

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: Knickerbocker LLC

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

March 23, 2022

RE: Application for Special valuation as Historic Property

Enclosed please find the application received March 23, 2022 from:

Nathan R. & Holly S. South

For the property at:

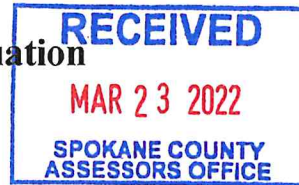
451 W. Shoshone Place, Spokane, WA
County Parcel ID: 35301.2510

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: 10209521

I. Application

County: Spokane

Property Owner: Nathan R. & Holly S. South

Parcel No./Account No: 35301.2510

Mailing Address: 451 W. Shoshone Place, Spokane WA 99203

Legal Description: Cannon Hill Park Addition, Block 14, Lots 10-11

Property Address (Location): 451 W. Shoshone Place

Describe Rehabilitation: EXTERIOR PAINTING ENTIRE HOUSE & GARAGE - INTERIOR PAINTING 1ST FLOOR, 2ND FLOOR, BASEMENT FAMILY ROOM; REPAIR & REPAINT OF REFINISH WOODWORK, BOXED CEILING TRIMS, BUILT-IN BOOKSHELVES, BOOKCASES, CHINA CABINETS, DOORS; REFINISH OAK GARDEN; INSTALL NEWER ELEC. WIRING FOR LIGHTING

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

Building Permit No: _____ Date: _____ Jurisdiction: _____ County/City

Rehabilitation Started: 03/01/2020

Date Completed: 03/31/2022

Actual Cost of Rehabilitation: \$ 155,000

CLEAN,
REPAIR
RADIATOR
SYSTEM

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):

Nathan R. South 3/19/2022
Holly S. South 3/18/22

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: \$ 441,700

Date: 3/23/22

Jay M. Mudge
Assessor/Deputy

AFFIDAVIT
ATTESTING ACTUAL REHABILITATION COSTS
FOR SPECIAL VALUATION

I/WE NATHAN SOUTH

The undersigned, swear that the costs for rehabilitating the property at
(address) 451 W Shoshone Pl, Spokane 99203
commonly known as (historic name) Hubert + Bertha Lloyd House
are accurately represented in the enclosed Application for Special Valuation for Rehabilitating Historic
Properties. The actual amount of rehabilitation costs incurred are \$ 168,684.08

Signature: [Signature]

Date: 10/14/2022

Signature: _____

Date: _____

STATE OF WASHINGTON :

: ss.

COUNTY OF SPOKANE :

On this day personally appeared before me

To me known to be the individual(s) described in and who executed the within and foregoing instrument, and
acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes
therein mentioned.

Given under my hand and official seal this 14th day of October, 2022.

[Signature]

Notary Public in and for the State of Washington

Print Name Cristina Oceguera

Residing at Spokane

My Commission expires 07/25/2023

Notary Public
State of Washington
Cristina Oceguera
Commission No. 209742
Commission Expires 07-25-2023

Historic Home Tax Exemption Work – 451 W Shoshone – Summary

Renovations on this property, which took place from 2020-2022, fell into the following categories:

- Dining room rehab
- Living room and study rehab
- Radiators
- Hallway
- Exterior work

We hired Authentic Restoration Services to restore our home to something akin to its original state. We consulted with Spokane's Historic Preservation Officer, Megan Duvall, located information about the home online, and consulted books and photographs of homes from the era. We were able to detect the shadows of box beams on the living room and dining ceilings and worked with Authentic Restoration Services on plans and designs to restore the living room, dining room and study to their original state.

Authentic Restoration Services stripped six layers of paint from the mullioned windows, the doors and the trim. They repaired and replastered the sagging ceilings in the living and dining rooms before adding box beams. They installed built-ins and wainscoting in the dining room and replaced the shelving in the study. In addition, they refinished the floors and repaired and re-painted the walls on the main level in era-appropriate colors.

The living room/study and dining room portions of the project comprised the bulk of the expenses, with expenses for the rehab of the living room and study amounting to \$79,359.87 and, for the dining room, \$53,586.28.

Authentic Restoration Services also arranged for the original radiators to be removed, stripped, repainted and reinstalled; the installation and activation cost \$3,464.33.

The final interior project was the hallway, where Authentic Restoration Services removed the carpet and installed new oak flooring at a cost of \$4,830.40.

We spent \$1,507.32 on antique and historic-look lighting purchased from Revival Lighting that we installed in the hallway, living room, dining room and study.

The exterior also required quite a bit of rehab. Authentic Restoration Services handled repairs to the stucco and chimney and we hired Action Painting to re-paint our house and garage in 2021. We spent \$25,935.88 on the exterior portion of the project.

In total, we spent \$168,684.08 on the restoration of our home.

Work Item	Contractor	Invoice	Payment Metho	Date	Invoice Amount	Invoice Doc?		
Living room, study rehab and interior painting	Authentic Restoration Services	2005	check	5/6/20	10,236.93	Yes		
Living room, study rehab and interior painting	Authentic Restoration Services	2008	check	5/22/20	14,629.63	Yes		
Living room, study rehab and interior painting	Authentic Restoration Services	2010	check	6/8/20	17,216.55	Yes		
Living room, study rehab and interior painting	Authentic Restoration Services	2017	check	7/17/20	22,908.80	Yes		
Living room, study rehab and interior painting	Authentic Restoration Services	2029	check	8/24/20	5,591.74	Yes		
Exterior stucco and chimney work	Authentic Restoration Services	2048	check	11/1/20	6,758.88	Yes		
Radiators	Authentic Restoration Services	2097	check	2/12/21	3,464.33	Yes		
Dining room rehab & box beams	Authentic Restoration Services	2132	check	5/12/21	12,338.36	Yes		
Dining room rehab & box beams	Authentic Restoration Services	2138	check	6/3/21	14,673.24	Yes		
Dining room rehab & box beams	Authentic Restoration Services	2152	check	6/21/21	6,516.62	Yes		
Exterior paint	Action Painting		check	7/22/2021	19,177.00	Yes		
Dining room rehab & box beams	Authentic Restoration Services	2194	check	10/19/21	19,368.06	Yes		
Repair/Paint Dining Room Doors	Nathan South		credit card	10/30/21	690.00	No		
Study rehab	Authentic Restoration Services	2220	check	12/14/2021	8,776.22	Yes		
Hall floor	Authentic Restoration Services	2286	check	6/1/22	4,830.40	Yes		
Ceiling light fixtures (LR, DR, Study)	Revival Lighting		credit card	6/25/21	1,350.36	Yes		
Hallway sconces	Revival Lighting		credit card	10/1/21	156.96	Yes		
Total					168,684.08			

Before Photos

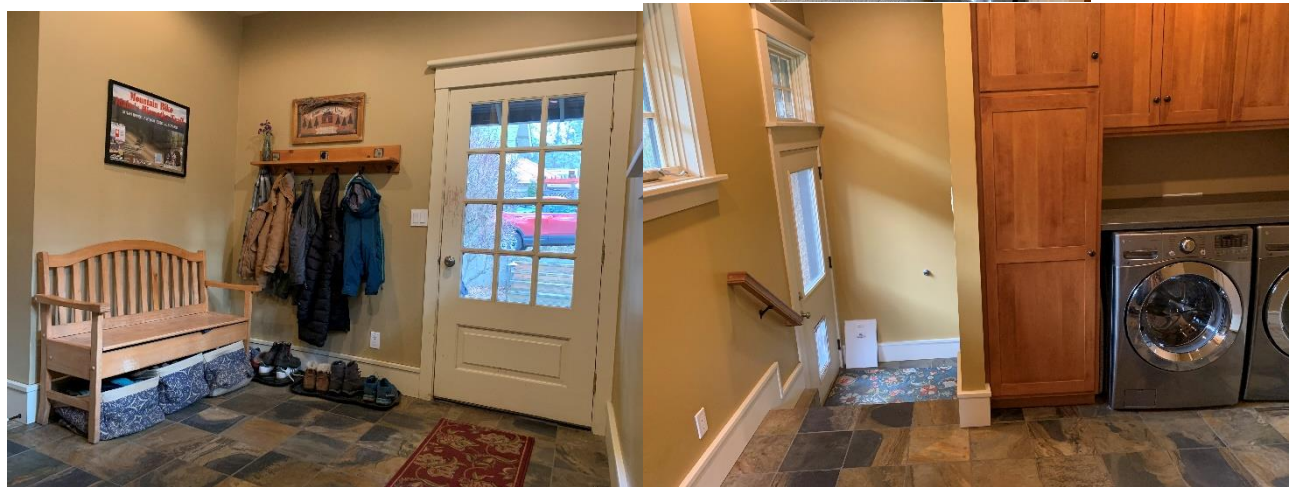
Main Floor:



Living Room (and sleeping cat). Gas Fireplace (heated the home when power was out for multiple days following a recent storm). Radiators throughout home.



Open Main Floor Plan. (Living/Dining/Kitchen) Opens to side patio. (Sleepy puppy). Original hardwood floors, inlaid with walnut.



Mudroom. Hydronic heat in kitchen and mudroom floors. Main floor laundry. Pet door and stairs to basement.



Main floor Hallway and Office (off living room/front door)



Exterior Before - Assessor's Photos

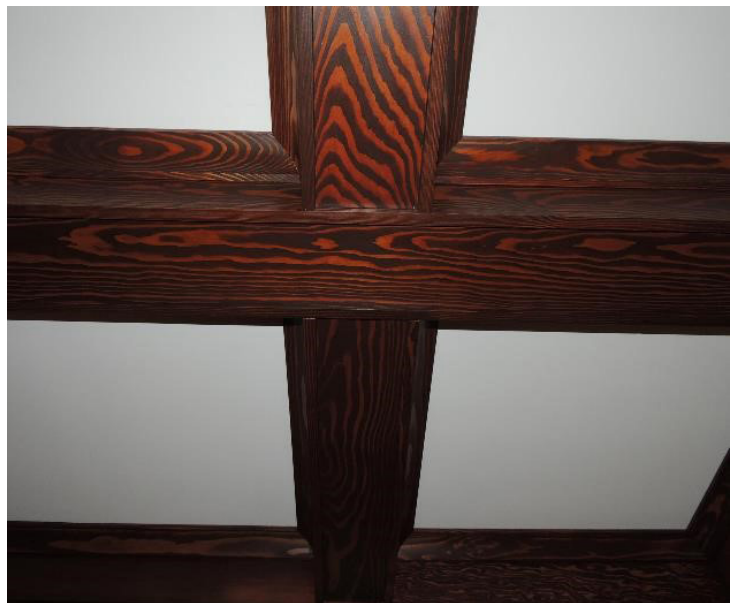


After Photos:















Invoices

INVOICE

For whole house painting

Prepared for:

Nathan and Holly South
451 W Shoshone, Spokane, WA
720-882-4359
NRSouth@gmail.com

To discuss, call Jordan at:

cell: (509) 216-6134



**ACTION PAINTING &
RESTORATION, LLC**

Total Labor is for the following Scope of Work that was performed:

Repaint of exterior of home as detailed below:

- Pressure wash entire building, gutters will be blown clean at this time too and needles blown off roofs
- Complete our prep routine on the house to include:
Sanding off failed paint from rounded wood belly band, Sand off and smooth paint stripping debris from front windows, Scrape and sand areas of failing paint (noted mainly along windows, some on the upper trim band in the soffit area), Caulk gaps and cracks including those on the stucco, Spot prime bare wood, Caulk into place the top portions of stripped windows (if desired), spot reglaze windows that need it
- With prep complete, begin to mask off the house for paint. Areas masked are all those required to contain overspray. A fair amount of labor is in masking french panes (adds \$1400 compared to non-french pane)
- A test sample will be prepared on a new replacement window to test the suitability of priming and painting these windows. Test will show us if we get good adhesion and if the paint lines from masking are acceptable
- With masking in place, we spray the window insets first (after priming new windows first)
- Insets are backmasked and we spray the window trim
- Window trim units are backmasked and we spray the body
- Everything is unmasked and we hand brush/roll all other elements in 2 coats
- Garage will be scraped to address failing paint. Front facing sides of garage will also then be sanded
- Raw wood will be primed, gaps and cracks caulked, man door prep (as good as we can considering condition)
- Garage is to be painted the same as house with following exceptions (to save cost):
No painting of window insets on back of garage, no sanding scraped paint on back, no painting of upper trim band on back of garage. These are excluded because you cant see them easily to save cost.
- Note: The portioned out labor of the garage amounts to \$2100 of the overall labor of the job.

** See notes below for description of additional work performed

Total Job Costs are for Purchased Supplies of:

26 Gallon body paint	\$1,430
8 Gallon trim paint	\$440
2 Gallon window inset paint	\$110
Liquid mask, Spot Primer, Window primer	\$340
Prepping and sanding supplies	\$110
Masking supplies	\$160
Other misc. supplies, dump fee	\$95
2 Gallon door Paint	\$110
Color Matched Caulk	\$40

(Includes supplies and paint for garage)

Total Job Costs **\$2,835**

Total Labor **\$12,475**

Plus Additional Work Performed **\$2,300**

WA State Sales Tax **\$1,567**

Less Payments Received **-\$8,000**

Invoice Total **\$11,177**

Payment Terms: Payments received to date total \$8,000. Remaining balance due in full upon completion

Note Section:

** Additional work performed included a modification to the color placement scheme on the house whereas the rafter tails were painted in dark trim color and the bead board soffit material was isolated and painted in the body color. This took place around the entire home at an additional labor cost of \$2,000. Also, color matched caulk was applied at the end of the job to the new window frame work to seal off the gaps left between the new window units and the new cedar window trim which existed around nearly all new windows and was quite large in some spots

I appreciate the opportunity to work for you. Thank you.

Jordan Moline – Owner, Action Painting & Restoration, LLC Cell: 509-216-6134

WA Contractor License #ACTIOPR826QH Fully Licensed, Bonded, Insured Address: 14314 E 22nd Ave, Spokane Valley, WA 99037

Job: Nathan South Exterior

07/22/2021

1824 S. Mt. Vernon St.
Spokane, WA 99223

Date	Invoice #
11/1/2020	2048

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

P.O. No.	Terms	Project
		Exterior Repairs

Page 1

1824 S. Mt. Vernon St.
Spokane, WA 99223

Date	Invoice #
11/1/2020	2048

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

P.O. No.	Terms	Project
		Exterior Repairs

Page 2

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.
Spokane, WA 99223

Invoice

Date	Invoice #
5/25/2022	2286

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

P.O. No.	Terms	Project
		Hall floor

Description	Amount
South Hall floor project -approx actual sq footage is 108. Invoice in full for job completed #2286. NOTE this includes base-shoe. I have not confirmed that this is completed. 1) Demo of existing floor down to sub floor. Screw down of existing sub-floor if it survives. . 2) Dump fee, truck time. Haul off by ARS OPTION- 3) Sub-floor-OPTION-included-if the underlying sub-floor is in need of replacement or re-sheeting we will add a layer or 1/4", 1/2" or 3/4 plywood as needed. Includes materials of 4 sheet of plywood at \$65/sheet estimated. Plus labor to gather, fit, install. 4) Flooring-labor and materials to install, sand, and finish a new oak floor. In 3/4" thick by 1 3/4" wide white oak flooring, stain to match. 4b) Floor stock provided by ARS from inventory. 110 sq ft. Savings of approx \$3.5/ s.f. (\$385.00) 4c) ADDED item-at cost 4 reducers at doorways as needed, labor to cut and reset carpet. costs of subcontractor for wood floor refinishing services 5) Base shoe installation-note base is painted to typically we install a painted base shoe. TBD. Cost should cover either option.	 <

1824 S. Mt. Vernon St.
Spokane, WA 99223

Date	Invoice #
5/25/2022	2286

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

P.O. No.	Terms	Project
		Hall floor

Page 2

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.
Spokane, WA 99223

Invoice

Date	Invoice #
5/22/2020	2008

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

PAID
05/26/2020

P.O. No.	Terms	Project
		Interior Repairs

Description	Amount
South Residence- Progress Invoice #2-Invoice #2008	
1) Trim Restoration-Stripping phase of work. The original trim, in the living and dining room has been painted and some portion of the dining room There exists the possibility that some of the trim has been replace. We recommend that replace elements-likely now MDF, be remove and replace with doug fir trim, finished to match. The South's would like it stripped to bare wood, and restored to the original stained fir finish. NOTE- this work is typically done on a 'time and materials' basis, starting with an estimate of time needed. 500-24-85	2,176.20T
1c) Materials for item #1-cover materials, stripper (we prefer soy strip), sand paper, clean up materials, stain and finish. NOTE-all materials are at actual cost plus 15% and will be adjusted to actual at job completion.	195.50T
3) Interior trim painting-labor to sand, prep, and repaint the trim (base, case, trim, window sash, jambs, doors) in the main floor hallway, master bedroom, 2nd bedroom, and upstairs bedroom and staircase.	2,388.75T
4) Interior wall and ceiling repairs-much of this is simple filling of holes, minor cracks. In the living room there is a significant crack(s) The living room ceiling is covered with a layer of wall paper, that has then been textured. Fixing the crack is problematic, if we cut out the wall paper, stabilize and repair the crack, we will then need to match the texture (best efforts). This does not include wallpaper removal except as noted in the living room ceiling.	2,442.00T
5) Wall and ceiling repainting-in the living, dining, den, hall and master bedroom, including the closet, guest bedroom and closet. Note this involves a light prep, clean/sand. Prime bare spots, re-caulk gaps and cracks. Then apply finish paint, satin finish, Sherwin Williams brand.	621.60T
8) Overhead-Cost to cover items such as administrative, clerical, insurance, office expense.	2,219.00T
	Subtotal
	Sales Tax (8.9%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.
Spokane, WA 99223

Invoice

Date	Invoice #
5/22/2020	2008

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

PAID
05/26/2020

P.O. No.	Terms	Project
		Interior Repairs

Description	Amount
ADJUSTMENTS/ADDS/CHANGES-	
9) 5-12-20 ADDITION-It has been decided to strip the living room of paint. This project was agreed to on approx 5-10 and started immediately. See item #1 for other specifics. Again like the living room I'm working on a budget of time. NOTE-there will be less 'trim painting' as shown in item #3 above, that credit has not finalized-see item #10 below for a estimated credit-this will be finalized at job completion. This credit will cover the reduction in time spent in the master bedroom as we just touched up using original paint, and a credit for not have to re-coat the living room	2,948.40T
9b) 5-12-20 ADJUSTMENT-materials costs rose as we now are using much more stripper, and misc site materials-gloves, booties, etc.	327.75T
10) 5-15-20 CREDIT-This credit will cover the reduction in time spent in the master bedroom as we just touched up using original paint, and a credit for not have to re-paint the living room as it has been decided to strip the paint. I am offering this now, 5-21-20, to keep the overall project budget at a more accurate level. At job end, I will reconcile all labor and correct this item.	-1,960.00T
11) ADJUSTMENT-item #4 above was a budget for repair of the ceilings in the living, dining, and library rooms. It was decided to remove the textured/papered ceiling cover and restore the plaster ceilings. As of 5-13 this has started. We will repair a few 'discovered' plaster failures, tape and skim cracks. I'm adding a budget here for this work-this is combined with the labor budget in item #4.	2,074.80T
Thank you, very much.	
Brian Westmoreland Authentic Restoration Services, Inc. (509) 270-7030	
	Subtotal \$13,434.00
	Sales Tax (8.9%) \$1,195.63
	Total \$14,629.63
	Payments/Credits -\$14,629.63
	Balance Due \$0.00

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.
Spokane, WA 99223

Invoice

Date	Invoice #
8/24/2020	2029

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

P.O. No.	Terms	Project
		Interior Repairs

Description	Amount
South Residence- REVISED Est. 1292 Dtd. 3-25-20 Final Progress Invoice #2029. The items below are made up of the unbilled costs associated with each item. Note the item #'s below match to the corresponding item # on the overall project estimate.	
8) Overhead-Cost to cover items such as administrative, clerical, insurance, office expense.	317.00T
ADJUSTMENTS/ADDS/CHANGES-	
9b) 5-12-20 ADJUSTMENT-materials costs rose as we now are using much more stripper, and misc site materials-gloves, booties, etc.	109.25T
13) ADD-disconnect and eventual reconnection and re-fire of gas boiler. We needed to move the radiators in the living room and library to strip the base. Estimate for 2 services call.	168.00T
17) ADD-Radiators for living room and library-labor to prep, and paint the radiators, labor to move them back into their respective locations. Estimated time to clean, light sand, then spray with an 'antique brass' color. Final choice TBD.	429.20T
18) ADD-this item was added to ARS's list-full hard buff and re-coat of the living and dining room floors (approx 575 square feet), extra prep at entrance to the kitchen, then full sand an refinish plus infill of approx 18 square feet of 1.5" oak flooring in the library. NOTE-ARS will pay for an additional buff on the living room floor. ESTIMATED COST	1,850.00T
20) Base shoe-living and library. Labor and materials to mill, finish and install approx 100 l.f. of custom milled base shoe (1" tall by 9/16" deep). NOTE-I've add a small amount of labor and materials to mill, finish and install the trim element between the fireplace mantle and the backing fascia. Both of these trim elements are being milled and are due approx 7-30-20 to our shop.	652.50T
	Subtotal
	Sales Tax (8.9%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.
Spokane, WA 99223

Invoice

Date	Invoice #
8/24/2020	2029

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

P.O. No.	Terms	Project
		Interior Repairs

Description	Amount
21) Sash tapes-labor (1 hours per window) to install sash tapes at the 'hung' windows. This will allow opening of the lower sashes on 5 windows. Note-upper sashes have been fixed. I've used \$40 per sash tape-exact price is not available. Sash tapes have been ordered and are back-ordered as of 7-20-20	793.80T
22) ADD-lighting purchased by the South's at Revival Lighting. Posted here with no mark up, including any discount ARS earned.	815.00T
Thank you, very much!	
Brian Westmoreland Authentic Restoration Services, Inc. (509) 270-7030	
~~~~~ CHANGE ORDER ~~~~~ August 5, 2020 > Added 1 Lighting. (+\$815.00) Total change to estimate +\$887.53 ~~~~~	
	<b>Subtotal</b> \$5,134.75
	<b>Sales Tax (8.9%)</b> \$456.99
	<b>Total</b> \$5,591.74
	<b>Payments/Credits</b> \$0.00
	<b>Balance Due</b> \$5,591.74



Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.  
Spokane, WA 99223

# Invoice

Date	Invoice #
12/14/2021	2220

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

P.O. No.	Terms	Project
		Interior Phase 2

Description	Amount
<p>South residence-phase 2 interior project-NOTE-please review Interior Phase 1 estimate. I've tried to eliminate any cross over. Slight overlap might/may have occurred.</p> <p>Scope of work-this estimate contains item originally in phase #1, plus added items being considered.</p> <p>Project details and estimates-</p> <p>NOTE-item 1 below is difficult to estimate. Reality is unlike the living room where from moment 1 we knew we were stripping all the wood, the mix in the dining room between remove and replace or strip and refinish is not known. I'm setting an allowance of time. Day 1 prep can help we determine the mix.</p> <p>NOTE-the new french doors-cannot be stripped-we might be able to paint them a matching appropriate color.</p> <p>NOTE-item 2c below-upon review, the modifications to the old inset walls for the new book cases, and related drywall were more significant then allowed for. I've added a charge (at cost) for this work.</p> <p>NOTE-I've altered the labor quantity on the wainscot to account for this element which turned out a bit more difficult than expected-primarily due to the issue with the degree to which the room was not level.</p>	
	<b>Subtotal</b>
	<b>Sales Tax (9.0%)</b>
	<b>Total</b>
	<b>Payments/Credits</b>
	<b>Balance Due</b>



Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.  
Spokane, WA 99223

# Invoice

Date	Invoice #
12/14/2021	2220

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

P.O. No.	Terms	Project
		Interior Phase 2

Description	Amount
9) Bookcase-library room-per Nathan's plan. Book case with bead board back, stained fir-plywood top with edge details. Shelves will be stain fir-plywood with edge detail,	3,970.56T
9b) Materials-all ply, fir stock, V groove stock, stain, oil. Allowance at cost plus 15%.	560.62T
9c) Installation-labor to deliver, set base cabinet, scribe to wall. We will have scribes on each side of the face frame to set it to the wall.	399.60T
10) NOTE-MOVED FROM PHASE 1 INTERIOR-Base shoe for the living, dining, and library room, labor and materials estimate to mill and install. Fir, oil stained to match.	326.25T
10) Overhead for this phase of work. Cost to cover items such as administrative, clerical, insurance, office expense.	950.00T
NOTE-I did not have any budget for electrical in this project scope-see above. We had issue with element of removal of old wiring, junction boxes, and placement of new wiring. This meant pro electricians had to remedy.	
NOTE-changes to item 11-the reconnection of the radiators in the LR and library involved 2 trips..The total charge to ARS was \$1152. My budget below in item 11 was for a simple reconnect. However on trip 1, the tech reconnected 3 radiators work exceeded my budget by approx \$200. Then trouble shooting issues with zone control and the thermostat, and bleeding cold zones added time. So the first trip was \$844.50 vs \$371.25. See 11-b for trip 2.	
	<b>Subtotal</b>
	<b>Sales Tax (9.0%)</b>
	<b>Total</b>
	<b>Payments/Credits</b>
	<b>Balance Due</b>

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.  
Spokane, WA 99223

# Invoice

Date	Invoice #
12/14/2021	2220

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

P.O. No.	Terms	Project
		Interior Phase 2

Description	Amount
NOTE-re trip 2-Standard returned on 11-1-21 to address leaks-no charge on the ones related to the reset of the main floor boilers. However the discovered leak in the upstairs room was dealt with. The system was drained, the radiator remove and the line capped.  Attic Radiator- 12) Radiator-labor to paint, deliver and set a cast iron radiator in the upstairs bedroom. 370.00T 14) REVISED Radiator-installation-labor and materials ESTIMATE to connect, drain and bleed the system and the new radiator. This include special parts/fittings needed to make proper connection. 1,340.90T 15) Sewer check and clean out. Performed by Drain Specialist. 133.65T  Thank you.  Brian Westmoreland ARS Inc. (509) 270-7030	

	<b>Subtotal</b>	\$8,051.58
	<b>Sales Tax (9.0%)</b>	\$724.64
	<b>Total</b>	\$8,776.22
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$8,776.22



Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.  
Spokane, WA 99223

# Invoice

Date	Invoice #
6/3/2021	2138

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

P.O. No.	Terms	Project
		Interior Phase 2

Description	Amount
South residence-phase 2 progress invoice #2138	
1) Dining room restoration-it is apparent though not 100% confirmed that the dining room has a heavier mixture of new unstained wood painted, and some element of original stained wood, painted. The idea is that the base and upper fascia will be replaced. as well as the jamb from the dining room to the kitchen. We will also replace the trim of the new french doors. NOTE-item #2 below will cover the restoration of the opening between the living and dining room. Materials in item #1b below.	3,755.50T
3) LIVING ROOM-Beam ceilings-living room-labor budget to install beam ceiling cleats and box beams. We will build off site, the beam sections-finish off site and then. Then installation of 3" cove moulding. Materials below in 3b.	3,862.80T
4) DINING ROOM Beam ceilings-labor budget to install beam cleats and box-beams in dining room. This includes prep of materials, finish of materials-to match, and installation on site. Materials below in 4b.	2,950.75T
8b) Stain work-there is significant stain work on this project. Given Phase experience, I am adding site stain and finish time on this item. This will be a 'time and materials' portion. This will enable us to do additional work on site to improve the match and final buff out.	1,480.00T
10) Overhead for this phase of work. Cost to cover items such as administrative, clerical, insurance, office expense.	1,425.00T
Thank you.	
Brian Westmoreland ARS Inc.	
	<b>Subtotal</b>
	<b>Sales Tax (8.9%)</b>
	<b>Total</b>
	<b>Payments/Credits</b>
	<b>Balance Due</b>

1824 S. Mt. Vernon St.  
Spokane, WA 99223

Date	Invoice #
6/3/2021	2138

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

P.O. No.	Terms	Project
		Interior Phase 2

Page 2



Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.  
Spokane, WA 99223

# Invoice

Date	Invoice #
5/12/2021	2132

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

P.O. No.	Terms	Project
		Interior Phase 2

Description	Amount
South Residence-Progress Invoice 2132 beams and cabinets Covers labor through approx 5-12-21 and a portion of materials cost.	
1) Dining room restoration-it is apparent though not 100% confirmed that the dining room has a heavier mixture of new unstained wood painted, and some element of original stained wood, painted. The idea is that the base and upper fascia will be replaced. as well as the jamb from the dining room to the kitchen. We will also replace the trim of the new french doors. NOTE-item #2 below will cover the restoration of the opening between the living and dining room. Materials in item #1b below.	804.75T
1b) Materials needs-base and fascia, door trim (French), opening to kitchen. Misc finish needs, etc	853.88T
2b) Materials-for this item-Estimate for budget purposes only. Strutral needs, lumber, finish wood materials. Knobs, hinges, and pulls budget.	460.00T
2d) Materials-wainscot-approx 150 s.f. of fir veneer, plate railing and batten stock. Estimated.	172.50T
3) LIVING ROOM-Beam ceilings-living room-labor budget to install beam ceiling cleats and box beams. We will build off site, the beam sections-finish off site and then. Then installation of 3" cove moulding. Materials below in 3b.	1,931.40T
3b) Materials- Living room beam stock-need approx 250 l.f. of 4/4" by 8" mixed grain clear fir, 80 feet of #1 grade dried fir cleat stock, approx 250 feet of 3" cove. Stain, oil, etc.	2,587.50T
4) DINING ROOM Beam ceilings-labor budget to install beam cleats and box-beams in dining room. This includes prep of materials, finish of materials-to match, and installation on site. Materials below in 4b.	1,770.45T
4b) Materials-Dining room-need approx 220 l.f. of 4/4" by 8*" mixed grade clear fir, 70 feet of #1 grade dried fir cleat stock, approx 210 feet of 3" cove. Stain, oil, etc.	1,595.63T
	<b>Subtotal</b>
	<b>Sales Tax (8.9%)</b>
	<b>Total</b>
	<b>Payments/Credits</b>
	<b>Balance Due</b>

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.  
Spokane, WA 99223

# Invoice

Date	Invoice #
5/12/2021	2132

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

P.O. No.	Terms	Project
		Interior Phase 2

Description	Amount
5) Picture moulding-labor and materials to supply, finish and install traditional picture moulding in the dining room. Total length is approx 64 l.f. NOTE-we will not be milling this moulding but installing an accurate version of a production moulding.	124.00T
9b) Materials-all ply, fir stock, V groove stock, stain, oil. Allowance at cost plus 15%.	186.88T
10) NOTE-MOVED FROM PHASE 1 INTERIOR-Base shoe for the living, dining, and library room, labor and materials estimate to mill and install. Fir, oil stained to match.	130.50T
10) Overhead for this phase of work. Cost to cover items such as administrative, clerical, insurance, office expense.	712.50T
Thank you.	
Brian Westmoreland ARS Inc. (509) 270-7030	
	<b>Subtotal</b> \$11,329.99
	<b>Sales Tax (8.9%)</b> \$1,008.37
	<b>Total</b> \$12,338.36
	<b>Payments/Credits</b> \$0.00
	<b>Balance Due</b> \$12,338.36



1824 S. Mt. Vernon St.  
Spokane, WA 99223

Date	Invoice #
6/21/2021	2152

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

P.O. No.	Terms	Project
		Interior Phase 2

Page 1

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.  
Spokane, WA 99223

# Invoice

Date	Invoice #
6/21/2021	2152

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

P.O. No.	Terms	Project
		Interior Phase 2

Description	Amount
4) DINING ROOM Beam ceilings-labor budget to install beam cleats and box-beams in dining room. This includes prep of materials, finish of materials-to match, and installation on site. Materials below in 4b.	885.23T
4b) Materials-Dining room-need approx 220 l.f. of 4/4" by 8*" mixed grade clear fir, 70 feet of #1 grade dried fir cleat stock, approx 210 feet of 3" cove. Stain, oil, etc.	531.88T
5) Picture moulding-labor and materials to supply, finish and install traditional picture moulding in the dining room. Total length is approx 64 l.f. NOTE-we will not be milling this moulding but installing an accurate version of a production moulding.	496.00T
8) Interior paint work-I am including a budget for paint touch up if/as needed post re-trim and beam work installation (3 hours) . Plus final repair of the walls and wall painting. .	629.37T
8b) Stain work-there is significant stain work on this project. Given Phase experience, I am adding site stain and finish time on this item. This will be a 'time and materials' portion. This will enable us to do additional work on site to improve the match and final buff out.	370.00T
10) Overhead for this phase of work. Cost to cover items such as administrative, clerical, insurance, office expense.	712.50T
Thank you.  Brian Westmoreland ARS Inc. (509) 270-7030	
	<b>Subtotal</b> \$5,978.55
	<b>Sales Tax (9.0%)</b> \$538.07
	<b>Total</b> \$6,516.62
	<b>Payments/Credits</b> \$0.00
	<b>Balance Due</b> \$6,516.62



1824 S. Mt. Vernon St.  
Spokane, WA 99223

Date	Invoice #
10/19/2021	2194

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

P.O. No.	Terms	Project
		Interior Phase 2

Page 1

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.  
Spokane, WA 99223

# Invoice

Date	Invoice #
10/19/2021	2194

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

P.O. No.	Terms	Project
		Interior Phase 2

Description	Amount
<p><b>**NOTE-I've altered the labor quantity, +19 hours, on the wainscot to account for this element which turned out a bit more difficult than expected-primarily due to the issue with the degree to which the room was not level.</b></p> <p>2c) Wainscot-dining room. Per plan-we will add a plate rail, with corbels, size/layout TBD). We will add a fir skin with battens to create wainscot. Plate rail will be 4/4 size. Battens-3/4 with dado to accept the panel. Finish will be to match existing. Corbels shape TBD, hoping to find a production profile as cost per foot will be high as I only need an 6' piece if we have to have it custom milled.</p> <p>2d) Materials-wainscot-approx 150 s.f. of fir veneer, plate railing and batten stock. Estimated.</p> <p>3b) Materials- Living room beam stock-need approx 250 l.f. of 4/4" by 8" mixed grain clear fir, 80 feet of #1 grade dried fir cleat stock, approx 250 feet of 3" cove. Stain, oil, etc.</p> <p>4) DINING ROOM Beam ceilings-labor budget to install beam cleats and box-beams in dining room. This includes prep of materials, finish of materials-to match, and installation on site. Materials below in 4b.</p> <p>6) Dining room base shoe-labor and materials to mill, finish, and install approx 35 l.f. of fir base shoe.</p> <p>8) Interior paint work-I am including a budget for paint touch up if/as needed post re-trim and beam work installation (3 hours) . Plus final repair of the walls and wall painting. .</p> <p>10) NOTE-MOVED FROM PHASE 1 INTERIOR-Base shoe for the living, dining, and library room, labor and materials estimate to mill and install. Fir, oil stained to match.</p> <p>10) Overhead for this phase of work. Cost to cover items such as administrative, clerical, insurance, office expense.</p>	<p>3,727.75T</p> <p>690.00T</p> <p>172.50T</p> <p>295.08T</p> <p>228.38T</p> <p>269.73T</p> <p>195.75T</p> <p>950.00T</p>
	<b>Subtotal</b>
	<b>Sales Tax (9.0%)</b>
	<b>Total</b>
	<b>Payments/Credits</b>
	<b>Balance Due</b>



1824 S. Mt. Vernon St.  
Spokane, WA 99223

Date	Invoice #
10/19/2021	2194

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

P.O. No.	Terms	Project
		Interior Phase 2

Page 3

1824 S. Mt. Vernon St.  
Spokane, WA 99223

Date	Invoice #
5/6/2020	2005

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

P.O. No.	Terms	Project
		Interior Repairs

Page 1

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.  
Spokane, WA 99223

# Invoice

Date	Invoice #
5/6/2020	2005

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

P.O. No.	Terms	Project
		Interior Repairs

Description	Amount
3) Interior trim painting-labor to sand, prep, and repaint the trim (base, case, trim, window sash, jambs, doors) in the main floor hallway, master bedroom, 2nd bedroom, and upstairs bedroom and staircase.	955.50T
5) Wall and ceiling repainting-in the living, dining, den, hall and master bedroom, including the closet, guest bedroom and closet. Note this involves a light prep, clean/sand. Prime bare spots, re-caulk gaps and cracks. Then apply finish paint, satin finish, Sherwin Williams brand.	2,331.00T
6) Electrical-removal of the 20 canned lights in the living and dining rooms. Patching holes as part of item #4 above. The issue here is that after we remove the can lights is that we have to pull the wire to a point where we do not need a junction box-which is just as visual at the can light. I have not had my electrician in as yet. In this item I have included adding a center overhead light in 3 rooms-which might serve the purpose of a required junction box. Materials as needed.	1,620.00T
6b) Electrical-the electricians feel it is important that we recognized that we may require a junction box depending on how the canned light wiring is done. The extent of this is not known. I've set a budget to add a center overhead light location in the living, dining, and den. This location might serve as a junction box. This maybe fully eliminated, unknown at job start. Materials as needed..	364.50T
8) Overhead-Cost to cover items such as administrative, clerical, insurance, office expense.	951.00T
Thank you very much!	
Brian Westmoreland Authentic Restoration Services, Inc. (509) 270-7030	
	<b>Subtotal</b> \$9,400.30
	<b>Sales Tax (8.9%)</b> \$836.63
	<b>Total</b> \$10,236.93
	<b>Payments/Credits</b> \$0.00
	<b>Balance Due</b> \$10,236.93



Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.  
Spokane, WA 99223

# Invoice

Date	Invoice #
7/17/2020	2017

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

**PAID**  
**07/16/2020**

P.O. No.	Terms	Project
		Interior Repairs

Description	Amount
South Residence- REVISED Est. 1292 Dtd. 3-25-20	
1) Trim Restoration-Stripping phase of work. The original trim, in the living and dining room has been painted and some portion of the dining room There exists the possibility that some of the trim has been replace. We recommend that replace elements-likely now MDF, be remove and replace with doug fir trim, finished to match. The South's would like it stripped to bare wood, and restored to the original stained fir finish. NOTE- this work is typically done on a 'time and materials' basis, starting with an estimate of time needed. 500-24-85	362.70T
1b) Stain work-after stripping/sanding/prep is completed we will restrain as needed, then apply a finish coat. 100-32-95	2,184.00T
2) ADJUSTED Trim-as noted above some elements of the trim have been replaced-noticeable in the dining room. Modifications are also possible, at the opening between the dining and living room. It is not know if these elements can be stained effectively. Additionally some painted elements conditions may require replacement if for instance when the stained piece was painted, it hid serious flaws. This line item is a budget allowance to remove these elements, then mill and install new stock, in a matching (stainable) Douglas Fir materials. 100-32-95	187.20T
3) Interior trim painting-labor to sand, prep, and repaint the trim (base, case, trim, window sash, jambs, doors) in the main floor hallway, master bedroom, 2nd bedroom, and upstairs bedroom and staircase.	1,433.25T
5) Wall and ceiling repainting-in the living, dining, den, hall and master bedroom, including the closet, guest bedroom and closet. Note this involves a light prep, clean/sand. Prime bare spots, re-caulk gaps and cracks. Then apply finish paint, satin finish, Sherwin Williams brand.	2,020.20T

	<b>Subtotal</b>
	<b>Sales Tax (8.9%)</b>
	<b>Total</b>
	<b>Payments/Credits</b>
	<b>Balance Due</b>

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.  
Spokane, WA 99223

# Invoice

Date	Invoice #
7/17/2020	2017

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

PAID  
07/16/2020

P.O. No.	Terms	Project
		Interior Repairs

Description	Amount
6b) Electrical-the electricians feel it is important that we recognized that we may require a junction box depending on how the canned light wiring is done. The extent of this is not known. I've set a budget to add a center overhead light location in the living, dining, and den. This location might serve as a junction box. This maybe fully eliminated, unknown at job start. Materials as needed..	1,458.00T
6c) Electrical-swap out the modern light switches with pushbutton style switches. .	405.00T
8) Overhead-Cost to cover items such as administrative, clerical, insurance, office expense.	1,585.00T
ADJUSTMENTS/ADDS/CHANGES-	
9) 5-12-20 ADDITION-It has been decided to strip the living room of paint. This project was agreed to on approx 5-10 and started immediately. See item #1 for other specifics. Again like the living room I'm working on a budget of time. NOTE-there will be less 'trim painting' as shown in item #3 above, that credit has not finalized-see item #10 below for a estimated credit-this will be finalized at job completion. This credit will cover the reduction in time spent in the master bedroom as we just touched up using original paint, and a credit for not have to re-coat the living room	2,948.40T
11) ADJUSTMENT-item #4 above was a budget for repair of the ceilings in the living, dining, and library rooms. It was decided to remove the textured/papered ceiling cover and restore the plaster ceilings. As of 5-13 this has started. We will repair a few 'discovered' plaster failures, tape and skim cracks. I'm adding a budget here for this work-this is combined with the labor budget in item #4.	478.80T
12) ADJUSTMENT-As part of the stripping project certain elements of trim, noted as sacrificial will be remade vs stripped-this included base shoe, the 'hung' window stop, the 4 shelves in the living room. Item #2 above contained a budget for this work. At this point, I don't have an idea of where that budget fits in with the revised project. I'm going to, for purposes of budgeting, add an amount, same as item #2.	374.40T
<b>Subtotal</b>	
<b>Sales Tax (8.9%)</b>	
<b>Total</b>	
<b>Payments/Credits</b>	
<b>Balance Due</b>	

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.  
Spokane, WA 99223

# Invoice

Date	Invoice #
7/17/2020	2017

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

**PAID**  
**07/16/2020**

P.O. No.	Terms	Project
		Interior Repairs

Description	Amount
12b) ADD-Stain work in living room. Like item #1b above this item is a budget allowance for final stain prep (sanding) and restain, and finish work.	2,433.60T
13) ADD-disconnect and eventual reconnection and re-fire of gas boiler. We needed to move the radiators in the living room and library to strip the base. Estimate for 2 services call.	252.00T
FINAL ADJUSTMENT-THE ITEMS BELOW ARE RECONCILIATION OF THE ORIGINAL ESTIMATE ITEMS.	
14) ADJUSTMENT-Materials allowance adjustment-paint related (not included in error) \$1960, additional woodwork related materials \$650, additional paint stripper and related needs \$545.00-all added at cost. I also absorbed \$500 worth of misc project needs such as booties, gloves, etc.	3,110.00T
15) CREDIT-For unused portion of electrical work. Items 6,6b,6c contained a budget for electrical work. This is a credit for the unused portion. Installation of the outlets and switches will be completed, as of 7-10-20 by the client. NOTE-I'll add cost of push-button switches, and outlets on subsequent invoices.	-940.50T
16) ADD-door re-swing-labor to re-swing the door to the upstairs. By Client authorization, on site. Time to mortise new hinge pockets, change swing of door, change hardware, touch up stop, re-cut door as needed. On site and shop work.	333.00T

	<b>Subtotal</b>
	<b>Sales Tax (8.9%)</b>
	<b>Total</b>
	<b>Payments/Credits</b>
	<b>Balance Due</b>



Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.  
Spokane, WA 99223

# Invoice

Date	Invoice #
7/17/2020	2017

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

**PAID**  
**07/16/2020**

P.O. No.	Terms	Project
		Interior Repairs

Description	Amount
LABOR DISCUSSION-Overall labor hours roughly through 7-9-20 used on the project totaled 1175 hours. Total hours included in the estimate were 900-the difference of 275 hours would mean a short fall of approx \$12,000.00. However the average cost rate of labor was way less than used in the estimate, so the total labor cost in \$\$ terms as of 7-9-20 is approx \$2400. If I add back the credit posted above on item #10 for not painting the master bedroom trim. Then the only difference-through 7-9-20 is approx 13 hours. I am pleased with the original estimate accuracy. This difference was due to labor in all categories-carpentry work, hardware, etc. NOTE-all labor done by Brian and his wife was covered under the overhead side of things. For a realistic view, this would add another 120 hours to the cost of the job. 19) ADJUSTMENT-Labor through 7-9-20-from all sources exceeded in cost more than the estimate of costs allowed. This addition was made by adding back the hours credited for not fully repainting the master bedroom plus an additional 13 hours. NOTE-this means that unless stated above all additional work will be an additional charge to the estimate. Items such as installation of the sash tapes, installation of the 'base-shoe', will be added to this estimate, or alternatively posted to the new upcoming estimate for the beam ceilings or room divider.  Thank you very much,  Brian Westmoreland Authentic Restoration Services, Inc. (509) 270-7030	2,411.50T

	<b>Subtotal</b>	\$21,036.55
	<b>Sales Tax (8.9%)</b>	\$1,872.25
	<b>Total</b>	\$22,908.80
	<b>Payments/Credits</b>	-\$22,908.80
	<b>Balance Due</b>	\$0.00

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

# Invoice

Date	Invoice #
6/8/2020	2010

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

**PAID**  
**06/24/2020**

P.O. No.	Terms	Project
		Interior Repairs

Description	Amount
<p>South Residence- REVISED Est. 1292 Dtd. 3-25-20 Scope of work-ARS will provide labor and materials to complete several projects at the South's residence. Details list below.</p> <p>Contract Estimate-this version of estimate #1292 along with it's entire content, notes, and costs become part of the contract agreement between ARS Inc. and the property owner, Nathan South. By the signatures below both parties accept this language.</p> <p>NOTE-I have adjusted several of the costs below to reflect adjustments to the project scope. In many cases I have NOT changed the language. Please review notes shown at each section.</p> <p>Project Scope- NOTE-RE: PAINT STRIPPING, Items #1, 1b, 1c. It has been decided to start by stripping the library. This will allow us to better understand this phase of work. I'm adjusted the cost for 3 rooms to reflect an 'estimate' (only) to strip the library.</p> <p>1) Trim Restoration-Stripping phase of work. The original trim, in the living and dining room has been painted and some portion of the dining room There exists the possibility that some of the trim has been replace. We recommend that replace elements-likely now MDF, be remove and replace with doug fir trim, finished to match. The South's would like it stripped to bare wood, and restored to the original stained fir finish. NOTE- this work is typically done on a 'time and materials' basis, starting with an estimate of time needed. 500-24-85</p>	2,538.90T

	<b>Subtotal</b>
	<b>Sales Tax (8.9%)</b>
	<b>Total</b>
	<b>Payments/Credits</b>
	<b>Balance Due</b>

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

# Invoice

Date	Invoice #
6/8/2020	2010

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

**PAID**  
**06/24/2020**

P.O. No.	Terms	Project
		Interior Repairs

Description	Amount
1c) Materials for item #1-cover materials, stripper (we prefer soy strip), sand paper, clean up materials, stain and finish. NOTE-all materials are at actual cost plus 15% and will be adjusted to actual at job completion.  NOTE-re item #2-as this estimate reflects a project to only strip the library, I do not foresee much carpentry work. That said I do not expect zero. I am leaving a small budget of this item-to be used/billed if needed.	195.50T
2) ADJUSTED Trim-as noted above some elements of the trim have been replaced-noticeable in the dining room. Modifications are also possible, at the opening between the dining and living room. It is not know if these elements can be stained effectively. Additionally some painted elements conditions may require replacement if for instance when the stained piece was painted, it hid serious flaws. This line item is a budget allowance to remove these elements, then mill and install new stock, in a matching (stainable) Douglas Fir materials. 100-32-95	655.20T
2b) Trim materials-flat cut or rift cut fir to be used to replace trim. Raw stock to be milled. Materials will be billed at cost plus 15% based on actual costs at job end.	138.00T
NOTE- ITEM ADJUSTED-though I note below the proper list of rooms to repaint, I had included the space where the main floor bathroom sinks are located in my labor calculation. I've adjusted this item to reflect that area not being painted.	
3) Interior trim painting-labor to sand, prep, and repaint the trim (base, case, trim, window sash, jambs, doors) in the main floor hallway, master bedroom, 2nd bedroom, and upstairs bedroom and staircase. -Client prefers doors to be stripped. Doors will be done offsite-this does not include any of the bathroom area, but it does include closets..	4,777.50T
	<b>Subtotal</b>
	<b>Sales Tax (8.9%)</b>
	<b>Total</b>
	<b>Payments/Credits</b>
	<b>Balance Due</b>



Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

# Invoice

Date	Invoice #
6/8/2020	2010

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

**PAID**  
**06/24/2020**

P.O. No.	Terms	Project
		Interior Repairs

Description	Amount
<p>-This include minor filling of painted woodwork and fastening of loose elements. Any carpentry repairs elements may add to cost if more than minor.</p> <p>NOTE-re wall and ceiling repair-additional work may be created post the electrical work being completed.</p> <p>4) Interior wall and ceiling repairs-much of this is simple filling of holes, minor cracks. In the living room there is a significant crack(s) The living room ceiling is covered with a layer of wall paper, that has then been textured. Fixing the crack is problematic, if we cut out the wall paper, stabilize and repair the crack, we will then need to match the texture (best efforts). This does not include wallpaper removal except as noted in the living room ceiling.</p> <p>5) Wall and ceiling repainting-in the living, dining, den, hall and master bedroom, including the closet, guest bedroom and closet. Note this involves a light prep, clean/sand. Prime bare spots, re-caulk gaps and cracks. Then apply finish paint, satin finish, Sherwin Williams brand.</p> <p>NOTE-this does not include an restored or reproduction lighting or the push button switches. I'll add this as an added item once I have an okay to proceed and a count.</p> <p>8) Overhead-Cost to cover items such as administrative, clerical, insurance, office expense.</p> <p>ADJUSTMENTS/ADDS/CHANGES-</p>	<p>610.50T</p> <p>1,243.20T</p> <p>1,268.00T</p>
<b>Subtotal</b>	
<b>Sales Tax (8.9%)</b>	
<b>Total</b>	
<b>Payments/Credits</b>	
<b>Balance Due</b>	

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

# Invoice

Date	Invoice #
6/8/2020	2010

Bill To
Nathan South 451 W. Shoshone Spokane, Wa 99203

**PAID**  
**06/24/2020**

P.O. No.	Terms	Project
		Interior Repairs

Description	Amount
9) 5-12-20 ADDITION-It has been decided to strip the living room of paint. This project was agreed to on approx 5-10 and started immediately. See item #1 for other specifics. Again like the living room I'm working on a budget of time. NOTE-there will be less 'trim painting' as shown in item #3 above, that credit has not finalized-see item #10 below for a estimated credit-this will be finalized at job completion. This credit will cover the reduction in time spent in the master bedroom as we just touched up using original paint, and a credit for not have to re-coat the living room	2,527.20T
9b) 5-12-20 ADJUSTMENT-materials costs rose as we now are using much more stripper, and misc site materials-gloves, booties, etc.	655.50T
11) ADJUSTMENT-item #4 above was a budget for repair of the ceilings in the living, dining, and library rooms. It was decided to remove the textured/papered ceiling cover and restore the plaster ceilings. As of 5-13 this has started. We will repair a few 'discovered' plaster failures, tape and skim cracks. I'm adding a budget here for this work-this is combined with the labor budget in item #4. NOTE-item #12 MAY be 'covered' by the hours estimates to strip the living room as noted in item #9 above.	638.40T
12) ADJUSTMENT-As part of the stripping project certain elements of trim, noted as sacrificial will be remade vs stripped-this included base shoe, the 'hung' window stop, the 4 shelves in the living room. Item #2 above contained a budget for this work. At this point, I don't have an idea of where that budget fits in with the revised project. I'm going to, for purposes of budgeting, add an amount, same as item #2.	561.60T
Client Acceptance-	
	<b>Subtotal</b>
	<b>Sales Tax (8.9%)</b>
	<b>Total</b>
	<b>Payments/Credits</b>
	<b>Balance Due</b>

1824 S. Mt. Vernon St.

Date	Invoice #
6/8/2020	2010

Nathan South  
451 W. Shoshone  
Spokane, Wa 99203

**PAID**  
06/24/2020

P.O. No.	Terms	Project
		Interior Repairs

Page 5



1824 S. Mt. Vernon St.

Date	Invoice #
2/12/2021	2097

Nathan South  
451 W. Shoshone  
Spokane, Wa 99203

**PAID**  
03/04/2021

P.O. No.	Terms	Project
		Interior Phase 2

[illegible]