                                                                                                                                                                     |          |      |           |
| M-1                                                                                                                                                                                                                                                                                                                                                                                                    |          |      |           |
| <b>Windows</b><br>bath 1 window replaced, move up bottom sill due to bring in the shower:<br>material MARVIN Essentials Series - est \$1300, ACTUAL \$821.71<br><br>install \$300<br>F-4.5=\$225<br><br><br>Kitchen Window:<br>Materials<br>OPT 2: remove existing and replace with larger aluminum clad wood twin hung<br>~\$2687.03 MARVIN Ultimate Series<br>ACTUAL \$2,729.05<br><br>Install \$300 | 3,775.76 | 1.00 | 3,775.76T |
| <b>Door</b><br>new 36" door to back yard<br>material est \$1500, actual \$950<br>install est \$600<br>F-.5=25<br>M-3/1=160<br><br>pocket door fix in living room - material \$200<br>install est \$250<br>R-2.5=\$150<br><br>Bathroom door -<br>use existing glass door<br>MC-1=35                                                                                                                     | 1,320    | 1.00 | 1,320.00T |
| <b>Siding</b><br>fill in exterior where windows revised and back door created<br><br>Pebble dash exterior plaster patching<br><br>revising/clean up siding on SW side of house<br><br>est \$2,500 - site visit to further refine costs                                                                                                                                                                 | 0        | 1.00 | 0.00T     |
| <b>Stairs</b><br>basic stairs/handrail required by code - for access to back yard at new door<br>labor and material<br><br>(or, seal off/lock door and have homeowner build stairs)<br><br>CLIENTS WILL HAVE THE DOOR SEALED                                                                                                                                                                           | 0        | 1.00 | 0.00T     |
| <b>Paint</b><br>walls/ceilings/trim/door/windows in project areas<br>1 color on walls, white trim/doors/windows, white flat ceilings<br>labor and materials                                                                                                                                                                                                                                            | 0        | 1.00 | 0.00T     |

| ACTIVITY                                                                                                                                                                                                                                                                                                                               | QTY       | RATE  | AMOUNT     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------|------------|
| Kitchen/dining - est 240 sqft<br>bath 1 - est 50 sqft                                                                                                                                                                                                                                                                                  |           |       |            |
| UNKNOWNNS (not included in line item total cost at this time)<br>painting exterior where stucco impacted for window and slider/french door - cost<br>est \$1000 but need to gather more information for more accurate number.                                                                                                          |           |       |            |
| Punchlist<br>bathroom fixtures (towel rack/hooks/mirrors/etc)<br>etc??<br><br>labor, hourly - est 20 hrs<br><br>CLIENTS WILL SELF INSTALL THESE ITEMS. KEEPING THIS LINE ITEM AT<br>THIS TIME AND WILL ADJUST AS WE CONVERT TO INVOICE.                                                                                                | 0         | 50.00 | 0.00T      |
| Appliance<br>delivery and install provided by appliance company unless specifically noted in<br>other line items<br><br>-hood install included in hood line item<br>-plumber will connect DW lines and fridge water lines<br>-Tony to install gas range<br>-VGC to install microwave<br>-appliance company to delivery and place items | 0         | 1.00  | 0.00T      |
| Project Management<br>manage subcontractors/scheduling/material procurement/design<br>coordination/etc<br><br>hourly rate \$60 - est 30 hrs<br><br>M-5.25/11.5=\$1,005                                                                                                                                                                 | 16.75     | 60.00 | 1,005.00T  |
| Add-ons<br>Asbestos Abatement \$2,500                                                                                                                                                                                                                                                                                                  | 2,500     | 1.00  | 2,500.00T  |
| Overhead<br>20% overhead fee on all goods and services provided by Vanguard Contracting                                                                                                                                                                                                                                                | 57,783.67 | 0.20  | 11,556.73T |
| Deposit<br>\$1500 deposit received 3/11<br>\$ 1/3 payment received \$41,000 on 5/6/25,                                                                                                                                                                                                                                                 | 1         | 0.00  | 0.00       |
| SUBTOTAL                                                                                                                                                                                                                                                                                                                               |           |       | 69,340.40  |
| TAX                                                                                                                                                                                                                                                                                                                                    |           |       | 6,309.98   |
| TOTAL                                                                                                                                                                                                                                                                                                                                  |           |       | 75,650.38  |
| PAYMENT                                                                                                                                                                                                                                                                                                                                |           |       | 75,650.38  |
| TOTAL DUE                                                                                                                                                                                                                                                                                                                              |           |       | \$0.00     |





**Vanguard Contracting**  
2516 E North Altamont Blvd  
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+8413927  
vanguardspokanecontracting@gmail.com

## BILL TO

Derrick Oliver  
727 W Waverly Pl  
Spokane, WA 99205

**INVOICE 1707**

**DATE** 06/17/2025 **TERMS** Due on receipt

**DUE DATE** 06/17/2025

## COMPANY NOTES

Kitchen/Bath/Laundry NEW

| ACTIVITY                                                                                                                                                                                                                                                                             | QTY      | RATE | AMOUNT    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-----------|
| <b>Kitchen</b><br>Kitchen/dining room scope: gut and remove wall between kitchen/dining to create open concept. Re-locate bathroom by removing wall between kitchen/bath to create more room for open concept kitchen/dining.<br><br>Add a new doorway to back yard off dining room. | 0        | 0.00 | 0.00T     |
| <b>Bathroom</b><br>Bathroom 1 scope: main floor, re-locate. Create new full bath between dining room and office off main hall. 11'x4.5' - use existing doorway if possible.                                                                                                          | 0        | 0.00 | 0.00T     |
|                                                                                                                                                                                                                                                                                      |          |      | 0.00T     |
| <b>Site Management</b><br>Site Prep, Property Protection, Daily Clean-up, Material Delivery, etc labor and materials                                                                                                                                                                 | 2,013.35 | 1.00 | 2,013.35T |

Labor = \$1,847.50

E- 2/2/1/1=180

M- 1=50

F- 3/1.5=270

MC- 1/1.5=87.5

R-4.5=270

F- 2.5/3=275

Mel-1.5=125

F-2.5=125

MC-4/2=210

E-6/2.5=255

Materials

| ACTIVITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | QTY       | RATE   | AMOUNT    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------|-----------|
| 165.85                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |           |        |           |
| <b>Port a Pot</b><br>port a pot - \$135/mo @ 4 months<br><br>5/5-5/30 = 171.13<br>5/31-6/27 = 125<br>6/28-7/25= 125<br><br>*****pending final invoice<br>7/26-8/5=??                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 3.1194815 | 135.00 | 421.13T   |
| <b>Framing</b><br>Labor and materials<br><br>Estimated \$8-10k (confirm load bearing on main floor and upstairs to dial in beam sizes required/costs)<br>-Beam between dining and kitchen<br>-Beam between kitchen/bathroom<br><br>-re-locate/frame new bathroom<br>**sound proofing wall between bathroom and dining room - staggered 2x4 studs on 2x6 top/bottom plates<br><br>-fill in removed window in bath 1 area<br>-create new window next to existing kitchen window<br>-remove dining window and add new back door 36"<br>-re-frame and raise window sill in bath 1 shower area<br>-re-frame pocket door into LR<br>-blocking for bath fixtures (mirror, towel bar, ring, etc)<br>-----<br><b>ACTUALS</b><br><br>wing walls for banquette = \$375<br>D-4=120<br>MC-3=105<br>R-3=150<br><br>Final furring adjustments and prep for window install<br>E-7.75=232.50 | 607.50    | 1.00   | 607.50T   |
| <b>Electrical</b><br>Site Seen - revised est \$9,410<br>rough-in w/ add-ons \$10,820<br>(exterior conduit removal/re-wiring, knob and tube clean up in kitchen)<br><br>Kitchen/Dining:<br>-move fridge outlet<br>-new elec for DW (no existing)<br>-new elec for hood (no existing)<br>-move elec stove outlet<br>-relocate switches in kitchen/dining room<br>-under cabinet lighting, toe kicks, hutches<br>-island outlets<br>-update/relocate existing outlets/GFCI per code<br>-install sconces x4                                                                                                                                                                                                                                                                                                                                                                     | 3,220     | 1.00   | 3,220.00T |

| ACTIVITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | QTY    | RATE | AMOUNT    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|------|-----------|
| -install pendants x2-3<br>-new can lighting 6" x6<br>-chandelier x1<br>-switches with dimmers<br><br>Bath 1:<br>-wire for new bath (can lights x2, vanity lights, fan install, 3 switches, outlets/GFCI per code)<br><br>ADD-ON ITEMS:<br>-removal of exterior conduit to attic and re-feed interiorly<br>-clean up additional knob and tube junctions in kitchen/dining areas<br>-add bathroom chandelier + dimmer switch<br>-add one specialty switch/plate<br><br>***POTENTIAL NEW DOOR BELL WIRE AND INSTALL?***<br><br>CLIENT PROVIDES ELEC FIXTURES (new lighting other than can lighting - pendants, chandi, sconces, vanity light)                                             |        |      |           |
| <b>Plumbing</b><br>site seen - revised est \$7,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1,000  | 1.00 | 1,000.00T |
| Kitchen:<br>-install new sink (location stays where it is)<br>-install ice box/water line for fridge (no existing)<br>-rough in and install new DW (no existing)<br>-pot filler above stove 1/3 off set to the right<br><br>Bath 1:<br>-re-locate bathroom approx 15 lin ft to other side of new dining/kitchen (main sewer is located under existing bath 1 toilet area)<br>-rough-in and trim out tub, single sink sink/faucet, toilet<br>-requires new plumbing vent to roof/back of house<br><br>Stub up plumbing for future master bath on second level<br><br>CLIENT PROVIDES PLUMBING FIXTURES (shower/tub valve/trim, tub/shower pan [if fiberglass], sinks, faucets, toilets) |        |      |           |
| <b>Gas Service</b><br>New gas line for stove<br>materials and labor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 462    | 1.00 | 462.00T   |
| <b>Hood Vent</b><br>New hood in kitchen<br>ducting and install                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 758.32 | 1.00 | 758.32T   |
| CLIENT PROVIDES APPLIANCE<br>MC-4/4.5=297.50<br>F-4/4.5=425<br>35.82                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |      |           |
| <b>Cabinets</b><br>Kitchen cabinets                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0      | 1.00 | 0.00T     |



| ACTIVITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | QTY      | RATE | AMOUNT    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-----------|
| <p>exterior walls lowers/uppers/7'x4' island</p> <p>Old Hat Shop</p> <p>-painted uppers/lowers - color 1 - 1" slim shaker</p> <p>-painted hutch 1+2 - color 2 1" slim shaker</p> <p>-stained rift oak island, built-in bench box w drawers, dining table - island drawers w/ slab style, rounded ends</p> <p>-rift Oak Banquette Wrap</p> <p>accessories:</p> <p>-spice pull</p> <p>-trash pulls w integrated top drawer</p> <p>-corner system</p> <p>includes UC, TK and Glass front cab lighting delivered and installed</p> <p>UNKNOWNNS (add costs if selected. Not included in line item cost)</p>                                                                                                                                      |          |      |           |
| <p><b>Countertop</b></p> <p>Kitchen Countertops</p> <p>Using mid grade quartz/granite - Capaul Estimate \$5,107.60</p> <p>75% deposit paid on #1701 = \$3830.70</p> <p>Balance due post template \$1,466.10</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1,466.10 | 1.00 | 1,466.10T |
| <p><b>Tile</b></p> <p>Total Estimate \$8,465</p> <p>removal of tile wainscot</p> <p>add-on typography shower floor</p> <p>revised total \$7,965</p> <p>Balance due \$3982.50</p> <p>Kitchen</p> <p>backsplash est 67 sqft = \$1,260</p> <p>2x8 horizontal stack and 5x5 alternating rows</p> <p>top to ceiling + knee kick under island seating top</p> <p>Bathroom = est \$7,205</p> <p>36"x60" mud set pan</p> <p>2.5x10 vert stack tile walls + curb</p> <p>2 niches - 8x6, 16x12</p> <p>window wrap</p> <p>1" hex floor with typography (white and black) in shower</p> <p>1" white hex floor in main bathroom - wall to wall</p> <p>CLIENT PROVIDES TILE - BANG TO MANAGE TILE ORDER</p> <p>***FINAL TOUCH UPS SCHEDULED FOR 8/6***</p> | 3,982.50 | 1.00 | 3,982.50T |
| <p><b>Shower Glass</b></p> <p>shower glass for bath 1- fixed panel, no door - est \$1500-1800</p> <p>***install date TBD - between 8/14-8/28***</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1,130.09 | 1.00 | 1,130.09T |

| ACTIVITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | QTY         | RATE  | AMOUNT    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------|-----------|
| <b>Trim</b><br>new trim to match existing trim throughout house<br>labor and material to install<br><br>8.5" base<br>4.5" casing<br>7.5" header<br><br>\$12-14 per lin ft<br>est 90 lin ft<br><br>kitchen - base, window(s)<br>dining - base, door<br>bath 1- base, door<br>ext trim at bath and kitchen windows<br><br>-----<br><b>ACTUALS</b><br><br>Labor total-\$3,012.50<br>Materials total \$1,435.81 (including exterior and Wainscott trim)<br><br>Labor=\$1,730<br>F- 2/8/7.25/3=1012.50<br>M-1.5/8.5/8/2.5=717.50<br>R-3=150<br><br>\$839.63 Material<br>57.22/48.92/345.28/388.21<br><br><b>ADD-ONS (UNKNOWN)</b><br>Wainscot<br>F-2.5/5/5=625<br>214.20 Material<br><br>Ext Trim (This was missed in our original estimate)<br>MC-6.5/8=507.50<br>276.24/10.48/33.28/26.16/35.82 Material | 317.7364286 | 14.00 | 4,448.31T |
| <b>Flooring</b><br>LVP to wood transition sourcing and installation<br>M-8=280<br><br>***FINAL WOOD FLOOR BUFF/COAT SCHEDULED FOR 8/15***                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 280         | 1.00  | 280.00T   |
| <b>Windows</b><br>Kitchen Window:<br>delivery<br>Install \$300<br><br>F-6=300                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 300         | 1.00  | 300.00T   |
| <b>Door</b><br>new 36" door to back yard<br>material est \$1500<br>install est \$600                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1,703.36    | 1.00  | 1,703.36T |

| ACTIVITY                                                                                                                                   | QTY      | RATE | AMOUNT    |
|--------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-----------|
| pocket door fix in living room - material \$200<br>install est \$250                                                                       |          |      |           |
| -----<br>ACTUALS                                                                                                                           |          |      |           |
| F-.5/2=125                                                                                                                                 |          |      |           |
| M- 3/4=245                                                                                                                                 |          |      |           |
| F-1=50                                                                                                                                     |          |      |           |
| ADD-ONS:                                                                                                                                   |          |      |           |
| Glass panes in office and bathroom<br>M-7=280                                                                                              |          |      |           |
| Scrape/prep glass doors<br>E-7.75=275                                                                                                      |          |      |           |
| Clean/Prep Door Hardware<br>E-2.5=88                                                                                                       |          |      |           |
| F-3=150                                                                                                                                    |          |      |           |
| R-2=120                                                                                                                                    |          |      |           |
| Install Hardware<br>MC-8=280                                                                                                               |          |      |           |
| Glass<br>52/13.36=65.36                                                                                                                    |          |      |           |
| <b>Siding</b><br>fill in exterior where windows revised and back door created                                                              | 4,082.50 | 1.00 | 4,082.50T |
| Pebble dash exterior plaster patching                                                                                                      |          |      |           |
| revising/clean up siding on SW side of house                                                                                               |          |      |           |
| est \$2,500 - site visit to further refine costs                                                                                           |          |      |           |
| ADDITIONAL WORK \$1,000                                                                                                                    |          |      |           |
| Demo siding<br>MC-8.5=297.50<br>E-3.5/6=285                                                                                                |          |      |           |
| <b>Stairs</b><br>NONE AT THIS TIME - basic stairs/handrail required by code - for access to<br>back yard at new door<br>labor and material | 0        | 1.00 | 0.00T     |
| CLIENTS WILL HAVE THE DOOR SEALED                                                                                                          |          |      |           |
| **VGC to install double keyed deadbolt before final inspection***                                                                          |          |      |           |
| <b>Paint</b><br>walls/ceilings/trim/door/windows in project areas                                                                          | 3,641.91 | 1.00 | 3,641.91T |

| ACTIVITY                                                                                                                                                                                                                      | QTY    | RATE  | AMOUNT    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------|-----------|
| 1 color on walls, white trim/doors/windows, white flat ceilings<br>labor and materials                                                                                                                                        |        |       |           |
| Kitchen/dining - est 240 sqft<br>bath 1 - est 50 sqft                                                                                                                                                                         |        |       |           |
| UNKNOWNNS (not included in line item total cost at this time)<br>painting exterior where stucco impacted for window and slider/french door - cost<br>est \$1000 but need to gather more information for more accurate number. |        |       |           |
| -----                                                                                                                                                                                                                         |        |       |           |
| INTERIOR ACTUALS                                                                                                                                                                                                              |        |       |           |
| materials- 50.22/96.51=146.73                                                                                                                                                                                                 |        |       |           |
| kitchen/bath/back door/ext trim \$3495.18                                                                                                                                                                                     |        |       |           |
| -----                                                                                                                                                                                                                         |        |       |           |
| ***FUTURE COST***                                                                                                                                                                                                             |        |       |           |
| Exterior Siding to be invoiced after complete - est \$1000                                                                                                                                                                    |        |       |           |
| <b>Punchlist</b>                                                                                                                                                                                                              | 18.801 | 50.00 | 940.05T   |
| bathroom fixtures (towel rack/hooks/mirrors/etc)                                                                                                                                                                              |        |       |           |
| bath wall vent install                                                                                                                                                                                                        |        |       |           |
| kitchen vent cover paint/install                                                                                                                                                                                              |        |       |           |
| paint chimney duct black                                                                                                                                                                                                      |        |       |           |
| bath vanity install                                                                                                                                                                                                           |        |       |           |
| labor, hourly - est 20 hrs                                                                                                                                                                                                    |        |       |           |
| R-4=200                                                                                                                                                                                                                       |        |       |           |
| F-6=300                                                                                                                                                                                                                       |        |       |           |
| MC-2/4/2/2.5=367.50                                                                                                                                                                                                           |        |       |           |
| Materials                                                                                                                                                                                                                     |        |       |           |
| 24/15.88/32.67=72.55                                                                                                                                                                                                          |        |       |           |
| <b>Appliance</b>                                                                                                                                                                                                              | 210    | 1.00  | 210.00T   |
| delivery and install provided by appliance company unless specifically noted in<br>other line items                                                                                                                           |        |       |           |
| -hood install included in hood line item                                                                                                                                                                                      |        |       |           |
| -plumber will connect DW lines and fridge water lines                                                                                                                                                                         |        |       |           |
| -Tony to install gas range                                                                                                                                                                                                    |        |       |           |
| -VGC to install microwave                                                                                                                                                                                                     |        |       |           |
| -appliance company to delivery and place items                                                                                                                                                                                |        |       |           |
| MC-3/3=210                                                                                                                                                                                                                    |        |       |           |
| <b>Project Management</b>                                                                                                                                                                                                     | 25.25  | 60.00 | 1,515.00T |
| manage subcontractors/scheduling/material procurement/design<br>coordination/etc                                                                                                                                              |        |       |           |
| hourly rate \$60 - est 30 hrs                                                                                                                                                                                                 |        |       |           |
| M- 1.5/1.25/ 2.25=300                                                                                                                                                                                                         |        |       |           |



| ACTIVITY                                                                                       | QTY       | RATE | AMOUNT         |
|------------------------------------------------------------------------------------------------|-----------|------|----------------|
| R-2/1/2=5=300                                                                                  |           |      |                |
| M- 1.25/.75/1/1/1.5/2/1/1.25/1.5/4=915                                                         |           |      |                |
| <b>Overhead</b><br>20% overhead fee on all goods and services provided by Vanguard Contracting | 32,182.12 | 0.20 | 6,436.42T      |
| <b>Overhead</b><br>10% overhead fee for cabinets                                               | 45,730    | 0.10 | 4,573.00T      |
| Total package - \$45,730<br>Overhead - \$4573                                                  |           |      |                |
| <b>Discount</b><br>\$1,000 discount off total cost of Project                                  | -1,000    | 1.00 | -<br>1,000.00T |
| SUBTOTAL                                                                                       |           |      | 42,191.54      |
| TAX                                                                                            |           |      | 3,839.43       |
| TOTAL                                                                                          |           |      | 46,030.97      |
| PAYMENT                                                                                        |           |      | 46,030.97      |
| <b>TOTAL DUE</b>                                                                               |           |      | <b>\$0.00</b>  |



**Vanguard Contracting**  
2516 E North Altamont Blvd  
Spokane, WA 99202 US  
+8413927  
vanguardspokanecontracting@gmail.com

## BILL TO

Derrick Oliver  
727 W Waverly Pl  
Spokane, WA 99205

## INVOICE 1718

**DATE** 08/18/2025 **TERMS** Due on receipt

**DUE DATE** 08/18/2025

## COMPANY NOTES

Kitchen/Bath/Laundry NEW

| ACTIVITY                                                                                                                                                                                                                                                                             | QTY      | RATE  | AMOUNT    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------|-----------|
| <b>Kitchen</b><br>Kitchen/dining room scope: gut and remove wall between kitchen/dining to create open concept. Re-locate bathroom by removing wall between kitchen/bath to create more room for open concept kitchen/dining.<br><br>Add a new doorway to back yard off dining room. | 0        | 0.00  | 0.00T     |
| <b>Bathroom</b><br>Bathroom 1 scope: main floor, re-locate. Create new full bath between dining room and office off main hall. 11'x4.5' - use existing doorway if possible.                                                                                                          | 0        | 0.00  | 0.00T     |
| <b>Paint</b><br>final touch ups<br>exterior siding paint                                                                                                                                                                                                                             | 1,170.67 | 1.00  | 1,170.67T |
| PENDING VANCE FINAL INVOICE TO CONFIRM AMT                                                                                                                                                                                                                                           |          |       |           |
| <b>Electrical</b><br>ADD-ONS:<br>-door bell re-wire and install<br>-2 additional USB outlets<br>-additional dimmers (+5 [4 regular, 1 specialty])                                                                                                                                    | 675      | 1.00  | 675.00T   |
| <b>Punchlist</b><br>bathroom fixtures (towel rack/hooks/mirrors/etc)<br>etc??<br><br>Ramp Install/Debris Removal<br><br>Doorbell Install<br><br>labor, hourly - est 20 hrs                                                                                                           | 14.40    | 50.00 | 720.00T   |

| ACTIVITY                                                                    | QTY      | RATE | AMOUNT   |
|-----------------------------------------------------------------------------|----------|------|----------|
| punch-list labor                                                            |          |      |          |
| R-2/4.5/2=\$490                                                             |          |      |          |
| MC-2.5/.5=\$105                                                             |          |      |          |
| F- 2.5=\$125                                                                |          |      |          |
| <b>Cleaning</b>                                                             | 120      | 1.00 | 120.00T  |
| end of project cleaning \$120                                               |          |      |          |
| <b>Overhead</b>                                                             | 2,685.67 | 0.20 | 537.13T  |
| 20% overhead fee on all goods and services provided by Vanguard Contracting |          |      |          |
| SUBTOTAL                                                                    |          |      | 3,222.80 |
| TAX                                                                         |          |      | 293.27   |
| TOTAL                                                                       |          |      | 3,516.07 |
| PAYMENT                                                                     |          |      | 3,516.07 |
| TOTAL DUE                                                                   |          |      | \$0.00   |

# INVOICE

**BANG Design Studios**  
1015 W Garland Ave  
Spokane, WA 99205

info@bangdesignstudios.com  
+1 (509) 991-3976  
www.bangdesignstudios.com



## Bill to

Derrick Oliver  
727 W Waverly Pl  
Spokane, WA 99205

## Ship to

Derrick Oliver  
727 W Waverly Pl  
Spokane, WA 99205

## Invoice details

Invoice no.: 1174  
Terms: Due on receipt  
Invoice date: 06/19/2025  
Due date: 06/19/2025

| #  | Date | Product or service | Description | Qty | Rate       | Amount     |
|----|------|--------------------|-------------|-----|------------|------------|
| 1. |      | FF&E Package       |             | 1   | \$8,060.83 | \$8,060.83 |

## Ways to pay

BANK

**Total** **\$8,060.83**

Payment -\$8,060.83

**Balance due** **\$0.00**

**Paid in Full**



# INVOICE

**BANG Design Studios**  
1015 W Garland Ave  
Spokane, WA 99205

info@bangdesignstudios.com  
+1 (509) 991-3976  
www.bangdesignstudios.com



**Bill to**  
Derrick Oliver  
727 W Waverly Pl  
Spokane, WA 99205

**Ship to**  
Derrick Oliver  
727 W Waverly Pl  
Spokane, WA 99205

## Invoice details

Invoice no.: 1181  
Terms: Due on receipt  
Invoice date: 07/24/2025  
Due date: 07/24/2025

| #  | Date | Product or service       | Description                                      | Qty | Rate       | Amount     |
|----|------|--------------------------|--------------------------------------------------|-----|------------|------------|
| 1. |      | <b>FF&amp;E</b>          | Stools, chairs, hardware, mirror, tax & shipping | 1   | \$1,102.80 | \$1,102.80 |
| 2. |      | <b>Wallpaper</b>         | Materials, tax & shipping, install               | 1   | \$2,290.77 | \$2,290.77 |
| 3. |      | <b>Dining Upholstery</b> | Materials, tax & shipping, install               | 1   | \$1,756.35 | \$1,756.35 |

## Ways to pay

BANK

|                    |                   |
|--------------------|-------------------|
| <b>Total</b>       | <b>\$5,149.92</b> |
| Payment            | -\$5,149.92       |
| <b>Balance due</b> | <b>\$0.00</b>     |

**Paid in Full**



Payment receipt

# You paid \$8,060.83

to BANG Design Studios on 6/19/2025

|                |                   |
|----------------|-------------------|
| Invoice no.    | 1174              |
| Invoice amount | \$8,060.83        |
| <b>Total</b>   | <b>\$8,060.83</b> |

|                  |          |
|------------------|----------|
| Status           | Paid     |
| Payment method   | Bank     |
| Authorization ID | 1A0GQIQX |

Thank you

**BANG**  
design studios

**BANG Design Studios**

5099913976

[www.bangdesignstudios.com](http://www.bangdesignstudios.com) | [info@bangdesignstudios.com](mailto:info@bangdesignstudios.com)

**1015 W Garland Ave, Spokane, WA 99205**

No additional transfer fees or taxes apply.

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Payment receipt

# You paid \$5,149.92

to BANG Design Studios on 8/4/2025

|                |            |
|----------------|------------|
| Invoice no.    | 1181       |
| Invoice amount | \$5,149.92 |
| Total          | \$5,149.92 |

|                  |          |
|------------------|----------|
| Status           | Paid     |
| Payment method   | Bank     |
| Authorization ID | 1A49RKZT |

Thank you

**BANG**  
design studios

**BANG Design Studios**

5099913976

[www.bangdesignstudios.com](http://www.bangdesignstudios.com) | [info@bangdesignstudios.com](mailto:info@bangdesignstudios.com)

**1015 W Garland Ave, Spokane, WA 99205**

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From: Lowe's Home Improvement do-not-reply@notifications.lowes.com  
Subject: Thanks for Your Order! #300902139253306087  
Date: May 19, 2025 at 1:13:45 PM  
To: derrickoliver@gmail.com

---



## Thanks, Derrick We've Received Your Order

Order # **300902139253306087**

Invoice # 88692

Placed May 19, 2025

We'll get started on it and update you every step of the way.

Please check [store hours](#) before picking up your order.

[Manage Order](#)

### Payment Summary

|                   |                 |
|-------------------|-----------------|
| Subtotal (1 item) | \$599.95        |
| Savings           | (\$0.00)        |
| Delivery          | \$0.00          |
| Pick Up Fee       | \$0.00          |
| Total Fee         | \$0.00          |
| Total Tax         | \$53.40         |
| <b>Total</b>      | <b>\$653.35</b> |



\*\*\*\* \* 8055



### Pickup Details



See estimated pickup dates(s) below.  
We'll email you when the item(s) are ready.





### Pickup Person

Derrick Oliver



[Assign Alternate  
Pickup Person](#)



### Customer Pickup Location

**LOWE'S OF E. SPOKANE VALLEY, WA**  
Store # 2793

**16205 E BROADWAY AVENUE**  
**SPOKANE VALLEY, WA 99037**  
**509-893-9960**



[Forget something?](#)

[Add Items to Order](#)

Turino Farmhouse apron front 33-in x 18.25-in Fireclay  
Single bowl Kitchen Sink

**QTY**  
**1**

Item #: **5112433** | Model #: **KFR1-33MWH**

Unit Price: **\$599.95** | Subtotal: **\$599.95**

Estimated Pickup Date: **June 4, 2025**

Returns will reflect the value of the items purchased



**Points**

Estimate earned from purchase †

**+599**

**Save 5%\* everyday when you use your MyLowe's  
Rewards Credit Card**

[Apply Now](#)

[Go to Rewards Dashboard](#)



†Points are awarded on eligible purchases for orders that have been settled and fulfilled. Program subject to Terms & Conditions. Details at [Lowes.com/mylowes-rewards-terms](https://www.lowes.com/mylowes-rewards-terms). Subject to change.



### Lowe's Return Policy

You can return or exchange most new, unused merchandise with proof of purchase within 90\* days of the original purchase date unless noted in our return policy exceptions.

\*Appliance returns must be initiated within 48 hours of delivery or the time of pickup.

See [Return Policy](#) and [Exceptions](#) for details.



### Lowe's Billing Policy

For more information on when you'll be charged, view our [Billing Policy](#).

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★★★★★ 7

**Stainless** steel Colander

[Shop Now](#)



**Cabinet** Fill Strip 6-in W x 30-in H x 0.75-in D Gray

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1000 Lowe's Boulevard, Mooresville, NC 28117

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