

**Spokane County**  
WASHINGTON

TOM KONIS  
SPOKANE COUNTY ASSESSOR

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

CC: Melissa M. Flynn

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

August 26, 2022

RE: Application for Special valuation as Historic Property

Enclosed please find the application received August 26, 2022 from:

**Melissa M. Flynn**

For the property at:

925 South Cedar Street, Spokane, WA 99201  
County Parcel ID: 35193.1206

I would like to take this opportunity to advise the property owner that this application, if approved, will see first tax benefits in 2024. Specifically, applications received by October 1, 2022 will be:

- Reviewed by the Historical Preservation Office in calendar year 2022.
- Once approved the exemption is placed on the 2023 assessment roll for
- 2024 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: 10211528

## I. Application

County: Spokane

Property Owner: Melissa M. Flynn

Parcel No./Account No: 35193.1206

Mailing Address: 925 South Cedar St., Spokane, WA 99204

E-Mail Address: bedbakedandbeyond@gmail.com

Phone Number: 206-708-3526

Legal Description: MCINTOSH ADD S66FT L6-7B4

Property Address (Location): 925 South Cedar St., Spokane, WA. 99204

Describe Rehabilitation: Remodel of 1/2 bath to 3/4 bathroom. Moss treatment+mitigation of ice dam on roof. Repair of Southeast Column base, steps and re-tuck-pointed foundation. Remediation of damaged lead paint of porch ballustrad. Gutters. Remodel of previously remodeled kitchen w/ all new electrical

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

Building Permit No: B2200564MECH

Date: 1-18-2022

Jurisdiction: Spokane

County/City

Rehabilitation Started: 8-1-2020

Date Completed: 8-23-2022

Actual Cost of Rehabilitation: \$ 98,000.

## 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):

Melissa M. Flynn

## 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: \$ 320,600.

Date: 8/26/2022

Jim W. H.  
Assessor/Deputy

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

**Home Improvements and Restoration Expenses Tally for Special Valuation of 925 South Cedar**

<b><u>Vendor</u></b>	<b><u>Date</u></b>	<b><u>Description: Service or Parts</u></b>	<b><u>Currency</u></b>	<b><u>Amount</u></b>
A to Z Rentals	4-11-2022	Appliance Dollie for Wall Oven	Visa #2153	\$20.75
Ace Hardware	12-19-2021	Paint Supplies	Visa #2153	\$18.00
Ace Hardware	12-19-2021	Hardware	Visa #2153	\$39.00
Ace Hardware	1-3-2022	Insulation	MC#3308	\$80.64
Ace Hardware	1-5-2022	Shop Vac for Remodel	Visa #2153	\$87.19
Ace Hardware	1-9-2022	Shop Vac bags	Visa #2153	\$18.52
Ace Hardware	1-17-2022	Paint Supplies	MC#3308	\$31.85
Ace Hardware	1-19-2022	Paint, Cleaning Supplies	MC#3308	\$57.13
Ace Hardware	1-27-2022	Electrical	Visa #0767	\$117.00
Ace Hardware	2-1-2022	Paint Supplies	Visa #2153	\$42.49
Ace Hardware	2-6-2022	Paint Supplies	Visa #2153	\$67.20
Ace Hardware	2-14-2022	Hardware	Visa #2153	\$13.06
Ace Hardware	2-17-2022	Paint Supplies	Visa #2153	\$21.76
Ace Hardware	2-18-2022	Paint Supplies	Visa #2153	\$10.45
Ace Hardware	2-22-2022	Hardware	Visa #2153	\$12.79
Ace Hardware	2-25-2022	Hardware	Visa #2153	\$5.93
Ace Hardware	2-26-2022	Hardware for windows	Visa #2153	\$22.41
Ace Hardware	2-26-22	Paint Supplies	Visa #2153	\$7.61
Ace Hardware	2-27-2022	Hardware	Visa #2153	\$29.21
Ace Hardware	3-28-2022	Hardware	Visa#2153	\$7.18
Ace Hardware	4-7-2022	Hardware	Visa #2153	\$8.00
Ace Hardware	4-11-2022	Hardware	Visa#2153	\$1.57
Ace Hardware	4-13-2022	Paint Supplies	Visa#2153	\$18.00
Ace Hardware	4-18-2022	Supplies for wall oven	Visa#2153	\$15.65
Ace Hardware	4-23-2022	Paint Supplies	Visa#2153	\$27.00
Ace Hardware	5-1-2022	Hardware	Visa#2153	\$25.62
Ace Hardware	5-1-2022	Hardware	Visa#2153	\$12.85
Ace Hardware	5-2-2022	Hardware	Visa#2153	\$10.45
Ace Hardware	5-4-2022	Hardware	Visa#2153	\$5.00
Ace Hardware	5-4-2022	Hardware	Visa#2153	\$8.28
Ace Hardware	5-5-2022	Hardware	Visa#2153	\$14.00
Ace Hardware	5-9-2022	Hardware	Visa#2153	\$11.00
Ace Hardware	5-14-2022	Hardware	Visa#2153	\$23.97
Ace Hardware	5-16-2022	Hardware	Visa#2153	\$16.78
Ace Hardware	5-17-2022	Hardware	Visa#2153	\$4.00
Ace Hardware	5-25-2022	Hardware	Visa#2153	\$7.00
Ace Hardware	5-27-2022	Hardware	MC#2944	\$10.40
Ace Hardware	5-31-2022	Paint Supplies	cash	\$17.03
Ace Hardware	6-2-2022	Hardware	#2944debit	\$16.36
Ace Hardware	6-14-2022	Hardware	Visa #4764	\$20.70
Ace Hardware	6-15-2022	Hardware	Visa #4764	\$5.88
Ace Hardware	6-15-2022	Paint Supplies	Visa #4764	\$8.82
Ace Hardware	4-28-21	Hardware	Visa #2153	\$11.00

Ace Hardware	2-22-2021	Insulation	Debit3857	\$28.50
Ace Hardware	4-15-2021	Hardware	Visa #2153	\$22.00
Ace Hardware	3-18-2022	Paint Supplies	Visa #2153	\$84.88
Ace Hardware	3-28-2022	Hardware	Visa #2153	\$7.18
Ace Hardware	1-27-2022	Hardware	Visa #0767	\$12.83
Ace Hardware	9-18-2021	Batteries for Smoke Alarm	Visa #2153	\$10.89
Ace Hardware	12-19-2021	Paint Supplies	Visa #2153	\$39.00
Ace Hardware	5-18-2021	Hardware	Visa #2153	\$30.46
Ace Hardware	7-12-2022	Hardware	Visa #4764	\$11.00
Airel Appliance via Ebay	5-27-2021	Viking Double Wall Oven	Visa #2153	\$2,485.09
Alexander Turner	11-14-2020	Repair and Replace Gutter	Ch#2106	\$150.00
Alibebe	1-4-2022	Hardware	Visa #0767	\$32.64
All About Gutters, LLC	9-15-2020	Gutter Installation over back porch	Ch#2067	\$513.73
American Lock and Key	9-28-2020	Entrance Door Lock Repair	Ch#2073	\$103.46
American Lock and Key	12-10-2021	Keys for exterior doors	Visa #2153	\$10.89
Arrow Point Roofing	3-3-2022	Deposit for Roof Repair	Checking	\$700.00
Arrow Point Roofing	6-17-2022	Final Invoice for Roof Repair	checking	\$947.19
Avista—Gas + Electricity bill	1-19-2022	Jan billing	Ch#2349	\$565.09
Avista—Gas + Electricity bill	2-11-2022	Feb billing	Ch#2360	\$372.40
Avista—Gas + Electricity bill	3-18-2022	March billing	Ch#2377	\$387.70
Avista—Gas + Electricity bill	4-25-2022	April billing	Ch#2393	\$260.51
Barclays Credit Card	12-22-2021	Wallpaper + Tile	Ch#2324	\$1,218.15
Best Buy Surplus	2-15-2022	Brass Plumbing Parts for Sinks	Visa #0767	\$399.99
Beyond Floors	12-9-2022	Edge Tile	MC#3308	\$785.58
Burgan Home Services	6-27-2022	Deposit for Porch Balustrade Paint/repair	Ch#2418	\$568.46
Burgan Home Services	7-14-2022	Balustrade Paint/repair	CH#1067	\$5,116.12
Burgan Home Services	7-19-2022	Porch Repair Deposit	Ch#2427	\$6,969.60
Burgan Home Services	7-29-2022	Porch repair payment	Ch#2429	\$3,484.80
Burgan Home Services	8-1-2022	porch repair final payment	Ch#1068	\$3,433.37
<b><u>Vendor</u></b>	<b><u>Date</u></b>	<b><u>Description: Service or Parts</u></b>	<b><u>Currency</u></b>	
Capaul Stone Works	2-7-2022	Marble Slab Polish Treatment	Visa #0767	\$55.93
Carey Roemer	8-12-2020	Plumbing Contractor	Ch#2138	\$2,733.40
Chris Nelms	3-14-2022	Vintage Sink purchase from owner	\$cash	\$375.00
City of Spokane	1-24-2022	Water, sewer, garbage billing	Ch#2352	\$108.32
City of Spokane	2-23-2022	Water, sewer, garbage billing	Ch#2367	\$108.69
City of Spokane	3-21-2022	Water, sewer, garbage billing	Ch#2383	\$120.16
City of Spokane	7-11-2022	Water, sewer, garbage billing	Ch#2422	\$127.35
Darrin Hittinger	3-18-2022	Contractor Retainer for Kitchen Remodel	Ch#1063	\$3,000.00
Darrin Hittinger	4-1-2022	Payment for Tile Work	Ch#2386	\$3,000.00
Darrin Hittinger	4-23-2022	Payment for oak floor installation	Ch#2387	\$2,500.00
Darrin Hittinger	5-13-2022	Final Payment for Contractor Services	Ch#2401	\$1,445.00
Ebay	2-19-2022	Kohler Faucet	Visa #2153	\$227.92
Electrical Permit	1-18-2022	Permits	Visa #0767	\$65.00
Elizabeth + Stanton Cobbs	11-11-2021	Used Cabinets for Kitchen Remodel	\$cash	\$1,250.00
Empire Glass	6-1-2022	Kitchen Window Remodel	Ch#2406	\$975.55



Facebook Marketplace Vendor	5-10-2021	1930's Cast Iron Sink	\$cash	\$375.00
Fred Meyer	5-3-2022	Construction Supplies	Visa #0767	\$12.04
Gaffney Electric	10-2-2021	Doorbell Consultation	Ch#2292	\$158.05
Gaffney Electric	7-28-2021	Doorbell	chase	\$157.91
Gale Flemming	2-1-2022	Wallpaper Installation	Ch#2357	\$250.00
General Store	5-3-2022	Hardware	\$cash	\$17.43
General Store	5-3-2022	Hardware	Visa #2153	\$55.72
General Store	11-14-2021	Hardware	Visa #2153	\$165.60
General Store	1-27-2022	Hardware	Visa #0767	\$117.00
General Store	7-12-2021	Hardware	Debit7450	\$19.00
General Store	5-24-2021	Hardware	Visa #2153	\$3.00
General Store	3-1-2022	Construction Materials	Visa #2153	\$13.07
General Store	3-2-2022	Hardware	Visa #2153	\$12.19
General Store	5-3-2022	Hardware	Visa #2153	\$55.72
Gutter king	10-16-2020	Repair and Replace Gutter	Ch#2087	\$610.92
Habitat for Humanity	12-8-2021	Wall Oven Cabinet	Visa #2153	\$65.40
Habitat for Humanity	1-21-2022	Hardware	cash	\$1.64
Habitat for Humanity	2-1-2022	Cabinet	cash	\$43.20
Habitat for Humanity	2-18-2021	Hardware	Visa #2153	\$7.47
Habitat for Humanity	3-8-21	Hardware	Debit3857	\$3.27
Habitat for Humanity	8-17-2021	Sink parts	\$cash	\$3.27
Habitat for Humanity	10-1-2021	Hardware	Visa #2153	\$12.90
Habitat for Humanity	10-5-2021	Hardware	Visa #2153	\$17.44
Habitat for Humanity	11-20-21	Cabinet pulls	\$cash	\$9.81
Habitat for Humanity	11-13-2021	Hardware	Visa #2153	\$4.36
Habitat for Humanity	11-13-2021	Hardware	Visa #2153	\$13.63
Habitat for Humanity	11-13-2021	Hardware	Visa #2153	\$13.63
Habitat for Humanity	12-14-2021	Sink parts	Debit3857	\$2.18
Handy Ma'am	10-13-2020	Wall and Ceiling Repair Laundry Room	Ch#2083	\$1,100.00
Handy Ma'am	5-28-2021	Repair to Woodwork	Ch#2190	\$200.00
Handy Ma'am	6-28-2022	Woodwork Repair	Ch#2419	\$200.00
Home Depot	5-2-2021	Hardware	Visa #2153	\$77.74
Home Depot	2-12-2022	Tile Supplies	MC#2944	\$35.26
Home Depot	2-13-2022	Trim	MC#3308	\$168.44
Home Depot	4-15-2022	Hardware	Visa #2153	\$9.43
Home Depot	3-31-2022	Hardware	Visa #2153	\$53.21
Home Depot	4-5-2022	Trim	Visa #2153	\$16.56
HOWZZ	11-16-2021	Kingston Brass Pot Filler	Visa #0767	\$355.33
HOWZZ	1-13-2022	Brass Floor Register Plates	Visa #0767	\$160.24
Infinite Electric	6-5-2021	Repair to attic circuit	Visa #4764	\$1,327.40
Inland Standard Equipment	2-23-2022	Cabinet Hardware	Visa #0767	\$25.66
Insurance during construction	1-1-2022	Homeowner policy Jan-May (152 days)	Chase	\$1,110.00
James via FB Marketplace	1-6-2022	Used 5-panel door	\$cash	\$100.00
John Walther	12-23-2021	Materials	Ch#2325	\$1,000.00
John Walther	1-13-2022	Materials	Ch#2348	\$1,000.00
Kohler	1-26-2022	Kohler Faucet	MC#3308	\$277.91

L+L Flooring	1-3-2022	Oak Flooring + Butcher Block Counters	MC#3308	\$3,234.81
L+L Flooring	5-13-2022	Threshold for kitchen floor	MC#3308	\$53.02
Lana Noble, Noble Designs	2-18-2021	Retainer for Kitchen Remodel Design	Ch#2247	\$500.00
Lana Noble, Noble Designs	7-15-2021	Design Drawings	Ch#1056	\$970.00
Lana Noble, Noble Designs	9-17-2021	Design Drawings Final	Ch#2284	\$315.00
Lana Noble, Noble Designs	11-6-2021	Lighting Design	Ch#2305	\$131.25
Lana Noble, Noble Designs	11-10-2021	Lighting Design final	Ch#2307	\$105.00
<b><u>Vendor</u></b>	<b><u>Date</u></b>	<b><u>Description: Service or Parts</u></b>	<b><u>Currency</u></b>	
Lowe's	4-1-2022	Wood construction materials	Lowe's CC	\$33.09
Lowe's	12-28-2021	Construction Materials	Ch#2327	\$154.58
Lowe's	4-6-2022	Hardware	Visa #4764	\$49.03
Lowe's	4-7-2022	Hardware	Visa #2153	\$90.80
Lowe's	4-12-2022	Hardware	Visa #2153	\$27.23
Lowe's	4-12-2022	Hardware	Visa #2153	\$32.68
Lowe's	4-12-2022	Hardware	Visa #2153	\$66.82
Lowe's	4-14-2022	Hardware	Visa #2153	\$80.63
Lowe's	4-22-2022	Hardware	Visa #2153	\$55.22
Lowe's	4-22-2022	Hardware	Visa #2153	\$8.53
Lowe's	4-22-2022	Hardware	Visa #2153	\$4.56
Lowe's	3-22-2022	Hardware	Visa #2153	\$7.63
Lowe's	2-11-2022	Construction Materials	Visa #0767	\$36.37
Lowe's	5-23-2021	Hardware	Visa #2153	\$24.65
Lowe's	12-21-2021	Construction Materials	Lowe's CC	\$36.37
Lowe's	3-20-2022	Hardware	Lowe's CC	\$14.50
Lowe's	3-22-2022	Hardware	Visa #2153	\$7.63
Lowe's	4-1-2022	Hardware	Visa #2153	\$37.04
Lowe's	4-1-2022	Paint Supplies	Lowe's CC	\$33.09
Lowe's	4-14-2022	Paint Supplies	Visa #2153	\$80.63
Lowe's	4-12-2022	Hardware	Visa #2153	\$27.23
Lowe's	4-12-2022	Construction Materials	Visa #2153	\$32.68
Lumber Liquidators	10-29-2021	Flooring materials	Visa #2153	\$810.00
Mechanical Permit	1-18-2022	Permits	Visa #0767	\$50.00
OK Electric	6-13-2022	Final Kitchen Electrical InstallationCh#2416		\$4,604.76
OK Electric	2-4-2022	Demo+ installation kitchen electrical	MC#3308	\$3,500.00
OK Electric	2-4-2022	Demo+ installation kitchen electrical	Visa #0767	\$3,533.97
Overstock Builder's Supply	2-13-2022	Tile Supplies	MC#2944	\$27.25
Overstock Builder's Supply	7-16-21	Tile Supplies	Visa #2153	\$81.75
Overstock Builder's Supply	12-2-2021	Tile Supplies	Visa #2153	\$20.71
Overstock Builder's Supply	11-24-2021	Tile Supplies	Visa #2153	\$15.26
Oxarc	8-2-2021	Fire Extinguisher	\$cash	\$61.56
Plumbing Permit	1-11-2022	Permits	Visa #0767	\$40.00
Property Tax	1-1-2022	Jan-May Property Tax \$513/month	Check	\$2,565.00
Revival Lighting	11-18-2021	Sconces, pendant lamps, glass shades	Visa#2153	\$833.85
Revival Lighting	4-11-2022	Ceiling Fixture Repair	MC#3308	\$100.28
River Ridge Hardware	4-28-2021	Hardware	Visa #2153	\$29.38
River Ridge Hardware	4-27-2022	Screens	Visa #2153	\$18.30

River Ridge Hardware	8-19-2021	Keys for interior and exterior doors	Visa #2153	\$17.41
River Ridge Hardware	5-24-2021	Hardware	Visa #2153	\$14.14
River Ridge Hardware	5-11-2021	Hardware	\$cash	\$1.52
River Ridge Hardware	5-13-2021	Paint Supplies	Visa #2153	\$32.10
River Ridge Hardware	4-17-2021	Hardware	Visa #2153	\$5.77
River Ridge Hardware	12-11-2021	Hardware	Visa #2153	\$48.99
River Ridge Hardware	1-1-2021	Hardware	Visa #2153	\$20.42
Rooter 911	3-29-2021	Sewer Maintenance	Visa #2153	\$272.25
Rooter 911	5-16-2022	Sewer Maintenance	Visa #4764	\$162.40
Roto-Rooter	2-12-2021	Sewer Maintenance	Visa #2153	\$459.96
Salvation Army	1-25-2022	Ceiling Fixture for Broom Closet	cash	\$7.60
Second Use	12-30-2021	Drawer Pulls	cash	\$16.54
Sherwin Williams Paint	1-22-2022	Paint Supplies	Visa #0767	\$259.45
Sherwin Williams Paint	1-29-2022	Paint Supplies	MC#3308	\$131.03
Sherwin Williams Paint	1-26-2022	Paint Supplies	MC#3308	\$81.55
Sherwin Williams Paint	1-26-2022	Paint Supplies	Visa #0767	\$125.03
Sherwin Williams Paint	5-13-2022	Paint Supplies	Visa#2153	\$31.87
Sherwin Williams Paint	2-22-2021	Paint Supplies	Debit3857	\$22.25
Sherwin Williams Paint	1-22-2022	Paint Supplies	Visa #0767	\$298.58
Sherwin Williams Paint	1-17-2022	Paint Supplies	Visa #0767	\$188.84
Sherwin Williams Paint	1-26-2022	Paint Supplies	Visa #0767	\$181.43
Signature Hardware	4-27-21	Plumbing part	Visa#2153	\$28.29
Signature Hardware	1-15-2022	Plumbing Fixture	Visa #0767	\$160.24
Spokane Glass Center	3-2-2022	Glass Shelving for Kitchen Cabinet	Visa#2153	\$46.66
Square Trade Appliance Warrantie	5-27-2021	Warranty for Viking Wall Oven	Visa #2153	\$187.99
T+ C Plumbing	3-3-2022	Kitchen rough-in	Ch#2370	\$1,744.00
T+ C Plumbing	6-1-2022	Kitchen Plumbing Final Installation	Ch#2413	\$1,226.25
Target	6-19-2021	Fire Extinguisher	Visa #2153	\$13.93
The Corner Guard Store	3-18-2022	Brass Edging	Visa #2153	\$66.12
The Corner Guard Store	3-22-2022	Brass Edging	Visa #2153	\$50.56
Tormino Glass, Inc.	7-15-2022	Storm Windows	Check#2425	\$3,052.00
<b><u>Vendor</u></b>	<b><u>Date</u></b>	<b><u>Description: Service or Parts</u></b>	<b><u>Currency</u></b>	
Ty Schoener	2-16-2021	Plumbing Pipe Repair	Ch#2245	\$600.00
U-Haul	11-8-2021	Rental Truck + Fuel transporting Cabinets	Visa#2153	\$192.89
U-Haul	1-20-2022	Truck for Moving Kitchen Cabinets	MC#3308	\$53.19
U-Haul	4-7-2022	Appliance Dollie for Moving Appliances	Visa #2153	\$27.17
U-Haul	1-20-2022	Rental truck fuel charge	Visa #0767	\$28.68
Wallpaper Direct	12-9-2021	Wallpaper	MC#3308	\$432.57
Walther Construction	9-30-2021	Contractor Retainer for Kitchen Remodel	Ch#1058	\$11,051.00
Windsor Plywood	2-10-2022	Wood construction materials	Visa #0767	\$275.58
Windsor Plywood	4-19-2022	Wood construction materials	Visa #0767	\$48.83
Windsor Plywood	4-20-2022	Wood construction materials	Visa #2153	\$23.72
Windsor Plywood	4-21-2022	Wood construction materials	Visa #2153	\$11.86
Windsor Plywood	6-14-2022	Wood construction materials	MC#2944	\$47.92
			<b>Total</b>	<b>\$99,582.11</b>

We purchased and closed on our 1909 Queen Anne Freestyle home on February 1, 2020. In the first eight months we had a list of work that needed to be done that:

1. Corrected a safety concern (updating to code our gas fireplace insert)
2. Fixed the lack of functional bathrooms (transforming three half baths into two three-quarter baths and one full-bath)
3. Built a garage to protect our car and added a workbench and shop space.

At about the thirty third month of owning the home we learned about the Spokane Special Valuation program. We determined many of our home investments since August of 2020 would meet the requirements. We understood the program would afford us some tax relief in the near future so, we started our report. As a life-long habit, I am a paper file enthusiast. I save receipts, so I don't wish I *had* saved receipts! Here is our summary of how we invested in our historic home...

In August of 2020 we were completing transforming an original half-bath, attached to a bedroom, into a three-quarter. We removed an original built-in cabinet and re-designed the space with modest-sized fixtures. One of the jewels of the project was an 1890's wall sink we sourced from Aberdeen, WA. from an architectural salvage company. The \$3K+ cost of this bathroom was in part for the plumbing contractor, Carey Roemer, to alter the antique sink's drainpipe to accommodate modern plumbing sizes. We chose budget-friendly tile for the floor and shower walls to mirror era. We lowered costs for the room by using a new fiberglass shower pan and curtain rod, rather than costlier shower options. We did all the painting ourselves. The vintage mirrored medicine cabinet was also bought at salvage and wiring updated and installed by a master electrician. The Tesla Bulbs were a cool find at Habit for Humanity!

From September 2020 until January 2021 we invested in finishing our laundry room, repairing gutters over our rear porch, repaired locks, and winterized the house as much as we could. In February of 2021 we had a few sewer and pipe issues requiring several plumbing professionals, as well as our own finishing and painting skills. These were about \$1200. For much of 2021 we continued to fix various household misc. and hired Infinite Electric for an electrical repair in the attic. \$1327. We learned from that pro that when in the future we remodeled the kitchen, we would have to install another dedicated electrical box since the original was maxxed-out.

Our kitchen had a great footprint when we bought it, but unfortunately it had been poorly redesigned in the 1990's. We engaged kitchen Designer, Lana Noble, early in 2021 to collaborate with us on designing the remodel of our kitchen. After five meetings, we were well under way with design and a modest budget--\$45K. Throughout the year we shopped for second-hand materials, discovered discount suppliers and salvaged as much as possible. We reused everything we owned to save on materials, appliances and hardware. Our goal was to use the lion's share of our budget for contractors, carpenters, plumbers, electricians, tile-setters, and floor installers. We painted all of our recycled cabinets and built-ins. It was an enormous task and the paint bill was costly, but we saved about \$10-15K on new cabinets. Our initial contractor was brilliant on re-purposing and remodeling used cabinetry!

Some of the more artistically distinguishing features of our kitchen design include:

1. The wall paper that we chose was what informed the style and color pallet of the space. We chose a William Morris design and hired professional wallpaperer, Gale Flemming, to hang it. She was stellar at her craft and able to cover the entire wall expertly with very little paper left to spare.
2. Our pendant and wall lamps are a favorite accent. We found gorgeous vintage-inspired fixtures at Spokane's Revival Lighting and were so pleased with our unique choices featuring Vaseline glass. They were a worthwhile, high-end accent. The lamps give a warm tone which help to temper the numerous ceiling can lights, a hold-over choice from the 90's remodel.
3. Another statement element of our kitchen was finding glass artisan and owner, at Empire Glass, who was willing to try to cut down two of our original windows so we could retain, intact, the historic glass double-hung windows. By cutting down the lower panes, the sill was brought up to rest above the counter. We used a wall for a wall oven, counter, vintage prep sink and hidden butcher-block prep station, where before there had only been windows.
4. Our tile design was a bargain, functional and aesthetic choice. All of the tile, except for the edge tile, was \$1 a square foot! All high-end, heat tempered, new/old Daltile, in long retired colors that were deemed "out of style" for decades. It was sourced from local building materials salvage company, Builders' Overstock, however, the tile necessary for the finished edge was impossible to find anywhere so we special-ordered it from Daltile. The sticker shock was real at \$9 per six inch piece! However, the look and feel of the counters and back-splash are totally what we dreamed of and are a true expression of the era.
5. A final unique accent was installing a baker's marble slab into a permanent and sturdy counter. It was a personal chef's tool that had been moved many times in three decades and finally has a permanent home, as a focal point, contrasting nicely in the shiny white tile!

Our kitchen remodel project costs for labor and materials came in over budget at \$63K including design; permits; demolition and dump runs; all new electrical installed throughout; new plumbing lines; drywall, mudding, and sanding completed; dishwasher and two vintage sinks installed; new gas hook-up and gas range installed; range hood vent wired and plumbed-in over the gas range; ceiling returned to the original height; windows minimized; new broom closet with vintage door installed; cabinets set and hung; counters set and tiled; back-splashes tiled; original wainscoting reused; new hardwood floors installed; butcher block counters were installed in the butler's pantry, a hidden cutting-board drawer, and on the rolling island; shelves for cook book library installed; kitchen walls, cabinets, trim and ceiling painted; new trim installed; the north wall was wall-papered; and wall sconces and pendant lights installed. A vintage ceiling lamp was installed in the dining room. The project began in late December 2021 and was finished by June 2022. Given the scope of the job we felt it was done very well. Costs were higher due to supply chain issues and greater than estimated costs for the electrical contractors labor and materials. Our costs for labor came to \$41K, and \$22K for materials. Additionally there were costs allowed in this program for property insurance and utilities during the kitchen which came to a total of \$3,500.

While our kitchen remodel was underway we discovered an interior moisture leak near the widows on our north side window seat. We hired Arrow Point Roofing Company to assess the problem. The professional discovered our roof had two issues needing repair. There was an ice damn that caused the interior leak and moss growth that was so profound the drainage design of the roof line was dramatically impeded. The solution was to completely eradicate the moss, treat the roof with moss repellent and install heated wires on the north side of the roof where the ice damn had developed. The issue was completely resolved for \$1650.



Once our kitchen remodel was completed and the roof was repaired, we turned our attention to other exterior projects we felt were necessary for protection of our home. Nearly all of our original glass windows had storm windows to protect and insulate, except for three in our kitchen and two in the stair landing. There were also screens missing on our southern sleeping porch windows. We hired Tormino's Glass, Inc. to build five custom storm windows to match our existing ones and also two screens for the sleeping porch. The price was \$3052.

The final project we invested in during the good weather of summer 2022 was hiring Burgan Home Services to repair and paint our extensive porch balustrade. It was necessary due to paint peeling and flaking off in wide areas, exposing the wood to decay. The inspector deemed the paint to be lead-based and required immediate professional repair. During the project, a larger problem was discovered with our South-east porch column. The base pad of the column was found to be completely rotten and the porch roof stability was in jeopardy. The scope of the rot was unknown, but had to be corrected immediately. Luckily Burgan Home Services structural engineer and owner were available to complete the repair rapidly. The steps on that side were removed, the foundation re-tuck-pointed, the column was stabilized and lifted with a Caterpillar Backhoe, the rotten base removed and the pillar was inspected. The rot had been contained to the base only, which was replaced with a new one. The pillar was carefully placed back into position, the trim was reinstalled, new steps were installed, the handrail was tightened and the porch was stabilized. The Balustrade job was \$5700 and the porch column job was \$13,000.

Kitchen looking east with island, before remodel.



Looking west, remnant of stairway in kitchen with opening and spindles. Kitchen island.



View from stairway landing looking into kitchen with spindles. The Expo '74 display case is there, now.



French doors to backyard. Looking east.



Original, 1909, kitchen cabinets of butler's pantry, with 1980's tile detail.





Looking west toward basement doorway.



Looking east. Cabinets being roughed in on left. Dropped ceiling has been removed.





Ghost line in floor showing placement of previous island.



Windows on north side of kitchen. These windows were cut down to accommodate sink and countertop.



Looking west to basement door. Ghost lines of previous island on floor, and beginning to frame-in the corner where the staircase entered the kitchen.

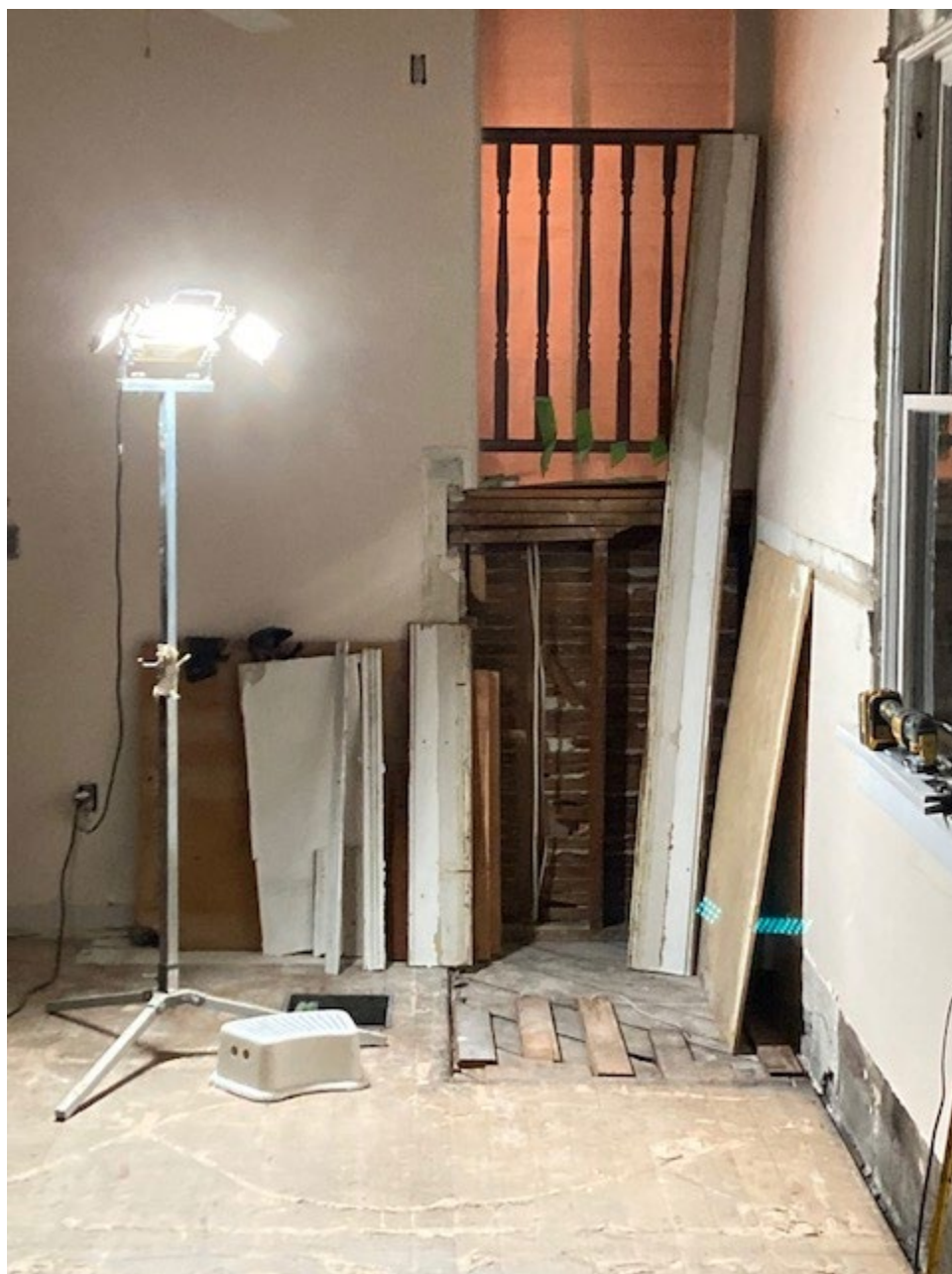




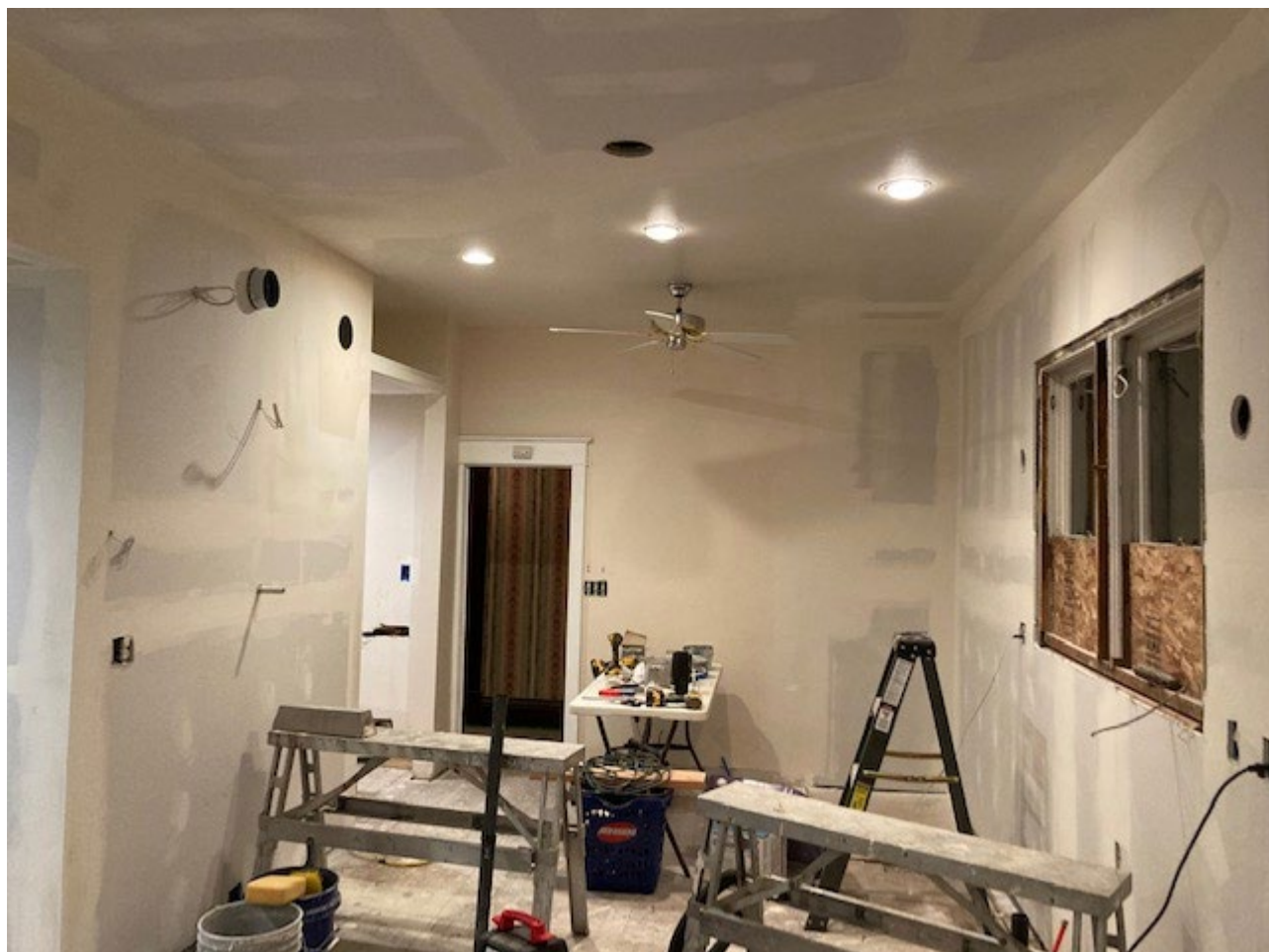
Another view of dropped ceiling and original cabinets in butler's pantry. Drop it like it's hot.



A view of the spindles which kept folks from falling into the kitchen from the stairway landing. The Expo '74 display case is there, now.



Looking west. Service stairway is now framed in and sheetrocked.





Looking east. Sheetrock is happening. Dish-pit sink will go under window to the right.



Dining room serves as kitchen cabinet painting station.





Wall paper is up and windows are waiting for their lower glass and frames. Prep sink counter top being framed-in.



Cabinets over stove are up and lowers are waiting for their tile. In the foreground, tile selfedges have been removed due to poor workmanship. New tiler is hired.



New tile guy is a genius. Backsplash is on its way.





First floor suite bathroom before remodel.



















# **AFTER PHOTOS**











































# **INVOICES | RECEIPTS**



# TRANSACTION DATE

## 07/19/2022

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**RECIPIENT:**

**Melissa Flynn**

925 South Cedar Street  
Spokane, Washington 99204

Phone: 2067083526

---

**SENDER:**

**Burgan Home Painting/Roof Rejuv/DG  
Contracting**

Burgan Home Services  
1014 N Lake Rd,  
Spokane Valley, WA 99212

Phone: 5099552545

Email: [infoburganhomeservices@gmail.com](mailto:infoburganhomeservices@gmail.com)

Website: [www.burganhomepainting.com](http://www.burganhomepainting.com)

---

**Receipt for Deposit**  
**Amount: \$6,969.60**

Transaction date: 07/19/2022  
Method of payment: Check  
Check Number: 2427



OK ELECTRIC, INC.  
PO BOX 6545  
SPOKANE, WA 99217  
(509) 489-5800  
FAX (509) 489-5865

# Invoice

Date	Invoice #
1/24/2022	149473

Bill To
MELISSA FLYNN 4003 N WALL ST SPOKANE WA 99205

P.O. No.	Terms	Project
5532	Due on receipt	425 S CEDAR ST

Description	Qty	Rate	Amount
LABOR, TO ADD SUBPANEL IN BASEMENT. TO REWIRE FOR PANTRY AND KITCHEN.	32	160.00	5,120.00T
PERMIT	1	90.00	90.00T
16/16 PANEL	1	52.50	52.50T
20 AMP SINGLE POLE ARCH/GFI BREAKERS	5	83.92	419.60T
15 AMP SINGLE POLE ARCH BREAKER	1	59.92	59.92T
QO 2 POLE 50 AMP BREAKER	1	59.92	59.92T
QO 2 POLE 40 AMP BREAKER	1	30.87	30.87T
6-4 ALUM	60	2.10	126.00T
2 GANG NAIL ON BOX	1	5.16	5.16T
2 GANG BLANK	1	1.08	1.08T
SINGLE GANG NAIL ON BOXES	2	1.08	2.16T
SINGLE GANG BLANK	1	0.98	0.98T
SINGLE GANG CUT IN	2	6.53	13.06T
3/0 CUT IN LIGHT BOX	1	8.63	8.63T
SINGLE GANG POCKET BOX	1	10.30	10.30T
3 GANG NAIL ON	1	5.83	5.83T
PLASTIC 4 SQUARES	3	4.50	13.50T
2 GANG NAIL ON BOXES	2	3.00	6.00T
2 GANG CUT IN BOXES	2	8.05	16.10T
3/0 BAR LIGHTS	2	10.00	20.00T
12-2 ROMEX	250	0.96	240.00T
14-2 ROMEX	250	0.63	157.50T

JAMES N & KYLE E	<b>Subtotal</b>	\$6,459.11
FINANCE CHARGE DUE ON OPEN INVOICES PAST 30 DAYS, CREDIT CARD PAYMENTS WILL HAVE A FEE OF 2% ON ANY AMOUNT \$2000.00 AND OVER.	<b>Sales Tax (8.9%)</b>	\$574.86
	<b>Total</b>	\$7,033.97
	<b>Balance Due</b>	\$7,033.97

Arrow Point Roofing & Gutters

2923 N Argonne Rd  
WA US  
(509)504-6972  
arrowpointroofing@gmail.com



INVOICE

BILL TO  
Abil Bradshaw  
925 S Cedar St  
Spokane, WA

INVOICE 2147  
DATE 03/02/2022  
DUE DATE 06/19/2022

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	925 S Cedar - Roof cleaning & zinc strip install Quote Number: 2147			
Wet & Forget		3	42.86	128.58T
Labor	Roof cleaning	1	400.00	400.00T
Labor	Zinc strip install (materials & labor)	2	311.09	622.18T
Heat Wire	Install heated wire where needed. Does not include extension cord from wire to plug in.	1	111.81	111.81T
Labor	Hourly labor charge	2	125.00	250.00T
SUBTOTAL				1,512.57
TAX				134.62
TOTAL				1,647.19
PAYMENT				1,647.19
BALANCE DUE				\$0.00
				PAID





# ESTIMATE #1267

SENT ON:

RECIPIENT:

**Melissa Flynn**

925 South Cedar Street  
Spokane, Washington 99204

Phone: 2067083526

SENDER:

**Burgan Home Services**

Burgan Home Services  
1014 N Lake Rd,  
Spokane Valley, WA 99212

Phone: 5099552545

Email: [infoburganhomeservices@gmail.com](mailto:infoburganhomeservices@gmail.com)

Website: [www.burganhomepainting.com](http://www.burganhomepainting.com)

SERVICE ADDRESS:

925 South Cedar Street  
Spokane, Washington 99204

PRODUCT / SERVICE	DESCRIPTION	TOTAL
Lead-Based Railing And Baluster Paint	Peel bond primer to the deck prior to paint. Fix post caps in bad deck and fill holes at bottom of the railing posts with caulk to seal off water. Drape plastic in the SHADE so we don't kill plants along old baluster runs on deck outside of house. Pressure wash and scrape loose lead based paint. Caulk around the base of all balusters to mitigate future water damages. Caulk around the base of pillars (columns) to mitigate future water damages. This is an art project job. Time can be taken to make it look nice. This job has been pre-qualified as a disqualified lead based abatement project. Already showing paint chips in surrounding areas. Minor abatement tactics can be used in order to minimize the remains of the paint chips. Drape plastic from the deck to the yard prior to pressure washing. Vacuum majority of visible chips. Minor amounts of paint chips in the flower beds will remain as well as paint chips in the yard that can be picked up by lawn mower. No minors are present both children and animals. 120LF \$43.5/ft \$5220	\$5,220.00

**A deposit of \$568.46 is required prior to scheduling.**



# ESTIMATE #1267

SENT ON:

06/27/2022

Date

Client Signature

Subtotal	\$5,220.00
Spokane City-3210 (8.9%)	\$464.58
Total	\$5,684.58

We thank you for the opportunity to work together on your project.

Once quote is approved and deposit has been placed, you will secure your place in line. We service on a first-come-first-serve basis and will give you notice prior to initiation.

If you are interested in financing options, we have some really great ones:  
[app.homeservicefinancing.com/a/ecqmh](http://app.homeservicefinancing.com/a/ecqmh)

For all ROOF REPLACEMENT quotes, we will provide a separate contract and consultation after quote approval.

## CONTRACTOR AGREEMENT

THIS AGREEMENT is made hereinafter between Burgan Home Services (Contractor), and homeowner (name in estimate/job title), hereinafter called the Owner.

WITNESSETH, that the Contractor and the Owner for the consideration herein agree as follows:

## ARTICLE 1. SCOPE OF THE WORK

The Contractor shall furnish all materials and perform all of the work as outlined by line-item specifications.

## ARTICLE 2. TIME OF COMPLETION

The work to be performed under this Contract shall be commenced within 2 weeks of agreed upon date and shall be substantially completed within 2 weeks of projected completion date as outlined in estimate/job form of such agreement has been made. "Reasonable rate" is adjustable based on circumstances like weather, material availability, etc and as outlined in Article 5, subsection 10. Time is of the essence.

## ARTICLE 3. THE CONTRACT PRICE

The owner shall pay the Contractor for the material and labor to be performed under the Contract for the sum of signed estimate or job form (\$). Pricing changes and change orders to be signed off by homeowner at the time of discovery/redirection/negotiation. Cost over-runs CAN be assessed upon final invoicing by Burgan Home services if the scope of the work from the original agreement was exceeded and the homeowner was unavailable at the time of discovery in order to maintain project efficiency. Cost overruns are NOT to exceed 30% of the project price, and if the change order can not be accomplished within the 30% threshold, Burgan Home Services reserves the right to move on without proper repair. If project is terminated prior to completion by either party (CONTRACTOR or OWNER) and efforts of mitigation cannot be agreed upon, minimal compensation to CONTRACTOR for all efforts to be: \$75/hr + materials charges up until the point of termination.

## ARTICLE 4. PROGRESS PAYMENTS

Payments of the Contract price shall be paid at least 50% up front (10% deposit, 40% upon arrival), and 50% immediately upon completion. For on-going projects, line item tasks may be collected on upon specific completion even if the project has not been finalized in it's entirety.

## ARTICLE 5. GENERAL PROVISIONS

1. All work shall be completed in a workmanship like manner and in compliance with all building codes and other applicable laws.
2. To the extent required by law all work shall be performed by individuals duly licensed and authorized by law to perform contracted work.
3. Contractor may at their discretion engage subcontractors to perform work hereunder, provided Contractor shall fully pay said subcontractor and in all instances remain responsible



# ESTIMATE #1267

SENT ON:

## Notes Continued...

for the proper completion of this contract.

4. All change orders shall be in writing and signed by both Owner and Contractor.
5. Contractor warrants it is adequately insured for injury to its employees and others incurring loss or injury as a result of the acts of Contractor or its employees and subcontractors.
6. Contractor shall, at homeowners expense, obtain all permits necessary for the work to be performed unless elected to do so by homeowner.
7. Contractor agrees to remove all debris and leave the premises in broom-clean condition.
8. In the event Owner shall fail to pay any periodic or installment payment due hereunder, Contractor may cease work without breach pending payment or resolution of any dispute. Homeowner is aware of CONTRACTOR's right to place a lien on their property if full payment is not fulfilled.
9. All disputes hereunder shall be resolved by binding arbitration in accordance with the rules of the American Arbitration Association.
10. Contractor shall not be liable for any delay due to circumstances beyond its control including strikes, casualty, subcontractor delays, weather, or general unavailability of materials and unforeseen building circumstances.
11. Contractor warrants all work for a period of time as outlined by the line items of this estimate. If no warranty outlined in line-item, a standard warranty of one year is to be serviced.

### ROOF REJUV PRODUCT ONLY:

We at Borgan Properties Development, LLC, DBA Roof Rejuv (1014 N Lake Rd. Spokane Valley, WA 99212) warrant that the Roof Rejuv solution is free of defects. Customer is aware that there are many variables that may affect the results obtained from this product, including such things as weather conditions, application practices, equipment used, and prior condition of the roof, asphalt shingles, and substrate, which are all beyond our control. Proof of Service Purchase must be provided in order to receive new product.

Labor and Material Warranty covers the roof application only. Roof Rejuv is not responsible for mold or mildew. The warranty is limited to any region of the roof that was not fully sprayed by the solution, but does not include repair or reimbursement for water damage to the interior of the home. However, discounted minor repairs will be offered to the customer so long as they are within the 5 year warranty period and price will be based on current market rates. Roof Rejuv is not responsible for damage to concrete or driveways, grass, siding, stucco, brick, stone or landscaping. Roof Rejuv is not responsible for making any aesthetic changes to the home or surrounding areas as a result of the roof treatment being completed. Roof Rejuv is not responsible for damage to interior ceiling texture or fallen wall hangings caused by vibrations from walking on rooftop during roof treatment. Application of Roof Rejuv product may extend the life of the roof by an average of 5 years. Life span of roof may increase with additional applications by an average of 5 years per application, with a maximum of 3 applications or 15 years.

Warranty does not cover damage to roofs caused by lightning, gale (50 MPH), hurricane, tornado, hailstorm, impact from foreign objects or violent storm or casualty, or damage to roofs due to settlements, distortion, failure or cracking of the roof deck, walls, or foundations. The contractor shall revoke warranty if the contract is not paid in full. Due to individual environmental conditions, Roof Rejuv does not warranty specific colors, as color shading can change depending upon UV exposure and local airborne dust or contaminants. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate.

Disclaimer of Warranties and Limitation of Liability: This limited warranty is in lieu of any other warranties expressed or implied including but not limited to any implied warranty of merchantability or fitness for a particular purpose. Borgan Properties Development, LLC, DBA Roof Rejuv shall have no liability of any kind beyond Roof Rejuv product replacement, including for consequential, exemplary or incidental damages resulting from any defects or any delays caused by solution or otherwise.

If the purchaser of service does not accept these terms of Borgan Properties Development, LLC's limited warranty, the purchaser will have the ability to cancel the contract prior to the first roof treatment. Purchaser will be entitled to a full refund, only if payment is made before the first roof treatment application.





# ESTIMATE #1291

SENT ON:

07/19/2022

RECIPIENT:

**Melissa Flynn**

925 South Cedar Street  
Spokane, Washington 99204

Phone: 2067083526

SERVICE ADDRESS:

925 South Cedar Street  
Spokane, Washington 99204

SENDER:

**Burgan Home Services**

Burgan Home Services  
1014 N Lake Rd,  
Spokane Valley, WA 99212

Phone: 5099552545

Email: [infoburganhomeservices@gmail.com](mailto:infoburganhomeservices@gmail.com)

Website: [www.burganhomepainting.com](http://www.burganhomepainting.com)

PRODUCT / SERVICE	DESCRIPTION	TOTAL
Load-bearing Post Repairs	Remediation of rotten pillar and surrounding supports/foundation. Tuckpoint existing foundation directly beneath pillar. Erect temporary support system and relive load from pillar. Replace foundational elements of the point load and replace as needed. Finished product should look similar to original appearance, however, changes to the structure could result in a slight variation from the existing pillars. We are to save any materials and reuse any materials that are possible to reuse. If repairs to the top capital are needed, a change order can be assessed upon discovery. 50% deposit. 25% on arrival. 25% once completed.	\$12,800.00

**A deposit of \$6,969.60 is required prior to scheduling.**

07/19/2022

Date

Client Signature

**Subtotal**

\$12,800.00

**Spokane City-3210  
(8.9%)**

\$1,139.20

**Total**

**\$13,939.20**

We thank you for the opportunity to work together on your project.

Once quote is approved and deposit has been placed, you will secure your place in line. We service on a first-come-first-serve basis and will give you notice prior to initiation.

If you are interested in financing options, we have some really great ones:  
[app.homeservicefinancing.com/a/ecqmh](http://app.homeservicefinancing.com/a/ecqmh)



# ESTIMATE #1291

SENT ON:

07/19/2022

## Notes Continued...

For all ROOF REPLACEMENT quotes, we will provide a separate contract and consultation after quote approval.

### CONTRACTOR AGREEMENT

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4. All change orders shall be in writing and signed by both Owner and Contractor.
5. Contractor warrants it is adequately insured for injury to its employees and others incurring loss or injury as a result of the acts of Contractor or its employees and subcontractors.
6. Contractor shall, at homeowners expense, obtain all permits necessary for the work to be performed unless elected to do so by homeowner.
7. Contractor agrees to remove all debris and leave the premises in broom-clean condition.
8. In the event Owner shall fail to pay any periodic or installment payment due hereunder, Contractor may cease work without breach pending payment or resolution of any dispute. Homeowner is aware of CONTRACTOR's right to place a lien on their property if full payment is not fulfilled.
9. All disputes hereunder shall be resolved by binding arbitration in accordance with the rules of the American Arbitration Association.
10. Contractor shall not be liable for any delay due to circumstances beyond its control including strikes, casualty, subcontractor delays, weather, or general unavailability of materials and unforeseen building circumstances.
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# ESTIMATE #1291

---

SENT ON:

07/19/2022

## Notes Continued...

Labor and Material Warranty covers the roof application only. Roof Rejuv is not responsible for mold or mildew. The warranty is limited to any region of the roof that was not fully sprayed by the solution, but does not include repair or reimbursement for water damage to the interior of the home. However, discounted minor repairs will be offered to the customer so long as they are within the 5 year warranty period and price will be based on current market rates. Roof Rejuv is not responsible for damage to concrete or driveways, grass, siding, stucco, brick, stone or landscaping. Roof Rejuv is not responsible for making any aesthetic changes to the home or surrounding areas as a result of the roof treatment being completed. Roof Rejuv is not responsible for damage to interior ceiling texture or fallen wall hangings caused by vibrations from walking on rooftop during roof treatment. Application of Roof Rejuv product may extend the life of the roof by an average of 5 years. Life span of roof may increase with additional applications by an average of 5 years per application, with a maximum of 3 applications or 15 years.

Warranty does not cover damage to roofs caused by lightning, gale (50 MPH), hurricane, tornado, hailstorm, impact from foreign objects or violent storm or casualty, or damage to roofs due to settlements, distortion, failure or cracking of the roof deck, walls, or foundations. The contractor shall revoke warranty if the contract is not paid in full. Due to individual environmental conditions, Roof Rejuv does not warranty specific colors, as color shading can change depending upon UV exposure and local airborne dust or contaminants. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate.

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If the purchaser of service does not accept these terms of Borgan Properties Development, LLC's limited warranty, the purchaser will have the ability to cancel the contract prior to the first roof treatment. Purchaser will be entitled to a full refund, only if payment is made before the first roof treatment application.



T&C PLUMBING  
E 124 COURTLAND  
SPOKANE, WA 99207

Invoice

Date	Invoice #
2/22/2022	2731

Bill To
Melissa Flynn 925 S. Cedar Spokane WA

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
1	Labor and parts - Repipe water for existing sink water for pot filler ice maker gas for range drain and water for new sink	1,600.00	1,600.00
1	WA state tax	144.00 0.00%	144.00 0.00
		<b>Total</b>	\$1,744.00



**Noble House Interiors**  
3508 E. 62nd Ave  
Spokane, WA 99223 US  
lana@noblehouseinteriors.com

**BILL TO**

Melissa & Abil Flynn Bradshaw  
925 S. Cedar St.  
spokane, wa 99204

**SHIP TO**

Melissa & Abil Flynn Bradshaw  
925 S. Cedar St.  
spokane, wa 99204

**Design Services Invoice 2021-029**

**DATE** 09/09/2021 **TERMS** Net 15

**DUE DATE** 09/24/2021

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
07/15/2021	Meeting Time	Client meeting: wrapping up design work, contractor referrals, & palette review	1:00	105.00	105.00
07/27/2021	Meeting Time	Client meeting: contractor introduction & scope review, John Walther	1:30	105.00	157.50
08/16/2021	Design Time	Client Correspondence: Contractor did a hardwood flooring take off correction	0:30	105.00	52.50

**PAYMENT** 315.00

**TOTAL DUE** \$0.00





# INVOICE #958

ISSUED:

07/14/2022

DUE:

07/14/2022

PAID:

07/14/2022

**RECIPIENT:**

**Melissa Flynn**

925 South Cedar Street  
Spokane, Washington 99204

Phone: 2067083526

**SENDER:**

**Burgan Home Services**

Burgan Home Services  
1014 N Lake Rd,  
Spokane Valley, WA 99212

Phone: 5099552545

Email: [infoburganhomeservices@gmail.com](mailto:infoburganhomeservices@gmail.com)

Website: [www.burganhomepainting.com](http://www.burganhomepainting.com)

**SERVICE ADDRESS:**

925 South Cedar Street  
Spokane, Washington 99204

**For Services Rendered**

PRODUCT / SERVICE	DESCRIPTION	TOTAL
Lead-Based Railing And Baluster Paint	Peel bond primer to the deck prior to paint. Fix post caps in bad deck and fill holes at bottom of the railing posts with caulk to seal off water. Drape plastic in the SHADE so we don't kill plants along old baluster runs on deck outside of house. Pressure wash and scrape loose lead based paint. Caulk around the base of all balusters to mitigate future water damages. Caulk around the base of pillars (columns) to mitigate future water damages. This is an art project job. Time can be taken to make it look nice. This job has been pre-qualified as a disqualified lead based abatement project. Already showing paint chips in surrounding areas. Minor abatement tactics can be used in order to minimize the remains of the paint chips. Drape plastic from the deck to the yard prior to pressure washing. Vacuum majority of visible chips. Minor amounts of paint chips in the flower beds will remain as well as paint chips in the yard that can be picked up by lawn mower. No minors are present both children and animals. 120LF \$43.5/ft \$5220	\$5,220.00



# INVOICE #958

ISSUED:	DUE:	PAID:
07/14/2022	07/14/2022	07/14/2022

Payment is due upon delivery.

Thank you for choosing Burgan Home Services. Please keep in mind that since you are now a part of the Burgan family, your future service requests will be of highest priority booking.

Cheers,  
Burgan Home Services.

Burgan Properties Development LLC. 603224898

Subtotal	\$5,220.00
Spokane City-3210 (8.9%)	\$464.58
<b>Total</b>	<b>\$5,684.58</b>
Deposit collected	– \$568.46
Paid	– \$5,116.12
<b>Invoice balance</b>	<b>\$0.00</b>

PAID





# INVOICE #969

ISSUED:

08/01/2022

DUE:

08/01/2022

PAID:

08/01/2022

RECIPIENT:

**Melissa Flynn**

925 South Cedar Street  
Spokane, Washington 99204

Phone: 2067083526

SENDER:

**Burgan Home Services**

Burgan Home Services  
1014 N Lake Rd,  
Spokane Valley, WA 99212

Phone: 5099552545

Email: [infoburganhomeservices@gmail.com](mailto:infoburganhomeservices@gmail.com)

Website: [www.burganhomepainting.com](http://www.burganhomepainting.com)

SERVICE ADDRESS:

925 South Cedar Street  
Spokane, Washington 99204

## For Services Rendered

PRODUCT / SERVICE	DESCRIPTION	TOTAL
Load-bearing Post Repairs	Remediation of rotten pillar and surrounding supports/foundation. Tuckpoint existing foundation directly beneath pillar. Erect temporary support system and relive load from pillar. Replace foundational elements of the point load and replace as needed. Finished product should look similar to original appearance, however, changes to the structure could result in a slight variation from the existing pillars. We are to save any materials and reuse any materials that are possible to reuse. If repairs to the top capital are needed, a change order can be assessed upon discovery. 50% deposit. 25% on arrival. 25% once completed.	\$12,800.00
Lumber returns	Return 7/29/22	-\$47.23

Payment is due upon delivery.

Thank you for choosing Burgan Home Services. Please keep in mind that since you are now a part of the Burgan family, your future service requests will be of highest priority booking.

Cheers,  
Burgan Home Services.

Burgan Properties Development LLC. 603224898

Subtotal \$12,752.77

Spokane City-3210  
(8.9%) \$1,135.00

**Total \$13,887.77**

Deposit collected - \$6,969.60

Paid - \$6,918.17

**Invoice balance \$0.00**

Arrow Point Roofing

4326 N Maringo Dr  
Spokane, WA 99212 US  
(509)504-6972  
arrowpointroofing@gmail.com



INVOICE

BILL TO  
Abil Bradshaw  
925 S Cedar St  
Spokane, WA

INVOICE 2147  
DATE 03/02/2022  
DUE DATE 06/11/2022

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	925 S Cedar - Roof cleaning & zinc strip install Quote Number: 2147			
Wet & Forget		3	42.86	128.58T
Labor	Roof cleaning	1	400.00	400.00T
Labor	Zinc strip install (materials & labor)	2	311.09	622.18T
Heat Wire	Install heated wire where needed. Does not include extension cord from wire to plug in.	1	111.81	111.81T
Labor	Hourly labor charge	2	125.00	250.00T
SUBTOTAL				1,512.57
TAX				134.62
TOTAL				1,647.19
PAYMENT				700.00
BALANCE DUE				<b>\$947.19</b>





**Noble House Interiors**  
3508 E. 62nd Ave  
Spokane, WA 99223 US  
lana@noblehouseinteriors.com

**BILL TO**

Melissa & Abil Flynn Bradshaw  
925 S. Cedar St.  
spokane, wa 99204

**SHIP TO**

Melissa & Abil Flynn Bradshaw  
925 S. Cedar St.  
spokane, wa 99204

**Design Services Invoice 2021-124**

DATE 07/15/2021 TERMS Net 15

DUE DATE 07/30/2021

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
04/12/2021	Meeting Time	Client Meeting: site measurements & programming	1:30	105.00	157.50
04/19/2021	Design Time	Floorplan drawings: putting existing as-built drawing into AutoCAD	1:00	105.00	105.00
04/21/2021	Design Time	Floor plan schematic design work	0:30	105.00	52.50
04/30/2021	Design Time	Kitchen Specifications: finish, appliance, plumbing, & hardware schedule	1:15	105.00	131.25
04/30/2021	Design Time	Schematic Floor plan studies	3:00	105.00	315.00
04/30/2021	Design Time	Conceptual design: plumbing, hardware, & wall covering options	1:00	105.00	105.00
05/05/2021	Design Time	Meeting prep, printing plans & images	0:30	105.00	52.50
05/10/2021	Design Time	Plan Updates & correspondence	1:00	105.00	105.00
06/14/2021	Meeting Time	Contractor walk through: review of plan feasibility	1:00	105.00	105.00
06/24/2021	Meeting Time	Client meeting: Contractor review w/ Russ, Elevation review with M&A	2:00	105.00	210.00
07/13/2021	Design Time	Client Correspondence	0.25	105.00	26.25
07/15/2021	Design Time	Completing Specs & Drawings	1	105.00	105.00

PAYMENT

1,470.00

TOTAL DUE

\$0.00



**Noble House Interiors**  
3508 E. 62nd Ave  
Spokane, WA 99223 US  
lana@noblehouseinteriors.com

**BILL TO**

Melissa & Abil Flynn Bradshaw  
925 S. Cedar St.  
spokane, wa 99204

**SHIP TO**

Melissa & Abil Flynn Bradshaw  
925 S. Cedar St.  
spokane, wa 99204

**Design Services Invoice 2021-145**

**DATE** 11/08/2021 **TERMS** Net 15

**DUE DATE** 11/23/2021

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/07/2021	<b>Design Time</b>	Lighting Plan	1:00	105.00	105.00
<b>PAID</b>					SUBTOTAL 105.00
					TAX 0.00
					TOTAL 105.00
					PAYMENT 105.00
					TOTAL DUE \$0.00



**Noble House Interiors**  
3508 E. 62nd Ave  
Spokane, WA 99223 US  
lana@noblehouseinteriors.com

**BILL TO**

Melissa & Abil Flynn Bradshaw  
925 S. Cedar St.  
spokane, wa 99204

**SHIP TO**

Melissa & Abil Flynn Bradshaw  
925 S. Cedar St.  
spokane, wa 99204

**Design Services Invoice 2021-140**

**DATE** 10/05/2021 **TERMS** Net 30

**DUE DATE** 11/04/2021

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
09/30/2021	<b>Meeting Time</b>	Client meeting with John to finalize design details ahead of construction	1:15	105.00	131.25
PAYMENT					131.25
TOTAL DUE					\$0.00

PAID





# TRANSACTION DATE

## 07/19/2022

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**RECIPIENT:**

**Melissa Flynn**

925 South Cedar Street  
Spokane, Washington 99204

Phone: 2067083526

---

**SENDER:**

**Burgan Home Painting/Roof Rejuv/DG  
Contracting**

Burgan Home Services  
1014 N Lake Rd,  
Spokane Valley, WA 99212

Phone: 5099552545

Email: [infoburganhomeservices@gmail.com](mailto:infoburganhomeservices@gmail.com)

Website: [www.burganhomepainting.com](http://www.burganhomepainting.com)

---

**Receipt for Deposit**  
**Amount: \$6,969.60**

Transaction date: 07/19/2022  
Method of payment: Check  
Check Number: 2427

visit [AviatorMastercard.com](http://AviatorMastercard.com)

Visit [AviatorMastercard.com](http://AviatorMastercard.com) or use the Barclays Mobile App

**Contract**

Upment:  
30937  
136678  
B 524-0421  
XXXXX@HAIL.COM  
Bradshaw@gmail.com

Roadside Assistance:  
Visit [hail.com/help](#)

Berling Location:  
U-HAUL STORAGE OF WEST SPOKANE - (703077)  
4399 W SUNSET BLVD  
SPOKANE, WA 99224  
(509) 590-0884

If you return after store hours please verify your equipment return on your mobile device by going to U-haul.com/share. Or you can choose to have a U-Haul Representative verify it for you the next business day. There is a \$20.00 convenience fee for this option.

If you result in additional charges.

Rate	Mile Charge	Coverage	Rental Rate	Rental Charge	Estimated Charges
70.00	\$90.30	Safe Move Plus: \$28.00	\$29.95	\$29.95	\$148.25
			\$10.00	\$10.00	\$10.00

ON FILE  
Rings

Weight of Fuel

%	%	F
0.1	0.2	0.3
0.4	0.5	0.6
0.7	0.8	0.9

Ref No.: Approved:

131214021847 0102BC  
131214022067 0107AC

This hold may appear on your account to return the equipment and you will receive the held amount, or if you fail to authorize a second amount

Estimated Environmental Fee: \$1.00  
Donation To Conservation Fund: \$3.00  
Estimated Subtotal: \$162.25  
Estimated Rental Tax: \$14.64  
Estimated Total Charges: \$176.89

Account ID: Term ID:  
60131295361 004  
60131295361 004  
2 ER00  
E

Credit Card Authorization Amount: \$173.89  
Credit Card Payment: \$3.00  
Net Paid Today: \$3.00

The premises I will return the vehicle with the same amount of fuel as when dispatched and/or limited fuel will not replace. If returned with less than 1/4 tank, I agree to also play a \$30.00 fine with more fuel than what is printed on the receipt gauge. U-Haul pays for oil (save receipts), inspection required by that state or province where arises any claim, suit or cause of action. This release covers age(s) of the Customer. Customer assumes Sole Responsibility for any and all liability for that state or province.

Insurance coverage provides the authorized driver with the minimum limits required by the jurisdiction in which the accident occurs.

I am the U-Haul location where it was rented. I understand that the minimum rental charge for amount of the current One Way rate from this U-Haul location to the actual drop-off location, and not water proof.

Instructions and acknowledge my responsibility to fully read and understand these User rental process and the U-Haul Store employees to feedback to U-Haul any complaints, concerns, advice at [service@hail.com](#).

I understand that a collision with an overhead object and theft of my cargo are just two specific risks. Safezone, or Safelock protection, while dislocated is likely to lead to an accident/crash causing serious injury or death. I agree to return my car(s) and not to rent while driving any U-Haul truck or towing any U-Haul Trailer, Towable phone and/or towed trailer free or for an emergency call and for a U-Haul Arbitration Agreement, immediate and available at [hail.com/arbitration](#).

I and conditions of this Rental Contract and the Rental Contract Addendum.

I will provide You notice by text, e-mail and/or phone to contact information provided. Upon request to make arrangements for removal of your goods. If you do not contact U-Haul within that time frame, it is at U-Haul's sole discretion and cost. This paragraph supersedes and replaces your verbal or email address provided at the time of the rental, which knowledge that I may be responsible for.

**MAVERIK**

Maverik Inc.  
Airway Heights | 592  
10707 W SR 2 Hwy  
Airway Hts, WA 99224

11-08-2021 05:10 PM Invoice # 5922972587

#	DESC	GALLONS	PPG	AMT
15	UNLEADED	5.657	\$3.359	\$19.00
TOTAL FUEL				\$19.00
SUB-TOTAL				\$19.00
TOTAL PURCHASES				\$19.00

VISA XXXXXXXXXX2153  
Chip Read  
Amount Tendered \$19.00  
Payment Network: 02  
AID: A000000031010  
AUTH # 04001C  
No CVV  
Mode: Issuer  
MID \*\*1984 TID 001  
Sequence # 081496  
IAD: 06021203ADA002  
TVR: 0080008000  
TSI: E800  
ARC: 23

Thanks for fueling your  
adventure at Maverik

Customer Service 1-800-789-4455

202131229725870000000592

592 9

**intract**

Agreement:  
30377  
15670  
B) 324-0421  
XXXX5938, WA 0425  
libradshaw@gmail.com

Initial Due Date/Time:  
9/2021 10:51 AM

There may result in additional charges

Rate	Mt Charge	Com
x 70.00	\$90.30	Safe Move

VUL ON FILE  
Citations

Ref No.:  
JTH 131214021847 01053C  
ENT 131214022067 01074C

Approval:  
This hold may appear on your credit report if you return the equipment and pay the amount, or if you return and authorize a second approval.

Merchant ID: Term ID:  
4445013129361 004  
4445013129361 004  
TSI: E800  
E800

When the premises, I will return the estimated fuel I do not require. If returned with more fuel than of protection required by that insurance cover agent(s) of the C for that state or province, I self-insurance arrangement, our law of the jurisdiction. If to the same U-Haul location, the amount of the current One holdant and not water proof. User Instructions and acknowledge the rental process and the U-Haul Service at service@uhaul.com. I understand that a collision (COW), SafeMove, or SafeMove at driving while distracted is like an emergency call and not is material to U-Haul's decision and breach of contract. Transport was texting while any mobile phone (other than the U-Haul Arbitration Agreement) and conditions of this hold to recover the equipment. U-Haul will provide You not hours to make an arrangement upment at U-Haul's sole discretion. Holder: one number or email address and fuel at the time of their acknowledge that I maintainment.

Receipt

Received of Melissa Flynn,  
\$1,250<sup>00</sup> dollars in payment  
For Maple cabinets. Cabinets  
are used and sold as is.

Stanton P. Cobble 11/8/21



Aviator® Red MasterCard Statement

Account Ending 3308 | Statement Period 12/01/21-12/16/21 | Page 3 of 4

Posting Date	Description	Miles	Amount
	No Payment Received		\$0.00
	Activity for this period	N/A	\$0.00
	Activity for MELISSA FLYNN card ending 3308		
Dec 10	WALLPAPERDIRECT.COM 8659920068 TN	433	\$432.57
Dec 10	BEYOND FLOORS INC SPOKANE WA	786	\$785.58
Dec 12	ALASKA A. 02776816895451 8006545669 WA FLYNN/MELISSA M 12/29/2021 GEG SEA Agency: EXPEDIA.COM TRAVEL #02776816895451	218	\$218.40
Dec 12	ALASKA A. 02776816895462 8006545669 WA BRADSHAW/ABILITY D 12/29/2021 GEG SEA Agency: EXPEDIA.COM TRAVEL #02776816895462	218	\$218.40
Dec 12	AMTRAK AGE3440927544259 8008727245 DC FLYNN/MELISSA 12/31/2021 SEA SPK Agency: AMTRAK #3440927544259	116	\$116.00
	Activity for this period	1,771	\$1,770.95
	Activity after this statement period, visit AviatorMastercard.com		\$1,218.15
	Interest		Amount
	Posting Date	Description	Amount
		No fees charged for this period	\$0.00
			\$0.00

BEYOND FLOORS INC.  
3603 E. SPRINGFIELD  
SPOKANE, WA 99202  
509-533-0632  
BEYONDFLOORSINC@GMAIL.COM

INVOICE DATE: 12-9-21

OLD TO: Melissa Flynn  
4003 N. Wall 99205 99205  
1-206-708-3526

SHIP TO: 725 S. Cedar 99204

SALESMAN: CDD ROAD/DEPOSIT: Paul VISA

QTY. ORDERED	QTY. SHIPPED	DESCRIPTION	UNIT	AMOUNT
20 RS		Q4 48 Camcorder	8.58	686.40
		Kellogg 498.73		34.80
		Fuel Surcharge		
		SALE		
		REF: 00000002		
		12/10/21		
		R CODE: 061932		
		2		
		STERCARD		
		*****3308		
		AMOUNT		\$785.58
		APPROVED		
		MASTERCARD		
		ID: A0000000041610		
		IVR: 00 00 00 00 00		
		TR: EC 00		
		THANK YOU		
		CUSTOMER COPY		
		LIABILITY WILL BE ASSUMED BY BEYOND FLOORS INC. NO MOLDING OR MOVING FURNISHINGS. WE RESERVE THE RIGHT TO RETURN ITEMS TO THE ORIGINAL SUPPLIER.		
		IT BE HELD RESPONSIBLE FOR OTHER MEASUREMENTS.		
		SIGNATURE		
		signed on all past due accounts.		
		RETURNS ON ALL ORDERS		
		SUB TOTAL		\$720.72
		TAX		64.86
		TOTAL		\$785.58

Flynn, Melissa  
925 S. Cedar  
Spokane, WA 99204

North 9515 Newport Hwy.  
Spokane, WA 99218  
(509) 468-2300  
Fax (509) 468-0613  
empireglassspokane@yahoo.com

Invoice Date	Invoice Number	Pg
4/7/22	119784	1

SHIP TO

On loc. Call to meet  
#206-708-3526  
Cedar & 10th

Order Date	Customer Number	Sales Person	Purchase Order Number	Comments	Terms	
	F18RD4			On Location		
Item No.	Description			Price	Discount	Ext. Price
	See New Format For Kitchen Window Conversion					
	WOOD - SH or DH @ 28 1/2 x 42 (?)					
Labor Outside	Labor done on location Kevin & Austin 8:30 -9:30 Windows HERE 1/12			70.00		140.00
Labor Outside	Labor done on location 1/14 Kevin Storms Here			70.00		70.00
Labor Outside	Labor done on location 2/9 Kevin Verify Openings			70.00		70.00
				Sale Amount	Discounted	

**IT OF FINAL AND SATISFACTORY COMPLETION AND AUTHORIZATION TO PAY**  
I acknowledge receipt of the goods and services requested and acknowledge heretoe has inspected same and is satisfied herewith. I acknowledge all services were performed in a workman-like manner to further satisfaction and authorizes the Insurance, feel, pay EMPIRE GLASS directly for payment of this claim.

Sale Amount	Continued
Misc. Charges	
Freight	Continued
Sales Tax	Continued
Total	
Payment Received	
Balance Due	Continued

Check No.

**glass**  
Inc.

Fax (509) 468-0613  
empireglassspokane@yahoo.com

Invoice Date	Invoice Number	P
4/11/22	119784	

Flynn, Melissa  
925 S. Cedar  
Spokane, WA 99204

SHIPTON

On loc. Call to meet  
#206-708-3526  
Cedar & 10th

Order Date	Customer Number	Sales Person	Purchase Order Number	Comments	Terms
	F18504			On Location	
Item No.	Description	Price	Discount	Ext. Price	
0	Labor Misc. Misc. Labor Flat In Shop	70.00		70.00	
0	Labor Misc. Misc. Labor Flat In Shop	70.00		210.00	
0	Labor Misc. Sat 2/12 Kevin Finish Frames for Glass				
0	Labor Misc. Misc. Labor Flat	70.00		70.00	
0	Labor Outside Win - Glass Installation				
0	Labor Outside Labor done on location - Pick -	70.00		35.00	
0	Labor Outside Up Frames To Cut & Finish				
0	Labor Outside Labor done on location 3/30	70.00		70.00	
0	Labor Outside Labor done on location 4/7	70.00		70.00	
	Finish Outside & Fix Rope				
				Sale Amount	805.00
				Misc. Charges	
				Freight	78.45
				Sales Tax	\$877.45
				Total	
				Payment Received	
				Balance Due	\$877.45

INT OF FINAL AND SATISFACTORY COMPLETION AND AUTHORIZATION TO PAY

Knowledge receipt of the goods and services requested and acknowledge herein has inspected same and is satisfied herewith.

Her acknowledgment of service performed is a maximum due measure to further satisfaction and authorizes the Insurance, Rent,

to use (CUSTOMER GLASS) directly for payment of this claim.

Insurance coverage which may

Overdue invoices are subject to finance charges.

Check No.

ps #246  
 6/1 877.45  
 98.10  
 975.55



**Inc.**  
 Hynn, Melissa  
 925 S. Cedar  
 Spokane, WA 99204

Fax (509) 468-0613  
 empireglassspokane@yahoo.com

Invoice Date 6/16/22 Invoice Number 119702 Pg. 1

SHIP TO  
 On Location  
 #206-708-3526  
 Cedar & 10th

Order Date	Customer Number	Sales Person	Purchase Order Number	Comments	Terms
	F188604			On Location	Net Due

Item No.	Description	Price	Discount	Ext. Price
Misc. Supplies	Composite Trim & Tape	20.00		20.00
Labor Outside	Labor done on location	70.00		70.00

Sale Amount	90.00
Misc. Charges	
Freight	8.10
Sales Tax	\$99.10
Total	
Payment Received	
Balance Due	\$99.10

OF FINAL AND SATISFACTORY COMPLETION AND AUTHORIZATION TO PAY  
 edges receipt of the goods and services requested and acknowledges herein has inspected same and is satisfied herewith.  
 acknowledges all services were performed in a workmanlike manner to his/her satisfaction and authorizes the insurance, fuel,  
 (EMPLOYER'S GLASS) liability for payment of this claim.  
 that herein is personally responsible for payment of this invoice irrespective of any insurance coverage which may

Date \_\_\_\_\_ Check No: *2446*  
*4/1 87745*  
*98.14*  
*15975.5*

Overdue invoices are subject to finance charges.

**INFINITE ELECTRIC**  
 Your Forever Electricians

1204 S Pines Rd, Spokane Valley, WA 99216  
 (509) 728-0022

Invoice 5006977  
 Invoice Date 6/5/2021  
 Completed Date 6/7/2021  
 Customer PO

Billing Address  
 Melissa Flynn  
 925 South Cedar Street  
 Spokane, WA 99204 USA

Job Address  
 Melissa Flynn  
 925 South Cedar Street  
 Spokane, WA 99204 USA

Description of Work

he lights and outlets on the second story of home trip the 2 pole afci breaker. We will have to troubleshoot affected  
 rcuit to diagnose problem. If it is a connection issue we can fix it. If the wiring is bad on any part of this circuit we will  
 resent additional options to fix it.

uring the troubleshoot we found there was a junction box in the attic with several wires connected with a wire nut that is  
 so small and failed in the junction box. We fixed the connections in the junction box with the proper sized wire nuts and  
 he affected circuit is working again.

here is still live knob and tube visible in the attic and the basement. Most insurance companies don't allow knob and tube  
 ecause of the inherent danger of fire, especially in an insulated attic.

Task #	Description	Quantity
RBL-04-2.00	Diagnosis	2.00
	<ul style="list-style-type: none"> <li>Determine what is causing the power failure on one circuit.</li> <li>A Written Quote will be given for repairs if needed.</li> <li>NO WARRANTY is included with a diagnosis without repairs.</li> </ul>	
MDF-395	Emergency Service Call	1.00

Paid On	Type	Memo	Amount
6/5/2021	Quickbooks		\$1,327.40

Sub-Total	\$1,218.92
Tax	\$108.48
Total Due	\$1,327.40
Payment	\$1,327.40
Balance Due	\$0.00

Thank you for choosing Infinite Electric Corp. Your Forever Electricians

this invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a  
 financing charge of 1.5% per month shall be applied for overdue amounts.

6/5/2021  
 find and agree that all work performed by Infinite Electric has been completed in a satisfactory and workmanlike manner at 925 South  
 Cedar Street, Spokane, WA 99204 USA. I have been given the opportunity to address concerns and/or discrepancies in the work  
 provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My  
 signature here signifies my full and final acceptance of all work performed by the contractor.



**KOHLER**Ship From: 2020 North Polk Street  
DeSoto, TX 75115Ship To:  
Melissa Flynn  
4003 N Wall St  
Spokane, WA 99205-1166  
USASold To: 7000538757  
Melissa Flynn  
4003 N Wall St  
Spokane, WA 99205-1166  
USAShipped Via: GND  
Staging Line(s): PSTG-CARTTo return merchandise, please  
follow procedure on the bottom  
of this form.

Material	Order Quantity	Shipped Quantity	Sales Order Number
R29473-SD-2MB PANNIER™ PULL-DOWN KITCHEN FAUCET	1	1	1021720591

\*\*\* THIS IS NOT A BILL \*\*\*

**Return Policy**

Items must:

- Be returned within 45 days of the Kohler shipped date
- Be in new and saleable condition
- Have prior authorization from Kohler. Items returned without authorization will be disposed of without credit being issued.

**Return Procedure**

- Call Kohler to obtain an authorization (RGA) number at **1-800-4-KOHLER (1-800-456-4537)**

## Using this document:

- Fill in the blank spaces in both bottom sections below (i.e. RGA #)
- Remove the mailing label and apply on the outside of the package to be returned
- Retain the customer copy label below for your records
- Place the top portion of this form in the package with your item(s) to be returned

- Credit will be issued within 14 days after receipt of the product at Kohler

Enclose Upper Portion in Box with Item(s) to be Returned

Mailing Label (apply on outside of return package)

**KOHLER**  
444 HIGHLAND DRIVE  
KOHLER, WI 53044

TO:

KOHLER COMPANY  
GENERAL RECEIVING  
MAIL STOP 105  
444 HIGHLAND DRIVE  
KOHLER, WI 53044

RGA# \_\_\_\_\_

Customer Copy (retain for your records)

Kohler Returns

Contact 1-800-4-KOHLER (1-800-456-4537)

RGA# \_\_\_\_\_

Returned item(s) \_\_\_\_\_

Returned quantity \_\_\_\_\_

Date Returned \_\_\_\_\_

Shipping Method \_\_\_\_\_

Tracking # \_\_\_\_\_

**HITTCO**  
HITTCO CUSTOM HOMES**DARRIN HITTINGER**

509-760-1844

Darrin.Hittinger1968@gmail.com

HITTCO CUSTOM HOMES propose to furnish labor and materials, in accordance with the above specifications for the sum of: **\$9,700.00** (nine thousand, seven hundred dollars). This amount includes an allotted **\$400.00** for materials for tile thin set, siding, leveling materials, etc. Receipts will be presented to owners. Any additional material costs will be added to the final invoice prior to owners' approval.

Payments shall be made as follows:

- \$3,000.00 (three thousand dollars) deposit at job start.
- \$3,000.00 (three thousand dollars) after completion of cabinet and tile install as per plan.
- \$3,700.00 (three thousand, seven hundred dollars) on completion of above work.

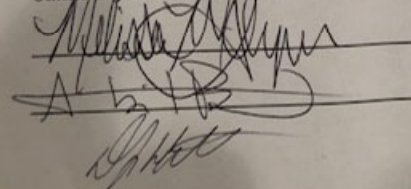
Work shall begin on or about **Monday, March 21, 2022** and will be completed in approximately 30 work days, subject to changes in the plan approved by the owner and events and conditions beyond our control.

All material is guaranteed to be as specified above. All work shall be completed in a workmanlike manner, in accordance with standard industry practices and manufacturers' instructions. Any deviation or alteration from the above specifications that involves extra costs will be completed only upon executing a written change order, and will require extra charges and time to complete, above and beyond this estimate. Owner shall carry fire and other required insurances. All labor is guaranteed against defects for a period of one year from the date of completion.

Acceptance of Proposal: The above price, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment shall be made as described above.

Owners' Signature(s) of Acceptance

Date

3/17/22  
3-17-22  
3-17-22

PD. W/ CHECK # 1062 \$3044 -



**DARRIN HITTINGER**  
509-760-1844  
Darrin.Hittinger1968@gmail.com

## REMODEL BID KITCHEN

PREPARED FOR  
**MELISSA FLYNN**  
206-708-3526

PREPARED DATE  
February 24, 2022

**ABIL BRADSHAW**  
206-324-0421

EXP. DATE  
March 24, 2022

925 S Cedar Street  
Spokane, WA 99204  
bedbakedandbeyond@gmail.com

**HITTCO CUSTOM HOMES** hereby submits an estimate for the following work:

- ✕ Tile countertops and backsplash with supplied tile to plan as agreed with trim edge tile: 1/4" spacing, grout and seal tile. Level countertops as needed.
- ✕ Install prefinished wood flooring provided by owners. Floor leveling material provided by **HITTCO CUSTOM HOMES**.
- Hang broom closet door, trim to specs, and install closet shelving.
- Finish cabinet install. Add fillers where needed. Bondo seams to finish. Painting to be completed by homeowners. Build a dummy drawer under the sink.
- Demo siding under the kitchen window across the exterior wall. Replace siding to match existing siding. Prime siding prior to install. Painting to be completed by homeowners.
- Trim complete kitchen doors, windows, and ceiling trim as per plan.
- ✕ Finish Wainscoting under built-ins.
- Install kitchen bookshelves.
- Install all appliances: double oven, stove, and refrigerator.
- Clean up and disposal of all debris and waste.
- Build a butcher block drawer with new locking drawer rails.
- Reattach ceiling fan blades.
- ✕ Cut hole in north countertop for vintage sink with drainboard.

• all cab. doors needing attn. adjust  
• rolling island  
• tile grout by single-win  
• Finish out all shelving inside cabinets next to and over stove  
• closet pole  
• shelves - display case



**OK ELECTRIC, INC.**  
PO BOX 6645  
SPOKANE, WA 99217  
(509) 489-5800  
FAX (509) 489-5805

## Invoice

Date	Invoice #
4/25/2022	149969

Bill To  
MELISSA FLYNN  
925 S CEDAR  
SPOKANE WA 99205

Description	Qty	Rate	Amount	P.O. No.	Terms	Project
				5532	Due on receipt	925 S CEDAR
LABOR 1 MAN	21	125.00	2,625.00T			
LABOR 2 MEN	8	160.00	1,280.00T			
OUTLET PLATES	11	0.89	9.79T			
TR OUTLETS	14	3.00	42.00T			
SINGLE POLE TOGGLE SWITCHES	7	1.98	13.86T			
SWITCH PLATES	2	0.89	1.78T			
TOGGLE 3 WAY	2	6.20	12.40T			
PICO KIT	1	59.30	59.30T			
4 WIRE RANGE OUTLET	1	25.00	25.00T			
RANGE PLATE	1	2.42	2.42T			
3" PIGTAIL APPLIANCE CORD	2	15.00	30.00T			
MA6 CORD END 120V	1	8.00	8.00T			
4G DOUBLE PLATE	2	1.20	2.40T			
2 GANG DOUBLE PLATE	1	1.20	1.20T			
2 GANG PLATE	1	5.28	5.28T			
3 GANG PLATE	3	2.98	8.94T			
SG BLANK	1	28.00	28.00T			
TR GFI	1	3.00	3.00T			
SG NAIL ON	1	4.58	4.58T			
HANDY BOX	8	0.87	6.96T			
14-2 ROMEX	1	8.49	8.49T			
DEEP METAL 4 SQUARE	1	3.84	3.84T			
METAL 4 SQUARE BLANK	4	2.45	9.80T			
LARGE BLUE WIRE NUTS	12	3.81	45.72T			
TAPE LIGHT						
QUYEN & TAYLOR & COLIN				Subtotal		
FINANCE CHARGE DUE ON INVOICES 30 DAYS PAST DUE. 3% CREDIT CARD FEE ON ANY JOB PAID WITH A CREDIT CARD. WE ACCEPT VISA, MC, & AMERICAN EXPRESS.				Sales Tax (9.0%)		
				Total		
				Balance Due		



OK ELECTRIC, INC.  
PO BOX 6545  
SPOKANE, WA 99217  
(509) 489-5800  
FAX (509) 489-5885

## Invoice

Date	Invoice #
4/25/2022	149969

### Bill To

MELISSA FLYNN  
925 S CEDAR  
SPOKANE WA 99205

	P.O. No.	Terms	Project
	5532	Due on receipt	925 S CEDAR
Description	Qty	Rate	Amount
LV J BOX	1	3.80	3.80T
40 WATT DRIVER	1	71.55	71.55T
60 WATT DRIVER	1	139.79	139.79T
1/2" FLEX	2	1.08	2.16T
1/2" FLEX CONNECTOR	3	4.73	14.19T
SHALLOW PLASTIC CUT IN	1	8.64	8.64T
1/2" HW STRAPS	2	0.45	0.90T
TAN WIRE NUTS	12	2.45	29.40T
CAN CONVERSION KIT	1	60.24	60.24T
2 GANG CAB SLEEVE	4	14.57	58.28T
SINGLE GANG CAB SLEEVE	4	8.61	34.44T
2" LONG 6-32 SCREWS	24	0.35	8.40T
ELECTRICAL TAPE		0.50	0.50T
CUT IN RECESS	2	14.75	29.50T
GAS SURCHARGE	1	10.00	10.00T
QUYEN & TAYLOR & COLIN		Subtotal	\$4,724.55
FINANCE CHARGE DUE ON INVOICES 30 DAYS PAST DUE. 3% CREDIT CARD FEE ON ANY JOB PAID WITH A CREDIT CARD. WE ACCEPT VISA, MC, & AMERICAN EXPRESS.		Sales Tax (9.0%)	\$425.21
		Total	\$5,149.76
		Balance Due	\$5,149.76

Page 2

4694.76  
DISCOUNTED 545



OK ELECTRIC, INC.  
PO BOX 6545  
SPOKANE, WA 99217  
(509) 489-5800  
FAX (509) 489-5885

## Invoice

Date	Invoice #
1/24/2022	149473

**PAID**  
02/04/2022

### Bill To

MELISSA FLYNN  
4003 N WALL ST  
SPOKANE WA 99205

### OK ELECTRIC INC

721 E CENTRAL AVE  
SPOKANE, WA 99217  
5094895800

THOMAS KOSTELECKY

001223

\$3,500.00

CARD SALE \$3,500.00

RCARD 3308

ANNUALLY ENTERED

to pay the above amount  
the cardholder and/or  
merchant agreement

22 2 01 06P

Method KEYED

LRD

XXXX3308

ENTERED

D: 203500510841

1647

\*\*3885

MASTERCARD

tps://clover.com/p

992RT1GCDW

chant Copy

992RT1GCDW

Privacy Policy

wer.com/privacy

P.O. No.	Terms	Project
5532	NET 10TH	925 S CEDAR ST
Qty	Rate	Amount
32	160.00	5,120.00T
1	90.00	90.00T
1	52.50	52.50T
5	83.92	419.60T
1	59.92	59.92T
1	59.92	59.92T
1	30.87	30.87T
60	2.10	126.00T
1	5.16	5.16T
1	1.08	1.08T
2	1.08	2.16T
1	0.98	0.98T
2	6.53	13.06T
1	8.63	8.63T
1	10.30	10.30T
1	5.83	5.83T
3	4.50	13.50T
2	3.00	6.00T
2	8.05	16.10T
2	10.00	20.00T
250	0.96	240.00T
250	0.63	157.50T
Subtotal		\$6,459.11
Sales Tax (8.9%)		\$574.86
Total		\$7,033.97
Balance Due		\$0.00



*CANNON*

**Gaffaney Electric, LLC**  
BILLING: 509-924-0894  
40606 N BRUCE RD  
ELK, WA 99009

**Invoice**  
9693

**Gaffaney Electric**

Date 9/21/2021 Due Date 10/6/2021

ABEL BRADSHAW  
4003 N WALL ST  
SPOKANE WA 99205

JOB SITE:  
ABEL BRADSHAW  
925 S CEDAR ST  
SPOKANE, WA 99204  
TAX CODE 3210

P.O. No. Terms Net 15 Work Order 7180

Quantity	Description	Amount
1	ON SITE: 12/10/20 PROJECT LABOR: -TROUBLESHOOT DOOR BELL NOT WORKING. RESOLUTION: NEED TO FIND A WIRELESS BUTTON TO COMMUNICATE W/ WIRED CHIME **SORRY FOR THE DELAY ON GETTING THIS OUT TO YOU.	145.00T

A FINANCE CHARGE OF 1% WILL BE APPLIED TO ALL BALANCES OVER 30 DAYS WITH AN APR OF 12%. MINIMUM OF \$5.00 CHARGE

\*ACCOUNTS THAT ARE OVER 90 DAYS WILL BE TURNED OVER TO EMPIRE VALLEY COLLECTIONS

\*WE PROUDLY ACCEPT VISA, MASTERCARD, AMERICAN EXPRESS, CHECK, CASH OR MONEY ORDERS. CREDIT CARD PAYMENTS ABOVE \$10,000 ARE SUBJECT TO A 3% FINANCE FEE

EMAIL US AT: JIM@GAFFANEYELECTRIC.COM

Subtotal \$145.00  
Sales Tax (9.0%) \$13.05  
Payments \$0.00  
Balance Due \$158.05

PD 10/2  
#2292

**ROTO-ROOTER**  
PLUMBING & DRAIN SERVICE  
-800-GET-ROTO (438-7666)

SAVE THIS INVOICE FOR YOUR GUARANTEE  
SEE BINDING TERMS ON REVERSE

**Rotorooter**  
P.O. Box 457  
Newman Lake, WA 99025  
(509) 464-6937 • (509) 482-3447 Fax  
WA Contractor License: ROTOR-93188  
ID #PLS-C-12108  
Operated as an Independent Contractor

DATE OF SERVICE 9/13/21 LOCATION Spokane

SERVICE TECHNICIAN'S NAME Patrick INVOICE NO. 130829

CUSTOMER NAME Abel Bradshaw CUSTOMER NO. 20-0714612

SERVICE ADDRESS 4003 N Wall St APT. NUMBER 104 CITY Spokane STATE WA ZIP/POSTAL 99205

BILLING ADDRESS IF DIFFERENT FROM SERVICE ADDRESS 4003 N Wall St CITY Spokane STATE WA ZIP/POSTAL 99205

SEWER & DRAIN ☐ PLUMBING ☐ PLUMBING ☐  
INDUSTRIAL ☐ EXCAVATION ☐ DRAIN TILE ☐

CUSTOMER CLASS ☒ RESIDENTIAL ☐ COMMERCIAL

REPAIR CODE 4003 N Wall St ESTIMATE AND DESCRIPTION OF WORK TO BE PERFORMED (The approximate starting date is 9/13/21 and the approximate completion date is 9/13/21)  
Replacing door bell with wireless button  
Stop leaks to door bell from freezing up.

WORK ORDER AUTHORIZATION I authorize the services indicated and agree to pay the amounts specified. I have read and agree to the terms on the reverse side, including the limits on Roto-Rooter's responsibility specified in those terms.

(SIGNATURE) Abel Bradshaw (PRINT NAME) Abel Bradshaw  
I authorize these changes ADJUSTMENTS/CHANGES IN WORK TO BE PERFORMED (Use additional invoice if needed to describe changes)

COMMENTS 4147 2020 5926 3852 8/15 492

COMPLETION I acknowledge completion of the above described work which has been done to my complete satisfaction. (SIGNATURE) Patrick (PRINT NAME) Patrick

E-MAIL ADDRESS patrick@rotorooter.com Send plumbing tips, products/services information and coupons via email.

PAYMENT ☐ CASH ☐ CHECK NO. ☒ CREDIT CARD ☐ NET 10 DAYS

OVER 30 DAYS = LATE CHARGE OF 1.12% PER MONTH \* In the event check is returned, the CUSTOMER is responsible for all related bank fees.

LABOR \$ 41.55  
PARTS \$ 21.10  
PRODUCTS \$ 0.00  
OTHER \$ 0.00  
TAX \$ 37.59  
INVOICE TOTAL \$ 459.96

PLEASE PAY FROM THIS INVOICE 130829

RESIDENTIAL GUARANTEE	COMMERCIAL GUARANTEE
Major Branch Lines 6 months	Major Branch Lines 30 days
toilet Auger 7 days	toilet Auger 24 hours
Plumbing Repair 6 months	Plumbing Repair 90 days
Plumbing Replacement 1 year	Plumbing Replacement 30 days
Extended Guarantee 1 year	

REASON FOR NO GUARANTEE Not here only

Rely on the experts at Roto-Rooter for complete plumbing and drain services. Call 1-800-GET-ROTO (438-7666).  
Visit us at [rotorooter.com](http://rotorooter.com) for coupons, helpful hints and more. Complete our customer survey at: [rotorooter.com/contact-us/customer-survey](http://rotorooter.com/contact-us/customer-survey).  
And, follow us online for news, timely updates, and other plumbing and drain information.

- facebook.com/rotorooter
- twitter.com/rotorooter
- rotorooter.com/blog
- youtube.com/rotorootertv











How doers  
get more done.

SPOKANE WA. 99218  
4719 (509) 466-8991

4719 00052 05745 02/13/22 11:02 AM  
SALE CASHIER LINDSAY

081516486731 2X6TRIM <A> 70.08  
48@1.46 21.97  
192968011058 ES65BR3BW6P <A> -20.00  
RSN: 5 AMT OFF MKDN  
MAX REFUND VALUE \$1.97  
192968011065 ES65BR3DL6PK <A,S> 19.86  
790027051863 SCI SEAL 16 <A> 15.98  
RSN: 5 AMT OFF MKDN -10.00  
MAX REFUND VALUE \$5.98  
010306011334 1/8 IN. TRAD <A> 6.74  
2@3.37  
081516621880 1/2X12TRIM <A> 49.90  
5@9.98

SUBTOTAL 154.53  
SALES TAX 13.91  
TOTAL \$168.44

XXXXXXXXXXXX3308 MASTERCARD

USD\$ 168.44

AUTH CODE 02638Z/3522396 TA  
Chip Read  
AID A0000000041010 MASTERCARD

4719 02/13/22 11:02 AM



4719 52 05745 02/13/2022 5708

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 05/14/2022

REVIVAL LIGHTING  
14 W MAIN AVE  
SPOKANE, WA 99201  
509/747-4552

### SALE

REF#: 00000001  
Batch #: 101001 RRN: 931293896  
04/11/22 09:26:24  
Invoice #: 1  
APPR CODE: 09133Z  
MASTERCARD Chip  
\*\*\*\*\*3308 \*\*\*

AMOUNT \$100.28

APPROVED

THANK YOU  
FOR YOUR  
VISIT

#020479 04/11/2022 12:11:11AM  
01 CLERK01 000000

1@ 22.00 \$22.00  
PARTS 1@ 25.00 \$25.00  
LABOR 3@ 3.00 \$9.00  
BULBS 4@ 9.00 \$36.00  
BULBS \$92.00  
MOSE ST \$8.28  
TAXI

ITEMS 90  
CHARGE \$100.28

THANK YOU FOR SHOPPING LOCALLY!  
THE GENERAL STORE  
2424 N. DIVISION  
SPOKANE WA 99207  
(509) 444-8005

www.GeneralStoreSpokane.com

01/27/22 4:48PM MCM 502 SALE

9334236 1 EA \$2.39 EA N  
ORIGINAL GINGER CHEWS \$2.39

111515 1 EA \$3.49 EA  
THERMOMETER \$3.49

33180 1 EA \$1.59 EA  
ELETRCL TPE 3/4"X60" BLK \$1.59

4908299 1 EA \$99.99 EA  
SCALESWEEPER WTR DESCALE \$99.99

CHARITY 1 EA \$0.08 EA N  
2021 DONATION \$.08

SUB-TOTAL:\$ 107.54 TAX:\$ 9.46  
TOTAL:\$ 117.00  
BC AMT:\$ 117.00

BK CARD#: XXXXXXXXXXXX0767  
MID:\*\*\*\*\*3885 TID:\*\*\*5108  
AUTH: 04447D AMT:\$ 117.00  
Host reference #:304302 Bat#

Authorizing Network: VISA

Chip Read  
CARD TYPE:VISA EXPR: XXXX  
AID : A0000000031010  
TVR : 8080008000  
IAD : 06011203602000



SHERWIN-WILLIAMS.

SPOKANE-MANITO Store 708015

3024 S GRAND BLVD  
SPOKANE WA 99203 2560  
(509)455-8860  
Fax (509) 455-9751  
www.sherwin-williams.com

SALE 4:36pm  
Tran # 5234-0 01/26/22  
E30/10508 10  
Trinity

Order # DE0326538Q708015

Comments: MELISSA FLYNN

BEACH BOYS CONSTRUCTION  
Account XXXX-7447-0  
Job 1 BEACH BOYS CONSTRUCTION

Ship To:  
(509)993-8787

6501-31600 GALLON K38W351  
EMERALD IN SG EXTR  
2.00 @ 51.99 103.98

Color: SW7007 CEILING BRIGHT WHITE

10 PAINT RECYCLING FEE  
2.00 @ 0.95 1.90

1024-56043 EACH  
SUPPLY CHAIN CHR9 4%  
1.00 @ 4.16 4.16

160-4248 13616000 EACH  
WOOD PUTTY 3.75OZ WH  
1.00 @ 4.49 4.49

1024-56043 EACH  
SUPPLY CHAIN CHR9 4%  
1.00 @ 0.18 0.18

SUBTOTAL BEFORE TAX 114.71

9.000% SALES TAX:1-489920300 10.32  
TOTAL \$125.03





SHERWIN-WILLIAMS.

SPOKANE-MANITO Store 708015

3024 S GRAND BLVD  
SPOKANE WA 99203 2560  
(509) 455-8880  
Fax (509) 455-9751  
www.sherwin-williams.com

SALE 12:05pm  
Tran # 1547-B 01/26/22  
E88/12664 10  
Makayla

Order # 0E0326452A708015

Comments: 206 708 3526 MELISSA

FLYNN\*MELISSA  
Account XXXX-6062-4  
Job 1 FLYNN\*MELISSA

6509-31173	GALLON	K37W451		
	EMERALD IN SA EXTR			
*Sale Price	3.00 @	55.64	156.92	
	Discount (\$)		-10.00	
Color:	SW6421 CELERY			
Location:	154-C1			
Comments:	LIST \$79.49 Save \$71.55 \$10 off \$50			
10 PAINT RECYCLING FEE	3.00 @	0.95	2.85	
1024-56043 EACH				
SUPPLY CHAIN CHRG 4%	1.00 @	6.68	6.68	
SUBTOTAL BEFORE TAX			156.45	
9.000% SALES TAX: 1-489920300			14.98	
TOTAL			\$131.43	



SHERWIN-WILLIAMS.

SPOKANE-NORTH Store 708026

7102 N DIVISION ST  
SPOKANE WA 99208 6524  
(509) 487-2211  
Fax (509) 489-4132  
www.sherwin-williams.com

SALE 4:29pm  
Tran # 4169-5 01/29/22  
E09/12646 10  
Charlotte PD# MELISSA FLYNN  
Order # 0E0293481A708026  
BEACH BOYS CONSTRUCTION  
Account XXXX-7447-0  
Job 1 BEACH BOYS CONSTRUCTION  
Ship To:  
(509) 993-8787

6509-31173	GALLON	K37W451		
	EMERALD IN SA EXTR			
	2.00 @	50.99	101.98	
Color:	SW6421 CELERY			
CCE*Color Cost	02 32 64 128			
B1 Black	4 1 -			
Y1 Yellow	22 1 1			
Y3 Deep Gold	1 1			
	Sher-Color Formula			
10 PAINT RECYCLING FEE	2.00 @	0.95	1.90	
1024-56043 EACH				
SUPPLY CHAIN CHRG 4%	1.00 @	4.08	4.08	
6502-60193 996002450 6 INCH				
CS BLACK FOAM 6" 2PK				
*Sale Price	2.00 @	5.89	11.78	
1024-56126 EACH				
SUPPLY CHAIN CHRG 4%	1.00 @	0.47	0.47	
SUBTOTAL BEFORE TAX			120.21	
9.000% SALES TAX: 1-489920800			10.82	
TOTAL			\$131.03	



925 S. Cedar  
SHERWIN-WILLIAMS.

SULLIVAN Store 701737  
328 N SULLIVAN STE 4  
SPOKANE VALLEY WA 99037 8542  
(509)824-6381  
Fax (509) 344-8900  
www.sherwin-williams.com

SALE 2:40pm  
Trans # 0887-0 01/22/22  
E21/17717 10  
Conor PDR FLYNN

BEACH BOYS CONSTRUCTION  
Account XXXX-7447-0  
Job 1 BEACH BOYS CONSTRUCTION

Ship To:  
(509)993-8787

6512-52579	5 GAL	829M0030		
	PVA INT PRMR WHITE		5.00 @	9.90 49.00
10	PAINT RECYCLING FEE		1.00 @	1.95 1.95
1024-56043	EACH			
	SUPPLY CHAIN CHRG 4%		1.00 @	1.96 1.96
6512-07466	GALLON	K38M1750		
	EMRLD UTE SG LM		2.00 @	58.49 116.98
	Color: SW700 KEELING BRIGHT WHITE			
	Location: 257-02			
	Color: 82 32 84 128			
	81 Black	-	1	-
	82 New Green	-	1	-
	V3 Deep Gold	-	1	-
	Sher-Color Formula			
10	PAINT RECYCLING FEE		2.00 @	0.95 1.90
1024-56043	EACH			
	SUPPLY CHAIN CHRG 4%		1.00 @	4.68 4.68
6512-07466	GALLON	K38M1750		
	EMRLD UTE SG LM		1.00 @	58.49 58.49
	Color: SW5406 BURGAI TINT			
	Color: 82 32 84 128			
	82 New Green	-	1	-
	L1 Blue	-	10	-
	V3 Deep Gold	-	41	-
	Sher-Color Formula			
10	PAINT RECYCLING FEE		1.00 @	0.95 0.95
1024-56043	EACH			
	SUPPLY CHAIN CHRG 4%		1.00 @	2.34 2.34
Order # 060096234A701737				
SUBTOTAL BEFORE TAX				238.25
8.000% SALES TAX: 1-489903701				21.20
TOTAL				\$259.45

Receipt from Rooter 911 Sewer & Drain

Rooter 911 Sewer & Drain via Square <receipts@messaging.squareup.com>  
Reply To: Rooter 911 Sewer & Drain  
<CAESK8BAGhpYXZ9a2RmZ3M4eR8dG8c2LpcXp0-3UyZC1ZC8bG8ncWUMXMDp4U+DGOv3j004y7YQumOlswwww.XqWcLL@resky2.squareup.com>  
To: bedbakelandbeyond@gmail.com

Mon, Mar 28, 2021 at 1:43 PM

Now when you shop at sellers who use Square, your receipts will be delivered automatically.

Not your receipt?

Rooter 911 Sewer & Drain

How was your experience?

5 Feedback

\$272.25

Custom Amount \$250.00

3230 East Ferry Ave. Spokane, WA 99202  
Ph: 509-534-0537 Cell: 509-863-7767 Fax: 509-863-7767

Open Weekdays, Except Wednesday from 8 to 5  
Closed for lunch 12 to 1:30

Customer's Order No. \_\_\_\_\_

Date July 15 20 22

Name MELISSA FLYNN

Address 985 S cedar

QUAN.	DESCRIPTION	PRICE	AMOUNT
2	34 1/2 x 42 3/8	350	700 00
1	28" x 54 1/4	350	350 00
2	28" x 42	350	700 00
2	SCREENS 5/16 30 1/4 x 44 3/4	50	100
	MEASURE		150 00
	INSTALL		860 00
CH # 2425			
			2800 00
SALES TAX			252 00
TOTAL			3052 00

Thank You

5060

All claims and returned goods **MUST** be accompanied by this bill.

Carey Roemer  
Washington Contractor # CAREYRP9430K  
Washington Plumbing # ROEMEC\*061P7

16508 E Longfellow, Spokane, Wa 99216  
Phone 509-998-5488

TO Melissa  
925 S Cedar

INVOICE # 381

QTY	ITEM #	DESCRIPTION	UNIT PRICE	DISCOUNT	LINE TOTAL
1		Labor and material to remove existing dishwasher and install new dishwasher and fix leaks @ kitchen sink			225.00
1		Labor and material to remove temp toilet install in basement and reinstall but lowering down and eliminate 6" pedestal			250.00
1		Labor and material to rework wall mount lav @ bedroom bath on main floor. Replaced existing faucets with new faucets, adapted drain to a standard diameter drain, moved drain in wall to allow enough room for lav trap to fit			150.00
1		Labor and material to repair leak @ claw foot tub drain 2 <sup>nd</sup> floor. Old plumbers putty on drain shoe gasket had dried out and cracked. Needed to be dismantled and resealed			80.00
1		Labor to rework drain faucet (wall mount lav) in dining room bath main floor			130.00
		Rough in material			1125.00
		Extras			835.00
		Finish material			550.00
				SUBTOTAL	2510.00
				SALES TAX	223.40
				TOTAL	2733.40

9/12/24



5.925 CEDAR

ROUGH IN + FINISH MATERIAL

1-4x3 REDUCER COUP  
4-4" 90°  
3-4x3 WYE  
5-4x2 TEE  
2-4x3 TEE  
1-4x4 TEE  
2-4" 4 COUP  
4-3x2 WYE  
1-3x1/2 REDUCER COUP  
2-3" 4 TEE  
3-3x2 L TTY  
3-3x1/2 L TTY  
6-3" 4 45°  
4-3" 4 COUP  
6-3" 4 90°  
30 - NAIL PLATES  
1 - 80 # MORTAR MIX  
1 - 4x4 FERNO COUP  
4 - HOLD RITE BRACKERS  
60' - 1/2" 4 ABS PIPE  
50' - 3/4" ABS PIPE  
30' - 3/4" ABS PIPE  
40' - 4" ABS PIPE  
2 - SHOWER DRAIN  
4 - 2" 4 22 1/2°  
1 - 2x1/2 DBL TEE  
4 - 2x1/2 x 2 TEE  
2 - 2x2 x 1/2 TEE  
6 - 2" 4 90°  
6 - 2" 4 COUP  
2 - 2x1/2 REDUCER COUP  
2 - 2" 4 P-TRAP  
3 - 2" 4 ST 22 1/2°  
2 - 2" 4 TEE  
2 - 2x1/2 WYE  
1 - 2" 4 COUP

1-1/2 No-HOB COUP  
1-1/2 FERNO COUP  
1-1/2 60°  
1-1/2 P-TRAP (ABS)  
1-1/2 22 1/2°  
4-1/2 MALE  
4-1/2 TEE  
10-1/2 45°  
10-1/2 90°  
4-1/2 L-T 90°  
100' - 1/2" 4 PEX  
80' - 3/4" 4 PEX  
3 - 1/4 CHROME P-TRAP  
3 - 1/4 x 6 CHROME TAILPIECE EX  
1-1" 4 x 4 " " "  
1-1" 4 x 12 " " "  
1 - LAV DRAIN ASSEMBLY (CHROME)  
4 - WAY / CLOSET BOLTS  
12 - STOPS  
12 - SUPPLY RISERS  
10 - CHROME FLANGE  
MISC SUPPLIES - GLUE, TEST CAPS  
PEX FITTINGS, PEX CRIMPING  
ROOF FLASHING, COPPER FITTING

CEAP PAID \$1144 - 222207 1/4/13 #2083

**Invoice**

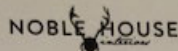
SOLD TO: Melissa Flynn + Ahl  
ADDRESS: 925 S Cedar  
CITY, STATE, ZIP: SPOKANE 99204  
CUSTOMER ORDER NO.: 2000  
SOLD BY: HandyMan / Lady Anne Starnes  
TERMS: F.O.B. DATE:

SHIP TO: ADDRESS: CITY, STATE, ZIP:

ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		Labor	980	3	1268.00
		Site-Specific Supplies			
		Sheetrock (1/1 sheet)	17	.5	8.50
		dweenter floor	6	1	6.00
		grommet-bass	4	1	4.00
		general materials fee	12	1	12.00
		Subtotal			1230.00
		Net Door 20% discount			-246.00
					984.00
		Tax			87.50
					1071.50







KITCH DESIGN  
CONTRACT

February 10, 2021

PROJECT Flynn Bradshaw Residence  
ADDRESS 925 S. Cedar Street / Spokane WA 99204

Estimated Fee Proposal for Interior Design Services

Dear Melissa & Abil,

Thank you for the opportunity to present this design proposal! It was a pleasure meeting with you both and talking through goals for your new kitchen. Listed below is a detailed scope of work paired with a range of design hours for your consideration.

**Scope of Work:**

Provide interior design documents for the design and completion of the areas outlined below. This information is intended to be implemented by the homeowner and/or contractor at their own pace and timeline.

Included in the design time listed below is: time required to research and select all designs and materials suggestions, preparation of design documents listed, and time to develop CAD drawings showing suggested floor plans and schematics listed. Design correspondence and meetings will be billed hourly as needed outside of this proposal. Additional changes or revisions to the plan or project scope after drawings have been produced will also be billed hourly as needed outside of this proposal.

**Deliverables:**

- CAD floor plan including suggested cabinetry and appliance layout for the main floor kitchen
- CAD elevations of main walls to illustrate the relationship of casework, plumbing fixtures and fittings, materials (tile patterns), appliances, lighting, etc.
- Materials & lighting suggestions: 2 palette options for consideration. Once approved, final specifications will be prepared for contractor pricing and implementation.

**Meetings and Correspondence:**

Design correspondence and meetings will occur throughout the design phase to maintain active client involvement and approval. Time for these meetings and correspondence will be billed hourly in addition to this proposal as it is needed. An initial design presentation package of drawings and materials is included in this proposal and will be prepared to be shared electronically after presentation.

40 hours

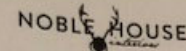
Total Estimated Hours:  
Based on Hourly fee of \$95.00/hour

\$3,800.00

**Total Estimated Design Fee:**

Please Note: You will be billed only for time actually spent, on an hourly basis.

Noble House Interiors  
Flynn Bradshaw Fee Proposal  
February 10, 2021



**The Fine Print:**

1. Pricing and Purchasing of Materials, Furnishings, and Accessories:  
Purchasing is not included in this proposal. Client and/or contractor will be responsible for purchasing all materials/items suggested by designer, unless determined otherwise in purchasing contract.  
Designer purchase of wholesale goods: wholesale goods will include a mark-up of 35%  
Designer purchase of retail goods: retail goods will include a mark-up of 15%

**2. Retainer:**

A retainer of \$500.00 is required along with a signed copy of this agreement. The retainer is a non-refundable design fee and will be applied to your final billing. Please make payable to Noble House Interiors.

**3. Client Purchases:**

The designer is not responsible for the performance and workmanship of contractors, work rooms and trade sources selected and contracted by the client.

4. Project management services are available. If you are interested in having assistance through the construction phase of your project, a separate proposal will be provided.

5. Reimbursement expenses are in addition to the charges outlined above. Expenses such as out of town travel, renderings and mock-ups will be billed at cost plus 15%.

6. Billing will be issued on a monthly basis for hours expended plus reimbursement expenses. In writing notification is required by the Client concerning any billing questions within fifteen (15) days of the billing date. Payments not received within thirty (30) days of the billing date will be charged at a rate of five percent (5%) of the unpaid balance.

7. Design revisions and changes of scope: Incremental meetings will be scheduled throughout the design phases specified in this agreement to maintain active client involvement. This client input will be utilized to create the design documents as outlined in the proposal. Significant design changes, revisions or adjustments to the scope of work once the design documents have been presented as outlined in this proposal are considered additional work and will be billed at the listed hourly rate.

If this proposal meets with your approval, please sign and return it with retainer check to:  
Lana Noble, 3508 E. 62<sup>nd</sup> Ave, Spokane WA 99223  
Please do not hesitate to call with questions or revision requests to better define our scope of work.

I look forward to the opportunity to work with you both!

Thank you,  
Lana Noble

Client Approval

Date: 2/12/21

Noble House Interiors  
Flynn Bradshaw Fee Proposal  
February 10, 2021



GAFFANEY ELECTRIC, LLC  
BILLING: 509-924-0894  
40606 N BRUCE RD  
ELK, WA 99009

**Gaffaney Electric**

# Invoice

9693

Date	7/28/2021	JOB SITE:	Due Date	8/12/2021
ABEL BRADSHAW 925 S CEDAR ST SPOKANE WA 99204		ABEL BRADSHAW 925 S CEDAR ST SPOKANE, WA 99204 TAX CODE 3210		
P.O. No.	Terms	Work Order		
	Net 15	7180		
Quantity	Description	Amount		
1	ON SITE: 12/10/20 PROJECT LABOR: -TROUBLESHOOT DOOR BELL NOT WORKING RESOLUTION: NEED TO FIND A WIRELESS BUTTON TO COMMUNICATE W/ WIRED CHIME **SORRY FOR THE DELAY ON GETTING THIS OUT TO YOU.	145.00T		

FINANCE CHARGE OF 1% WILL BE APPLIED TO ALL BALANCES OVER 30 DAYS WITH AN APR OF 12%. MINIMUM OF \$5.00 CHARGE

\*ACCOUNTS THAT ARE OVER 90 DAYS WILL BE TURNED OVER TO EMPIRE VALLEY COLLECTIONS

WE PROUDLY ACCEPT VISA, MASTERCARD, AMERICAN EXPRESS, HECK, CASH OR MONEY ORDERS. CREDIT CARD PAYMENTS ABOVE \$10,000 ARE SUBJECT TO A 3% FINANCE FEE

Subtotal	\$145.00
Sales Tax (8.9%)	\$12.91
Payments	\$0.00
Balance Due	\$157.91

EMAIL US AT: JIM@GAFFANEYELECTRIC.COM

AMERICAN STRATEGIC INSURANCE CORP  
1 ASI WAY  
ST. PETERSBURG, FL 33702  
Phone: (727) 374-2502

**PROGRESSIVE**  
DWELLING FIRE

## Dwelling Declaration Page

Named Insured:  
MELISSA FLYNN  
4003 N WALL ST  
SPOKANE, WA 99205-1166

Total Policy Premium: \$1,291  
Policy Number: WAA98713

Agent:  
InsurePro  
11756 Hwy 2, Ste 1  
Leavenworth, WA 98826

Agent Code: 425477  
For Policy Service, Call: (877) 548-5488

Effective Date of This Transaction: 2/3/2021

Activity of This Transaction: Renewal

Residence Premises:  
925 S CEDAR ST  
SPOKANE, WA 99204-4023

Policy Period: From: 02/03/2021 To: 02/03/2022  
(At 12:01 AM Standard Time at the residence premises)

Plan Type: DP3

Coverage at the residence premises is provided only where a limit of liability is shown or a premium is stated.

Coverages and Limits of Liability	Limit	Premium
A. Dwelling Coverage	\$693,000	1356.07
B. Other Structures Limit	\$13,860	Included
C. Personal Property	\$25,000	\$2.02
D. Addtl Living Expense	\$69,300	Included
E. Liability Limit	\$300,000	60.00
F. Medical Payments Limit	\$5,000	10.00

OTHER COVERAGES AND ENDORSEMENTS:  
(Printed on the following page)

DEDUCTIBLES:  
All Other Perils: \$1000  
Wind & Hail: \$1000

Special Messages: OTHER COVERAGES, LIMITS AND EXCLUSIONS APPLY - REFER TO YOUR POLICY FOR DETAILS

THIS POLICY DOES NOT INCLUDE COVERAGE FOR FLOOD LOSSES.

Mortgage:

1st Mortgage:

2nd Mortgage:



**U-HAUL Receipt**

Contract No: 87883582  
Monday, November 8, 2021 5:34 PM

Customer Name:  
MELISSA FLYNN  
4003 North Wall  
SPOKANE, WA 99205

U-HAUL STORAGE OF WEST SPOKANE 4399 W SUNSET BLVD  
703071 SPOKANE, WA 99224 (509) 590-0884

Cust Ph - Email:  
(206) 324-0421  
abEb-radshaw@gmail.com

Rental Start/Stop: 11/8/2021 10:57 AM  
Return/Close/Close: 11/8/2021 9:26 PM  
Chargeable Rental Period: 1

Equipment	SB Out	SB In	SB Rate	SB Charge	Coverage	Shipping/Storage Charge	Rental Rate	Rental Charge	Actual Charges
DC - 15' Moving Van DC 3693T AD68795-AZ Appliance Daily 0000KID 1667R	123513.0	123582.0	\$1.29 x 69.00	\$89.01	Safe Move Plus: \$28.00	\$0.00	\$29.95	\$29.95	\$146.96
						\$0.00	\$10.00	\$10.00	\$10.00

E M T W T F S S

Card Type: Account: Type: Ref No.: Approved:  
CREDIT CARD XXXX-XXXX-XXXX-2153 PAYMENT 01053C  
Entry Method: CHIP Application Label: Merchant ID: Term ID: 004  
CREDIT CARD 4445013129361  
AID: A000000031010 TVR: 0000008000 TSI: E800

Environmental Fee: \$3.00  
Subtotal: \$157.96  
Rental Tax: \$14.52  
Total Rental Charges: \$172.48  
Credit Card Payment: \$172.48  
Net Paid Today: \$172.48

I confirm that during the term of my rental there was not an accident involving the rented U-Haul equipment and no incidence where this equipment struck or otherwise caused damage to any person or property either while on a public road or private property. There was no injury or damage sustained by me or any other drivers or passengers of this equipment.

Wade Sweetland

X  
MELISSA FLYNN

MobileContractClose

U-Haul Signature - (Wade Sweetland)

RENTAL TO  
TRANSPORT  
CABINETRY for  
CANNON

**LOWE'S** *CANNON*

Thank You for Shopping at Lowe's  
We hope you enjoy your new purchase!

**CUSTOMER COPY**

Page 1 of 2

Sold To  
Aelissa Flynn  
edtbakedandbeyond@gmail.com  
206) 708-3526

Sold From  
LOWE'S OF N. SPOKANE, WA  
6606 NORTH DIVISION STREET  
SPOKANE, WA 99208  
(509) 484-6620

Order Information  
Location: 907  
Order Date: 12/10/2021  
Invoice #: 84361  
Order#: 881290069

Item #	Item Description	Model #	UoM	Load Indicator	Unit Price	Qty	Extended Price
228556	Plastic 10-ft x 20-ft Drop Cloth \$4.48 : Original Price \$0.22 : CREDIT DISCOUNT	DCPS1020-1	LCU	PL	\$4.26	1	\$4.26
696637	Paper 3-ft x 100-ft Drop Cloth \$58.98 : Original Price \$2.95 : CREDIT DISCOUNT	RB 38-100	LCU	PL	\$56.03	2	\$112.06
88760	2020 Contractor Grade 1.88-in x 60-yd Masking Tape \$4.28 : Original Price \$0.21 : CREDIT DISCOUNT	2020-48MP	LCU	PL	\$4.07	1	\$4.07
16905	10-ft x 25-ft Clear 4-mil Plastic Sheeting \$12.98 : Original Price \$0.65 : CREDIT DISCOUNT	RSPS410-25C	LCU	PL	\$12.33	1	\$12.33
87237	Sharp Lines Multi-Surface 1.88-in x 60-yd Painters Tape \$9.58 : Original Price \$0.48 : CREDIT DISCOUNT	2093-48TC	LCU	PL	\$9.10	1	\$9.10

Items Discounted: Total Savings:

Item Information	Tender Information	Payment Information
Location: 3045 LBA 1092 :	\$154.58	Subtotal: \$141.82
Invoice Date: 12/16/2021		Shipping / Delivery: \$0.00
Item #: 90315		Total Tax: \$12.76
		Total : \$154.58