

**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: Kevin and Linda Pirch

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

Friday, September 30, 2022

RE: Application for Special valuation as Historic Property

Enclosed please find the application received September 30, 2022 from:

Kevin and Linda Pirch

For the property at:

1321 West 9<sup>th</sup> Avenue, Spokane, WA  
County Parcel ID: 35193.1204

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: 10211818

**I. Application**

County: Spokane

Property Owner: Kevin and Linda Pirch

Parcel No./Account No: 35193.1204

Mailing Address: 1321 W 9th Ave

E-Mail Address: kpirch@gmail.com

Phone Number: 203-858-8322

Legal Description:

Property Address (Location): 1321 W 9th Ave

Describe Rehabilitation: Complete remodeling and updating of kitchen

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

Building Permit No: B2016574BLDR Date: 11/09/2020 Jurisdiction: Spokane/Spokane  
County/City

Rehabilitation Started: 11/9/2020

Date Completed: 1/10/2021

Actual Cost of Rehabilitation: \$ ~130,000

**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):



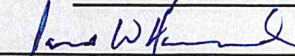
Linda Pirch

**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: \$ 523,700

Date: 9/30/2022

  
Assessor/Deputy

Narrative Regarding the Pirch Home for Historical Preservation for  
Special Valuation

*“Sengfelder-Bungay House at 1321 West Ninth Avenue, Spokane  
County Parcel ID #:35193.1204”*

In 2012, we fell in love with this 1907 Kirtland Cutter home and decided to buy it although it had been empty for a few years. Prior to purchasing this home, we were informed that the previous owners had operated a Bed and Breakfast/Tea House from this home and had decided to leave the area.

We agreed when buying this home that we would maintain the integrity of the house when we remodeled any part of it. It was important to both of us that we honor the history of the home, yet make it functional for our family.

Therefore, upon deciding to remodel the kitchen, as well as both the butler's pantry and food pantry, we asked designer to keep all the designs period to the home. It was determined pretty early in the design process that the cabinets in the main kitchen were not salvageable, as the doors and shelving were warped and were no longer functioning. However, we wanted to keep all of the same dimensions of the arches and layout of the woodwork on the cabinet doors.

As the design process continued it was imperative to us that what could be salvaged from the original kitchen and pantries, would be used in the remodel.

For purposes of what was completed in each area and what was repurposed during the renovation, I will outline each area below.

1) Butler's Panty

- New cabinets on west side of pantry
- New countertop on west side of pantry
- New drawers built in below right side of counters
- New wood floors on west side of pantry
- New electrical throughout pantry including new light installed above built in sink on east side of pantry
- New plumbing for the sink
- New built in beverage refrigerator on west side of pantry
- New wiring for new outlets throughout pantry including USB ports
- New countertops on east side of pantry
- Two new light fixtures were installed
- New paint throughout pantry

*Original cabinetry and the wood floors on the east side of the pantry were the only things not replaced during this part of the remodel*

2) Main Kitchen-please note that we took the whole kitchen down to the studs, original wallpaper on ceiling and both of the light fixtures are the only things that are from the original kitchen. Both radiators were removed during the process, but then painted and put back in their original places.

- Replace all the electrical wiring throughout the kitchen, removed all knob and tube and have new wiring throughout
- New insulation throughout all of the kitchen
- New plumbing throughout kitchen for the sink, dishwasher, and refrigerator
- New cabinets
- New drawers
- Installed new under counter lighting
- A eat in kitchen area was built, with a u-shaped bench area
- New placement of refrigerator (as previously not located in kitchen)
- New paint on walls, ceiling wallpaper, radiators,
- Installed new concrete floor tiles throughout kitchen, hallway in kitchen, and pantry
- Installed new light switches, cabinet hardware drawer pulls
- Installed new hood above stove
- New countertops throughout
- Installation of all new appliances including: dishwasher, garbage disposal, gas range with electric oven, refrigerator
- New faucets
- New window coverings
- Table was installed and made from the countertop material
- Granite backsplash and shelf also installed around oven area.

3) Food Pantry (which includes hallway):

- Installed new floors
- Installed new countertops
- New shelving in hall closet
- New electrical outlet in hall closet of kitchen for refrigerator
- New paint on walls, ceiling

Costs of Kitchen Remodel for 1321 W 9th Ave (Sengfelder-Bungay House)

Pay to	Date	Cost	Discription	notes
Nobel House	12/2/2020	\$150.00	Kitchen Design	
Nobel House	1/28/2021	\$243.25	Kitchen Design	
Nobel House	8/19/2020	\$112.50	Kitchen Design	
Nobel House	3/7/2020	\$337.50	Kitchen Design	
Freds	10/2/2020`	<b>\$12,670.05</b>	Appliances	not inluding refridgerator and freezer found on reciept
NIB LLC	2/10/2021	\$146,171.01	Kitchen Remodel	
Nobel House	12/27/2019	\$337.50	Kitchen Design	not including bedroom and outdoor work

Total: \$160,021.81

**Removed \$13,314.16 in ineligible appliance costs.**

2020 Value \$523,700

25 percent of value \$130,925

**Final eligible amount: \$146,707.65**

## **Before Photos**





























## **After Photos**

































# Invoices





N.I.B. LLC

Wabash Ave  
Spokane, WA 99207  
509-475-2491  
[nibcontracting@yahoo.com](mailto:nibcontracting@yahoo.com)

## Invoice

**TO:**

1321 w 9th

ESTIMATE NO. Ik1

DATE 2/10/2021

CUSTOMER ID

EXPIRATION DATE

**ATTN:**

Linda and Kevin Pirch

CONTRACTOR
NIB

PROJECT	PAYMENT TERMS	DUE DATE
kitchen	As outlined	

QUANTITY	
553.00	in house labor
1.00	materials purchased NIB
1.00	materials purchased curate
1.00	appliances
1.00	electrician
1.00	Plumber
52.00	carpenter built in/cabinets
1.00	flooring sub
1.00	counters
1.00	cabinets
50.00	management
1.00	10% profit
1.00	10%overhead
	Payments are down payment 58K, paye
1.00	management discount of 1750

DESCRIPTION	UNIT PRICE	AMOUNT
	\$ 60.00	\$ 33,180.00
	6,627.90	6,627.90
	5,778.88	5,778.88
	16,298.06	16,298.06
	6,557.16	6,557.16
	5,000.00	5,000.00
	60.00	3,120.00
	325.00	325.00
	12,236.49	12,236.49
	20,459.00	20,459.00
	75.00	3,750.00
	11,321.25	11,321.25
	11,321.25	11,321.25
		-
		-
		-
1K payment	(1,750.00)	(1,750.00)
		-
		-
	<b>SUBTOTAL</b>	\$ 134,224.99
	<b>TAX RATE</b>	8.90%
	<b>SALES TAX</b>	\$ 11,946.02
	<b>Payments</b>	\$ (115,298.06)
	<b>TOTAL</b>	\$ 30,872.95

Update prepared by:

Nathan Taylor

overages of \$16,224.99 explained in email body



2525 N MONROE  
SPOKANE WA 99205  
(509) 328-3824

W 255 APPLEWAY  
CDA ID 83815  
(208) 765-4204

13820 E INDIANA  
SPO. VALLEY 99216  
(509) 928-4500

10619 E SPRAGUE  
SPO. VALLEY 99206  
(509) 893-3581

3321 N DIVISION  
SPOKANE WA 99207  
(509) 484-1616

383 S COLUMBIA CNTR BLVD  
KENNEWICK WA 99336  
(509) 736-9595

4949 BUCKHOUSE LANE  
SUITE A  
MISSOULA MT 59801  
(406) 251-7132

3075 HIGHWAY 93 SOUTH  
KALISPELL MT 59901  
(406) 257-3288

2649 KING AVE W  
BILLINGS MT 59102  
(406) 894-2310

1934 N 19th  
BOZEMAN, MT 59718  
(406) 577-2844

Spokane Warehouse  
2524 N DAKOTA  
SPOKANE WA 99207  
(509) 489-6947

Service Department  
2601 N MONROE  
SPOKANE WA 99205  
(509) 327-5536

Order	ORD0000567452
Date	10/2/2020
Page	1

**Bill To:**

LINDA & KEVIN PIRCH  
1321 W 9TH AVE  
SPOKANE WA 99204

**Ship To:**

LINDA & KEVIN PIRCH  
1321 W 9TH AVE  
SPOKANE WA 99204

Purchase Order No.		Customer ID		Salesperson ID		Shipping Method		Payment Terms		Req Ship Date		Master No.	
CAROLINA JOHNSON		2038588297		SE		DELIVERY		PRE-PAY		12/23/2020		1,072,281	
Ordered	Shipped	B/O	Item Number	Description					Ship Date	Unit Price	Ext. Price		
1	1	0	5304517112	UNIVERSAL GAS LINE HOOKUP KIT					12/23/2020	\$39.98	\$39.98		
1	1	0	5304506295	DW INSTALL KIT					12/23/2020	\$29.98	\$29.98		
1	1	0	B36CT81SNS	REFRIGERATOR, FRENCH DOOR, CABINET					12/23/2020	\$3,229.00	\$3,229.00		
1	1	0	5304520428	5' BRAIDED SS ICEMAKER WATERLINE					12/23/2020	\$15.98	\$15.98		
1	1	0	FFFU13F2VW	FREEZER, UPRIGHT					12/23/2020	\$699.00	\$699.00		
1	1	0	DWHD770WPR	DISHWASHER INTEGRATED WOOD FRONT					12/23/2020	\$500.00	\$500.00		
1	1	0	R1214T 519476	OVER-THE-COUNTER MW					12/23/2020	\$399.00	\$399.00		
1	1	0	PRWB24C32BG 1106895JQY	WINE COOLER					12/23/2020	\$1,499.00	\$1,499.00		
1	1	0	DEL-WA	DELIVERY WA					12/23/2020	\$69.95	\$69.95		
1	1	0	EW5	5 YR PROTECTION PLAN PLUS					12/23/2020	\$1,399.00	\$1,399.00		
1	1	0	BH228SLD-SS TCL075573	WALL MOUNT LINER					12/23/2020	\$1,528.00	\$1,528.00		
1	1	0	PRD304WHU	DUEL FUEL PRO RANGE					12/23/2020	\$6,199.00	\$6,199.00		

**Return Policy:** Due to manufacturers policies, Freds Appliance does not allow returns. All defects will be fixed per manufacturers specifications. Special order items, trim kits and accessories are non-returnable. All cancellations are subject to a 25% restocking fee once the order has been placed with our vendors.

Po 103962

Subtotal	\$15,607.89
Bldr Credit	\$0.00
Tax	\$1,389.16
Total	\$16,997.05
Paid/Credits	\$16,997.05
Balance Due	\$0.00

**Eligible cost include: \$3682.89**





Kevin Pirch <kpirch@gmail.com>

Fwd: Invoice from Noble House Interiors

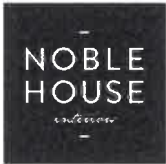
1 message

Linda Pirch <lpirch@gmail.com>  
To: "kpirch@gmail.com" <kpirch@gmail.com>

Fri, Dec 2, 2022 at 5:06 PM

----- Forwarded message -----  
From: **Noble House Interiors** <[quickbooks@notification.intuit.com](mailto:quickbooks@notification.intuit.com)>  
Date: Wed, Dec 9, 2020 at 12:38 PM  
Subject: Invoice from Noble House Interiors  
To: <[lpirch@gmail.com](mailto:lpirch@gmail.com)>

DESIGN SERVICES INVOICE 2020-048 DETAILS



Noble House Interiors

DUE 12/24/2020

\$150.00

Pay invoice

Powered by QuickBooks

Dear Kevin & Linda Pirch,

This is an invoice for design services completed to date, please let me know if there are any questions.

Payment can be made online through bank transfer or credit card; or checks

can be mailed to: [3508 E. 62nd. Ave. / Spokane WA 99223](#) / payable to: Noble House Interiors

Thank you for working with Noble House Interiors!

Best,  
Lana

**Bill to**

Kevin & Linda Pirch  
[1321 W. 9th Ave](#)  
[Spokane, WA 99204](#)

**Terms**

Net 15

11/16/2020

**Design Time**\$75.00

Review & Redlining cabinetry shop drawings

1:00 X \$75.00

11/30/2020

**Meeting Time**\$75.00

Capaul Stoneworks: review of kitchen slabs & travel time

1:00 X \$75.00

Balance due

\$150.00



**Pay invoice**

Noble House Interiors  
3508 E. 62nd Ave Spokane, WA 99223 US  
[iana@noblehouseinteriors.com](mailto:iana@noblehouseinteriors.com)

If you receive an email that seems fraudulent, please check with the business owner before paying.



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

**BILL TO**

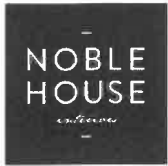
Kevin & Linda Pirch  
1321 W. 9th Ave  
Spokane, WA 99204

**SHIP TO**

Kevin & Linda Pirch  
1321 W. 9th Ave  
Spokane, WA 99204

12/03/2020	Design Time	Kitchen beadboard concept & correspondence	1:00	75.00	75.00
12/14/2020	Design Time	Correspondence re: green paint color for butlers pantry	0:30	75.00	37.50
12/17/2020	Design Time	Site meeting: reviewing green paint & window treatment samples	1:00	75.00	75.00
12/18/2020	Design Time	Correspondence re: kitchen shades	0:30	75.00	37.50
01/05/2021	Design Time	Window treatment details, nook pillow selections, client corresp.	0:15	75.00	18.75





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

**BILL TO**

Kevin & Linda Pirch  
1321 W. 9th Ave  
Spokane, WA 99204

07/09/2020	Meeting Time	Bid review	1:00	75.00	75.00
07/13/2020	Design Time	Additional info for bid, client correspondence, countertop alternatives	0:30	75.00	37.50



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

**BILL TO**

Kevin & Linda Pirch  
1321 W. 9th Ave  
Spokane, WA 99204

01/26/2020	<b>Design Time</b>	Kitchen Materials Selections	2:00	75.00	150.00
01/27/2020	<b>Design Time</b>	Kitchen Materials Selections	1:00	75.00	75.00
01/27/2020	<b>Meeting Time</b>	Client Meeting: Kitchen Materials Review	1:30	75.00	112.50





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

**BILL TO**

Kevin & Linda Pirch  
1321 W. 9th Ave  
Spokane, WA 99204

09/16/2019	Meeting Time	Client meeting: kitchen project review	1.50	75.00	112.50
09/25/2019	Meeting Time	Meeting: with electrician- outdoor lighting	1	75.00	75.00
10/20/2019	Design Time	Photoshopping & framing master bedroom art	1	75.00	75.00
11/06/2019	Design Time	Kitchen floor plan schematics	2	75.00	150.00
12/04/2019	Meeting Time	Meeting: review of kitchen plans & programming	1	75.00	75.00



**Contractor:**  
NIB LLC  
E Wabash  
Spokane WA 99207  
509-475-2491  
nibcontracting@yahoo.com  
NORTHIB896D3

**Owner:**  
Linda and Kevin Pirch  
1321 W. 9<sup>th</sup> Avenue  
Spokane WA 99204

**Designer:** Curate

**Start Date:** Week of Nov 2<sup>nd</sup>  
**End Date:** Before Christmas

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**Project:** Kitchen remodel

**Contract Amount:** Estimated at 118K(excludes sax tax and local tax). Contract amount is subject to change due to site conditions, design alterations, product selections, etc. and is provided as an estimate only for budgeting purposes. Actual cost of project is time,sub cost, and materials plus 20% markup(Markup is 10%overhead and 10% profit). Time is calculated at 60/hr per in house man hour of labor and 75/hr for Project manager. Sub cost and materials are actual costs billed to NIB or owners for subcontracted labor and all materials fixtures and supplies

**Exclusions:**

**Payment Terms:** 50% down. 25% draw at half way point(Sheetrock), 10% draw at 75% completion and remainder due upon completion. All work shall be in accordance to the provisions of the specifications and completed in a workman like manner. Any alteration or deviation from the project specifications involving extra costs or additional time considerations must be agreed upon in advance.

**Contractor**

All work shall be in accordance to the provisions of the plans and specifications and completed in a workman like manner. Contractor shall comply with all laws, ordinances and regulations effecting construction of the project, and shall secure and pay for all necessary building and construction permits to be reimbursed by Owner. Contractor shall remove all construction debris and leave the project in a ready-to-use condition. Upon satisfactory payment for any portion of the work performed, Contractor shall furnish a full and unconditional release from any claim or mechanics' lien for that portion of the work for which payment has been made if necessary.

**Subcontractors**



Contractor at his discretion may delegate any portion of the work to a responsible Subcontractor, but such delegation shall not relieve Contractor of full responsibility for the work. Any corresponding subcontract shall require the Subcontractor to be bound to the full terms of this Contract to the extent of his work and shall allow the Subcontractor the benefit of the same rights and remedies afforded the Contractor by this Contract.

### **Owner**

The Owner will not assume any liability or responsibility, nor have control over or charge of construction means, methods, techniques, sequences, procedures, or for safety precautions and programs in connection with the project, since these are solely the Contractor's responsibility.

### **Change Order**

Change Orders Any alterations to the scope of work will require a change order. All Change Orders shall be agreed upon in writing, including adjusted cost, additional time considerations, approximate dates when the work will begin and be completed and signed by both parties. Any alteration or deviation from the project specifications involving extra costs or additional time considerations will not be executed without a completed Change Order

### **Insurance**

The Owner will purchase and/or maintain both liability insurance for his own liability and property insurance for the full and insurable value of the project. The Contractor shall obtain and maintain needed Workman's Compensation and Liability insurance coverage as required by law and deemed necessary for his own protection.

### **General Provisions**

If conditions are encountered at the construction site which are subsurface or otherwise concealed physical conditions or unknown physical conditions of an unusual nature, which differ naturally from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Construction Documents or are unforeseen, the Contractor will promptly investigate such conditions and notify the Owner. The Owner will promptly investigate such conditions and will negotiate with the Contractor an equitable adjustment in the contract sum, contract time or both. If the Contractor wishes to make claim for an increase in the contract sum, written notice as provided herein shall be given to the Owner before proceeding to execute the work. Prior notice is not required for claims relating to an emergency endangering life or property.

### **Hazardous Materials, Waste And Asbestos**

Both parties agree that dealing with hazardous materials, waste or asbestos requires specialized training, processes, precautions and licenses. Therefore, unless the scope of this agreement includes the specific handling, disturbance, removal or transportation of hazardous materials, waste or asbestos, upon discovery of such hazardous materials the Contractor shall notify the Owner immediately and allow the Contractor to contract with a properly licensed and qualified hazardous material contractor. Any such work shall be treated as a Change Order resulting in additional costs and time considerations.

### **Warranty**

The Contractor warrants to the Owner for one year from the date of completion that the Work will be free from defects not inherent in the quality of materials required or permitted and that the Work will conform to the requirements of the Contract Documents. The Contractor's warranty excludes remedy for insufficient maintenance, improper operation or normal wear and tear and normal usage. No legal action of any kind

relating to the project, project performance or this contract shall be initiated by either party against the other party after **one year (1)** beyond the completion of the project or cessation of work. Materials and supplies provided by the Owner are not warranted. Materials and/or labor services provided by suppliers, manufacturers and subcontractors are warranted only to the extent that suppliers, manufacturers and subcontractors of said materials and labor services provide a warranty. Except for the limited one-year warranty above, Owner hereby unconditionally and irrevocably waives any form of warranty, expressed or implied, of any kind or type, relating to the project. Such waiver is absolute, complete, total and unlimited. Such waiver includes, but is not limited to, a waiver of expressed warranties, implied warranties, warranties of fitness for a particular use, warranties of merchantability, warranties of habitability, strict liability rights and claims of every kind and type, including, but not limited to, claims regarding defects which might reasonably have been discoverable upon inspection, claims regarding defects which were not or are not discoverable, product liability claims, or strict liability claims. In addition, Owner specifically waives any claim for incidental or consequential damages for any breach of warranty claim hereunder. The Owner shall defend, indemnify and hold the Contractor, its officers and employees harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this Contract, except for injuries and damages caused by the sole negligence of the Contractor. Contractor will not be liable for any loss, defects, damages and/or injuries, of any kind whatsoever, whether direct, indirect or consequential related to any work of any third-party provider performing work related to the performance of this Contract who is not under contract directly with Contractor .

#### **Termination of the Contract**

The Owner or Contractor may terminate the Contract for the convenience of either party without cause provided a written 10 day notification is given and that neither party is currently in breach of Contract. Upon receipt of such notice, contractor shall, unless the notice directs otherwise, immediately discontinue the work and placing of orders for materials, facilities and supplies in connection with the performance of this agreement. Upon such termination, contractor shall be entitled to payment only as follows: (1) the actual cost of the work completed in conformity with this agreement; plus, (2) such other costs actually incurred by contractor as are permitted by the Contract; (3) plus 15% of the cost of the work referred to in subparagraph (1 and 2) above for overhead and profit. There shall be deducted from such sums as provided in this paragraph the amount of any payments made to contractor prior to the date of the termination of this agreement. Contractor shall not be entitled to any claim or claim of lien against owner for any additional compensation for damages in event of such termination and payment. In the event the Owner has made deposits to the Contractor beyond the amount entitled to the Contractor as stated above, the Contractor will provide the remaining amount to the Owner within five (5) business days. If the Owner or the Contractor shall default on the contract, the non-defaulting party may declare the contract is in default and proceed against the defaulting party for the recovery of all damages incurred as a result of said breach of contract, including a reasonable attorney's fee. In the case of a defaulting Owner, the Contractor may accept, at his option the Deposit money as shown herein as liquidated damages, should the Deposit money not cover the expenses to date, the Contractor may make claim to the Owner for all work executed and for proven loss with respect to equipment, materials, tools, construction equipment and machinery, including 20% overhead, profit and damages applicable to the property less the Deposit money.

#### **Mediation of Disputes**



The parties shall endeavor to resolve any controversy or claim arising out of or relating to this contract, or the breach thereof, by mediation.

#### **WA State Contract Notice**

Contractors are required by law to be licensed and regulated by the Department of Labor and Industries which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within 10 years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Department of Labor and Industries, P.O. Box 44450, Olympia, WA 98504-4450.

#### **WA State Disclosure Statement – Notice to Customer – RCW18.27.114**

This contractor is registered with the state of Washington, registration # NORTHIB896D3, and has posted with the state a bond or deposit of twelve thousand dollars (\$12,000.00) for the purpose of satisfying claims against the contractor for breach of contract including negligent or improper work in the conduct of the contractor's business.

THIS BOND OR DEPOSIT MIGHT NOT BE SUFFICIENT TO COVER A CLAIM THAT MIGHT ARISE FROM THE WORK DONE UNDER YOUR CONTRACT. This bond or deposit is not for your exclusive use because it covers all work performed by this contractor. The bond or deposit is intended to pay valid claims up to twelve thousand dollars (\$12,000.00) that you and other customers, suppliers, subcontractors, or taxing authorities may have.

FOR GREATER PROTECTION YOU MAY WITHHOLD A PERCENTAGE OF YOUR CONTRACT. You may withhold a contractually defined percentage of your construction contract as retainage for a stated period of time to provide protection to you and help insure that your project will be completed as required by your contract.

YOUR PROPERTY MAY BE LIENED. If a supplier of materials used in your construction project or an employee or subcontractor of your contractor or subcontractors is not paid, your property may be liened to force payment and you could pay twice for the same work.

FOR ADDITIONAL PROTECTION, YOU MAY REQUEST THE CONTRACTOR TO PROVIDE YOU WITH ORIGINAL "LIEN RELEASE" DOCUMENTS FROM EACH SUPPLIER OR SUBCONTRACTOR ON YOUR PROJECT. The contractor is required to provide you with further information about lien release documents if you request it. General information is also available from the state Department of Labor and Industries.

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#### **Acceptance of Proposal**

I have read this document in its entirety and accept the specifications, terms and conditions as set forth. I understand that upon signing this proposal becomes a binding contract. NIB LLC is authorized to perform the work as specified. Payment will be made as outlined above.