



**The Alfred Jones House – 238 E 13th Avenue, Spokane, WA
Special Tax Valuation Application**

Application and Certification of Special Valuation on Improvements to Historic Property

Chapter 84.26 RCW

File With Assessor by October 1

File No: _____

I. Application

County: Spokane

Property Owner: Mark and Candace Rowe Parcel No./Account No: 35203.3321

Mailing Address: 238 E 13th Avenue; Spokane, WA 99202

E-Mail Address: markrowe99@hotmail.com Phone Number: (206) 349-0509

Legal Description: Cooks 1st & 2nd ADD W35FT of LT 4, All LT5 and E1/2 LT 6 BLK 7

Property Address (Location): 238 E 13th Avenue; Spokane, WA 99202

Describe Rehabilitation: The second floor bathroom, two bedrooms and the first floor dining room, sun room and bathroom were not altered. The remainder of the home was completely updated and renovated, including the entire basement. Roofing, electrical, plumbing, air conditioning, floor coverings, lighting, exterior paint.

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

Building Permit No: various Date: various Jurisdiction: Spokane

County/City

Rehabilitation Started: June 15, 2022 Date Completed: November 15, 2023

Actual Cost of Rehabilitation: \$ \$1,380,249.78

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):

Mark Rowe
Candace Rowe

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: \$ _____

Date: _____

Assessor/Deputy

To ask about the availability of this publication in an alternate format for the visually impaired, please call (360) 705-6715.

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

REV 64 0035e (w) (2/9/12)



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Insert Affidavit, Signed and Notarized

Narrative – Alfred Jones House

Alfred Jones House Renovation--Narrative

While the Alfred Jones house was structurally very sound, extensive upgrades and renovation work was required.

The upgrade / renovation work was led by Brian Westmoreland (Authentic Restoration Services) who served as the general contractor on the entire project. We selected Brian because of his depth of experience renovating / upgrading historical homes in the Spokane area.

Exterior Renovation

1. The south-facing exterior was repainted, and areas of excessive rot and sun-damage were repaired and, in some cases, replaced. Damaged beams were replaced. All replacement matched the original woodwork.
2. The gutter system (K gutters) was replaced with period-correct half-round gutters made of galvanized steel, powder-coated such that the color was period correct and matched that of the house. Wood blocks were installed aside soffits for gutter brackets to attach securely thereto.
3. The west-entrance to the basement was rebuilt with a roof / rafter structure that aligned with the historical exterior of the house.
4. A backup gas-powered generator was installed on the east side of the house. This required a general power upgrade to the house.
5. The foundation was repaired where needed.
6. The home's three chimneys were either rebuilt or had tuck-point repair performed. Chimney caps we installed on all three chimneys. Chimney flues were cleaned and re-coated with fireproof masonry.
7. A sump pump and water diversion system were installed in the south-facing "tunnel" entrance to the basement to divert water from an area that historically had leaked significant moisture into the basement.
8. The aging roof was replaced, and a new roof was installed with 50-year GAF shingles.
9. New wood exterior doors with copper screening were constructed and installed in the back door (kitchen) area and the west entrance to the basement.
10. Storm windows were constructed and installed along the basement and sections of the second and third floors.

Interior Renovation—Basement

1. Reading Room
 - a. Carpet and wood flooring was removed and replaced with a water-proof cement floor. Period-correct octagon tiling with daisy-patterned inlay was installed. As a callout to the original roots of the home, a tile patterned inscription "Jones House" was created with the inlaid tile.
 - b. Two original stained-glass doors were removed and reused in the newly constructed bathroom and linen closet.
 - c. A built-in bench and book closet nook were installed.
2. Family Room / Lounge
 - a. The carpet, wood floor and subfloor were removed due to rot. A water-proof cement floor was laid, leveled, and wood-grain porcelain tile installed. Nu-Heat pads were placed between the cement floor and tile for comfortable warmth.

- b. The original radiant heat cast-iron unit was moved to a new location in the room and boiler pipelines adjusted for more efficient heating of the room.
- c. A craftsman detailed bar was built with in-counter sink, cabinet dishwasher and under counter refrigerator / freezer was installed. A locally sourced walnut slab serves as the bar counter.
- d. Quarter sawn white oak box beams were built and installed in the ceiling.
- e. A wide entryway was created between the basement reading room and the family room with quarter-sawn white oak trim.
- f. Updated craftsman-style wall sconces and hanging light fixtures were installed.

3. Bathroom

- a. Framing, dry wall, electrical and plumbing were installed for the new basement bathroom.
- b. Toilet, sink, and large shower were installed. Heavy glass doors on the shower.
- c. Period-correct octagon floor tiling was installed with a Nu-heat heating pad under the tile for warmth / comfort.
- d. To address the plumbing drop from the bathroom to the pipes exiting the house, a pump was installed to emulsify sewage from the family room / bathroom and aid the flow to exit pipes.
- e. Original stained-glass doors were repurposed for the bathroom.
- f. Walls were painted and a hand-painted mural was created by a local Spokane artist.

4. Two Bedrooms

- a. Framing, drywall, electrical were installed for two new bedrooms. The “Blue Dragonfly” room and the “Rose Heron” room.
- b. A heron-themed mural was painted on one wall by a local Spokane artist.
- c. Natural wood closets were installed in the Rose Heron room. The closet opens to a back-wall where the original stone foundation is evident.

5. Music Room, Laundry Room

- a. Two additional rooms were framed, drywalled with updated electrical wiring. Cabinetry and lighting were added.

Interior Renovation—First Floor

1. Kitchen, Butler’s Pantry

- a. The previously existing kitchen and bedroom were demo’d. Framing, electrical, plumbing was installed for an expanded kitchen and a butler’s pantry.
- b. Custom cabinets were built using quarter sawn white oak with a leaded glass panel pattern identical to that in the home’s clinker brick inglenook.
- c. New windows were added, providing improved natural light and views to the west and south sides of the home.
- d. Custom cabinetry was installed in the kitchen and butler’s pantry with a matching marble island and countertop.
- e. Maple counter tops were also installed in the kitchen.
- f. Appliances were updated and an in-wall coffee maker added.
- g. A highlight of the kitchen was the construction of a kitchen nook with custom cabinetry, a wood table featuring a center leg inlaid in a tulip pattern. A quarter-sawn white oak curved arch frames the nook area. A walnut “keystone” block anchors the oak arch—the keystone continues the feel of a sandstone keystone and brick arch framing the front door entrance.

- h. Octagon floor tile with a Nu-Heat pad was laid—the tile floor featuring a colorful inlaid daisy pattern.
- i. A built-in bench was added across from the kitchen's backdoor.

2. Living Room

- a. Wallpaper was removed and the walls were painted. Care was taken to not damage the original trim throughout the living room.
- b. Cracked / damaged leaded glass panes in the built-in cabinets were repaired and replaced.

Interior Renovation—Second Floor

1. Master Bedroom

- a. Wallpaper was removed, taking care to not damage the underlying painted wall coat.
- b. Walls were repainted.
- c. Damaged window sashes were repaired.

2. Master Bathroom

- a. An updated, period correct toilet was installed.
- b. The damaged bathroom mirror and medicine cabinet was replaced with a period correct mirror / cabinet.
- c. The molded shower stall and shower fixtures was removed, and a new shower stall was constructed from the ground up.
- d. Period correct subway tiles were on the shower walls; octagon tiles were laid on the shower floor with period-correct blue square tiles that continued the original bathroom floor border.
- e. New, updated shower fixtures were installed.
- f. Decorative hand glazed Motawi tile inserts were added along the shower wall.

3. Office

- a. Damaged carpet and wood flooring was removed. New fir flooring was installed.
- b. Walls were repainted and existing wood trim was repaired.

4. Artist Studio

- a. The original leaded glass windows were severely weathered due to a southern exposure. We rebuilt and repaired the window frames and hardware. Stripped and repainted each window (interior, exterior), restoring and protecting them for years to come.
- b. Removed damaged carpet and flooring and installed new fir floors.
- c. Repainted the walls.
- d. Added new window coverings and air conditioning vents in the ceiling (see AC upgrades in the Mechanical Upgrade section below.)

5. Hallway

- a. Wallpaper was stripped and the walls painted.

Mechanical Upgrades

- 1. A new water heater was installed.
- 2. A new forced air furnace was installed in the basement (the original existing cast iron radiant heating elements were maintained and are functioning throughout the house.) Heating ducts were constructed and installed.
- 3. The original knob-and-tube electrical wiring was replaced throughout the entire house. This required new wiring to be fed behind-walls to not damage the original wood and molding detail throughout the entire house.

- a. The home's original push-button light switches were repaired and kept in place. New, period correct brass push button light switches were installed in all rooms where they were missing previously.
4. A high-velocity air conditioning system was installed in the attic with output through vents installed in second floor ceilings. Careful engineering was required to ensure that the original detail throughout the second floor was not disturbed.
5. Extensive plumbing was required to update the new kitchen as well as the basement's new bathroom, bedrooms, family room music and laundry rooms and other improvements.
6. Extensive electrical upgrades to accommodate a new external gas-fired generator, an exterior landscaped water feature and exterior lighting system, to meet current code and increase usability.

Spreadsheet of Expenses

The Alfred Jones House

Improvement Category	Type (Invoice, Visa Bill, et)	Date	Documentation	Vendor Name	Description of Improvement / Work Performed	Amount Paid
Exterior						
Roofing	Invoice	7/29/22	Invoice #1099	Stay Dry Solutions	Replace roof with 50 year GAF shingles	\$ 71,938.91
Chimney Repair	Invoice	8/18/23	Sales Order #3415157	Woodland Direct	Replace damaged chimney caps with new chimney caps	\$ 4,759.49
	Invoice	7/24/23	Invoice #3513	Valey Chimney Repair and Cleaning	Replace damaged chimney bricks, tuck point, coat interior with fireproof glazing (three chimneys; five fireplaces)	\$ 4,383.27
Plumbing	Invoice	8/12/23	Customer Work Order	Culligan Water	Replace water softener with new unit	\$ 3,377.91
	Invoice	12/28/22	Invoice #2228	Authentic Restoration Services, Inc.	Basement plumbing repair and pipe preparation for renovation	\$ 2,042.44
Exterior Rebuild, Gutter Installation (period correct curved metal gutters)	Invoice	4/11/23	Invoice #2432	Authentic Restoration Services, Inc.	Exterior construction and paint on side entry, newell post repair and retrofit, electrical wiring to newell post	\$ 4,258.41
	Invoice	5/1/23	Invoice #2441	Authentic Restoration Services, Inc.	Installation of period correct U-shaped gutters and supporting brackets	\$ 12,966.80
	Invoice	6/1/23	Invoice #2454	Authentic Restoration Services, Inc.	Newell posts, rear deck construction, storm window construction and installation	\$ 11,033.49
	Invoice	7/29/23	Invoice #2479	Authentic Restoration Services, Inc.	Period screen door construction, installation, exterior rebuild, repair, reconstruction, paing, foundation masonry repair, millwork to replace damaged exterior details	\$ 32,830.39
	Invoice	8/25/23	Invoice #2490	Authentic Restoration Services, Inc.	Screen doors, exterior carpentry repairs, paint, masonry, custom mill work, storm windows	\$ 32,535.19
	Invoice	11/3/23	Invoice #2515	Authentic Restoration Services, Inc.	Final bill--screen door, east basement entry completion, exterior repair/replacement, custom mill work for exterior detail, storm windows, materials	\$ 18,209.31
Total Exterior Improvements						\$ 198,335.61
Interior						
Kitchen	Invoice	7/26/22	Invoice #2238	Authentic Restoration Services, Inc.	Kitchen appliances, rough-in	\$ 62,971.55
	Invoice	8/7/22	Invoice #180383	Salvaged Designs LLC	Kitchen drawings, tile	\$ 40,102.19
	Invoice	7/15/22	Invoice #2315	Authentic Restoration Services, Inc.	Kitchen island marble slab	\$ 4,951.33
	Invoice	8/10/22	Invoice #2324	Authentic Restoration Services, Inc.	Kitchen demo, tear down, framing, permits and engineering	\$ 9,787.16
	Invoice	8/29/22	Invoice #2332	Authentic Restoration Services, Inc.	Structural framing; installation of 4 window layout, demo and dump fees	\$ 13,841.37
	Invoice	9/27/22	Invoice #2340	Authentic Restoration Services, Inc.	Framing, sub floor improvement, windows construction, insulation, plumbing	\$ 49,467.22
	Invoice	10/26/22	Invoice #2355	Authentic Restoration Services, Inc.	Window construction, drywall, cabinet painting and installation	\$ 45,248.63
	Invoice	11/1/22	Invoice #180406	Salvaged Designs LLC	Final kitchen nook design, countertop marble slab	\$ 8,379.14
	Invoice	11/2/22	Invoice #2360	Authentic Restoration Services, Inc.	Cabinetry, plumbing, dry wall, cabinet installation	\$ 51,069.32
	Invoice	11/29/22	Invoice #2364	Authentic Restoration Services, Inc.	Kitchen island, butler's pantry stone countertop, backsplash tiling; floor tiling	\$ 35,665.28
	Invoice	12/27/22	Invoice #2375	Authentic Restoration Services, Inc.	Cabinet installation, paint, trim, door and window casing, headers	\$ 15,154.99
	Invoice	1/2/23	Invoice #180415	Salvaged Designs LLC	Backsplash and floor tile	\$ 848.45
	Invoice	1/23/22	Invoice #2384	Authentic Restoration Services, Inc.	Electrical rough in; materials, cabinetry, kitchen nook construction	\$ 24,624.91
	Invoice	2/7/23	Invoice #2399	Authentic Restoration Services, Inc.	Window construction; kitchen nook construction; cabinetry install	\$ 11,585.48
	Invoice	3/20/23	Invoice #2414	Authentic Restoration Services, Inc.	Window construction; kitchen nook construction; cabinetry install, painting	\$ 6,399.07
	Invoice	4/11/23	Invoice #2433	Authentic Restoration Services, Inc.	Window installation, window sashes, kitchen nook construction	\$ 7,259.31
	Invoice	5/15/23	Invoice #2448	Authentic Restoration Services, Inc.	Kitchen nook construction, finishing, final cabinetry, final window construction and installation	\$ 12,018.93
Basement	Invoice	7/4/22	Invoice #2243	Authentic Restoration Services, Inc.	Demo and framing	\$ 20,632.97
	Invoice	7/22/22	Invoice #2246	Authentic Restoration Services, Inc.	Demo, framing, plumbing rough-in, stone work, floor tile materials	\$ 15,386.91

Improvement Category	Type (Invoice, Visa Bill, et)	Date	Documentation	Vendor Name	Description of Improvement / Work Performed	Amount Paid
	Invoice	8/25/22	Invoice #2262	Authentic Restoration Services, Inc.	Demo, concrete floor removal and rough in, electrical wiring; boiler pipe re-routing, replacement	\$ 40,576.48
	Invoice	7/14/22	Invoice #2271	Authentic Restoration Services, Inc.	New gas lines, install basement forced air furnace and ducts, basement bathroom rough in, framing	\$ 40,795.54
	Invoice	7/4/22	Invoice #2275	Authentic Restoration Services, Inc.	Pipe insulation, framing new electrical wiring, electrical panel service upgrade	\$ 37,448.37
	Invoice	8/23/22	Invoice #2285	Authentic Restoration Services, Inc.	Drywall, plaster, tile flooring, bathroom labor on walls, floor, shower	\$ 38,132.93
	Invoice	8/9/22	Invoice #2291	Authentic Restoration Services, Inc.	Drywall, plaster, tile flooring, bathroom labor on walls, floor, shower, bedroom cabinetry, interior paint, box beam ceiling construction	\$ 66,104.00
	Invoice	8/22/22	Invoice #2300	Authentic Restoration Services, Inc.	Carpentry to trim out each room; floor leveling; interior paint work	\$ 22,208.03
	Invoice	7/15/22	Invoice #2316	Authentic Restoration Services, Inc.	Carpentry trim out; tile installation; Bar construction, box beam construction	\$ 16,206.70
	Invoice	8/2/22	Invoice #2321	Authentic Restoration Services, Inc.	Interior paint, carpentry trim out, oak materials, reposition radiator heater element	\$ 30,995.96
	Invoice	8/10/22	Invoice #2323	Authentic Restoration Services, Inc.	Boiler pipe retrofitting, large radiator repositioning, prep and install box beams	\$ 18,535.06
	Invoice	8/29/22	Invoice #2333	Authentic Restoration Services, Inc.	Box beam ceilings, floor tile, oak materials, supplies	\$ 15,278.90
	Invoice	9/1/22	Invoice #2337	Authentic Restoration Services, Inc.	Cabinetry and installation	\$ 7,472.50
	Invoice	9/27/22	Invoice #2344	Authentic Restoration Services, Inc.	Interior paint, carpentry trim, new doors	\$ 8,645.11
	Invoice	11/2/22	Invoice #2362	Authentic Restoration Services, Inc.	Side entry roof construction and repair; plumbing rough in addressing inspector comments	\$ 7,763.53
	Invoice	11/20/22	Invoice #2365	Authentic Restoration Services, Inc.	Basement west side entry roof rebuild; tunnel sump pump installation; carpentry trim materials	\$ 19,905.36
	Invoice	12/27/22	Invoice #2376	Authentic Restoration Services, Inc.	Basement bathroom walls, floor, shower, trim out plumbing	\$ 15,637.01
	Invoice	1/23/23	Invoice #2383	Authentic Restoration Services, Inc.	Cabinetry, electrical wiring for new furnace, bathroom finish and trim, electrical for backup generator.	\$ 26,680.80
	Invoice	2/7/23	Invoice #2401	Authentic Restoration Services, Inc.	Cabinetry, interior paint for walls, Bathroom labor	\$ 8,473.06
	Invoice	3/20/23	Invoice #2423	Authentic Restoration Services, Inc.	Bathroom construction, electrical finish, boiler pipe repositioning, interior painting	\$ 11,310.71
	Invoice	4/10/23	Invoice #2435	Authentic Restoration Services, Inc.	Cabinetry, paint, corbell repair and installation, support added to basement's original safe shelving	\$ 9,127.67
	Invoice	7/5/23	Invoice #2449	Authentic Restoration Services, Inc.	Final billing--carpentry, cabinets and installation, sump pump, interior paint	\$ 12,577.51
Master Bedroom, Bathroom, Office, Art Studio	Invoice	7/15/22	Invoice #2314	Authentic Restoration Services, Inc.	Interior painting, wall paper removal, window repair	\$ 6,808.99
	Invoice	8/2/22	Invoice #2322	Authentic Restoration Services, Inc.	Interior painting, wall paper removal	\$ 4,851.56
	Invoice	8/10/22	Invoice #2325	Authentic Restoration Services, Inc.	Interior painting, molding repairs, paint, primer, supplies	\$ 6,576.23
	Invoice	8/29/22	Invoice #2335	Authentic Restoration Services, Inc.	Wall trim, interior painting, molding repairs, paint, primer, supplies	\$ 5,653.01
	Invoice	9/27/22	Invoice #2341	Authentic Restoration Services, Inc.	Interior painting, wall paper removal, materials, wall trim	\$ 7,152.04
	Invoice	11/2/22	Invoice #2361	Authentic Restoration Services, Inc.	New office wood flooring; Art Studio wood flooring, materials	\$ 8,800.68
	Invoice	11/29/22	Invoice #2366	Authentic Restoration Services, Inc.	New office and art studio wood flooring; carpet removal, paint removal, new flooring	\$ 7,455.24
	Invoice	12/27/22	Invoice #2378	Authentic Restoration Services, Inc.	Master bathroom shower rebuild, paint, toilet replacement (period correct), installation	\$ 9,476.79
	Invoice	1/23/23	Invoice #2382	Authentic Restoration Services, Inc.	Wall trim, repair, art studio window restoration, wall painting	\$ 9,461.49
	Invoice	2/7/23	Invoice #2400	Authentic Restoration Services, Inc.	Wallpaper removal, trim, electrical outlets	\$ 3,917.42
	Invoice	2/27/23	Invoice #2410	Authentic Restoration Services, Inc.	Art studio window repair, hardware retrofitting, paint, window sash repairs	\$ 6,836.77
	Invoice	3/6/23	Invoice #2411	Authentic Restoration Services, Inc.	Master bathroom shower rebuild, tile, plumbing	\$ 11,278.55
	Invoice	3/20/23	Invoice #2424	Authentic Restoration Services, Inc.	Master bedroom trim, repair, paint, debris removal, crown materials	\$ 3,436.86
	Invoice	4/10/23	Invoice #2434	Authentic Restoration Services, Inc.	Stairway window, stair tread to second floor, masonry and paint work	\$ 3,115.96
	Invoice	4/11/23	Invoice #2431	Authentic Restoration Services, Inc.	Master bathroom--shower buildout, tile installation	\$ 16,160.12

Improvement Category	Type (Invoice, Visa Bill, et)	Date	Documentation	Vendor Name	Description of Improvement / Work Performed	Amount Paid
	Invoice	5/15/23	Invoice #2445	Authentic Restoration Services, Inc.	Final master bathroom bill--plumbing rough in, tile and shower stall build up and construction, shower doors	\$ 16,570.86
	Invoice	6/5/23	Invoice #2455	Authentic Restoration Services, Inc.	Art studio window repair, period hardware, paint, exterior sash, paint	\$ 10,217.58
	Invoice	8/15/23	Invoice #2484	Authentic Restoration Services, Inc.	Final billing--windows, art studio, west entry basement restoration	\$ 5,169.01
Plumbing	Invoice	8/22/22	Invoice #180382	Salvaged Designs LLC	Design work and plumbing fixtures	\$ 11,119.34
Electrical	Invoice	7/21/22	Invoice #2245	Authentic Restoration Services, Inc.	Electrical re-wiring, knob and tube wiring replacement	\$ 24,418.73
	Invoice	8/23/22	Invoice #2261	Authentic Restoration Services, Inc.	Electrical re-wiring, knob and tube wiring replacement	\$ 19,894.41
	Invoice	9/4/22	Invoice #2276	Authentic Restoration Services, Inc.	Electrical re-wiring, knob and tube wiring replacement	\$ 15,879.56
	Invoice	10/9/22	Invoice 2293	Authentic Restoration Services, Inc.	Electrical re-wiring, knob and tube wiring replacement	\$ 10,397.68
Air Conditioning (installed in attic)	Proposal / Invoice	8/8/22	Proposal / Invoice	Holliday Heating and Air Conditioning	AC unit installed in attic, air runs through ceiling so as to not damage period detailing in walls	\$ 35,952.56
	Invoice	10/25/22	Invoice #393367	Holliday Heating and Air Conditioning	AC unit replacement for carriage house	\$ 9,184.34
Total Interior Improvements						\$ 1,159,055.22
General						
Architectural Drawings	Invoice	7/3/22	Invoice #180373	Salvaged Designs LLC	Interior design walk through and initial plans for kitchen, basement	\$ 2,077.81
	Invoice	7/17/22	Invoice #180376	Salvaged Designs LLC	Kitchen Design consulting, drawings, floor plans	\$ 9,455.90
	Invoice	4/24/22	Invoice #180381	Salvaged Designs LLC	Jobsite drawings and binder, final construction drawings	\$ 3,137.84
	Invoice	8/2/22	Invoice #180393	Salvaged Designs LLC	Drawing updates; job site binder updates, revised kitchen, reading room floor layouts	\$ 8,187.40
Total General						\$ 22,858.95
Total Exterior + Interior + General Improvements						\$ 1,380,249.78

Final amount after removal of appliances in the amount of \$36,825 and one design plan outside of the 2-year window in the amount of \$3,138 - **\$1,340,286.78**

The Alfred Jones House Before Photos

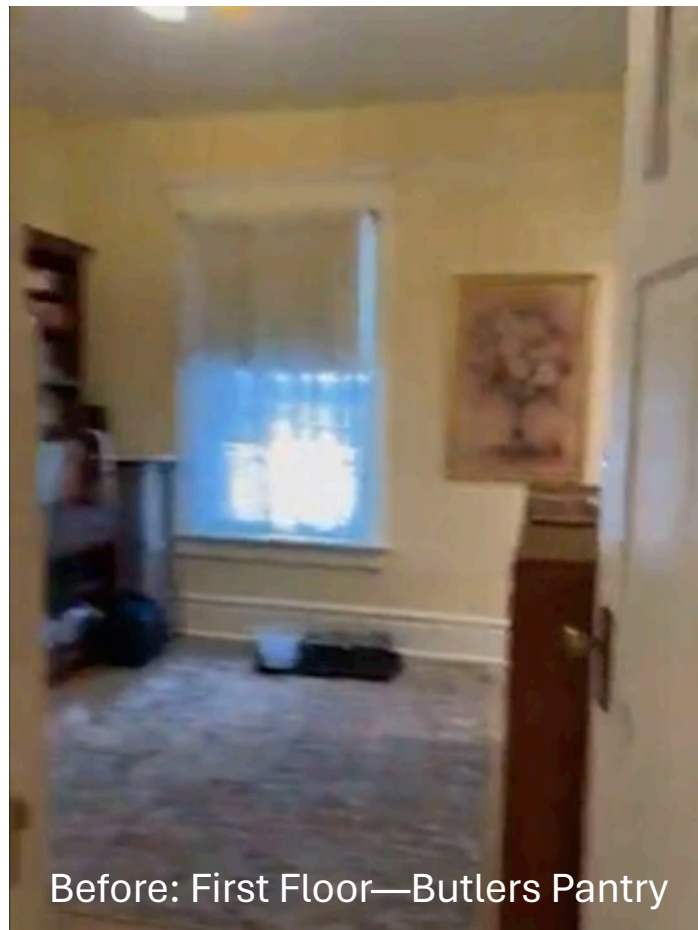


Before: Basement—Reading Room



Before: Basement--Family Room





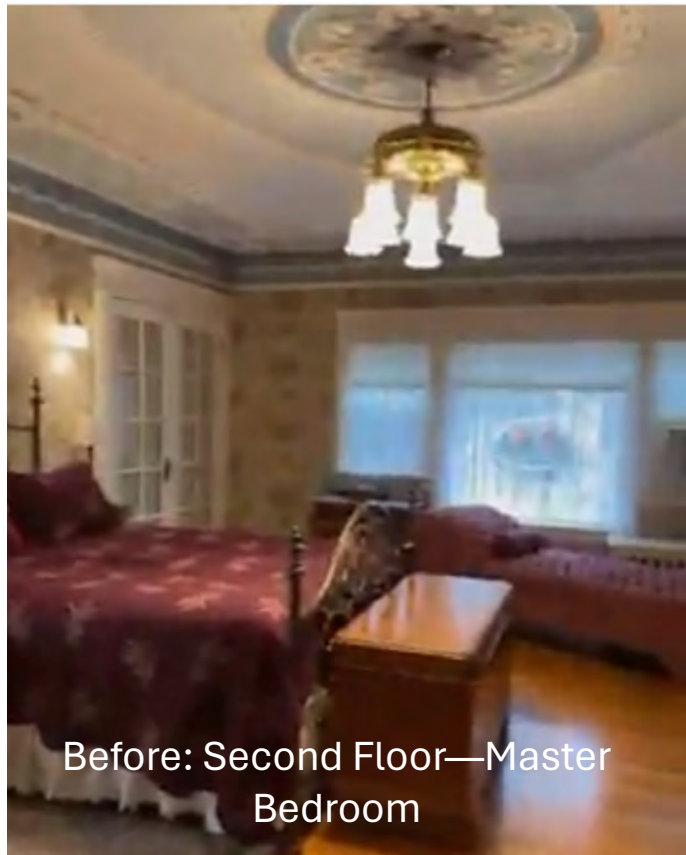
Before: First Floor—Butlers Pantry



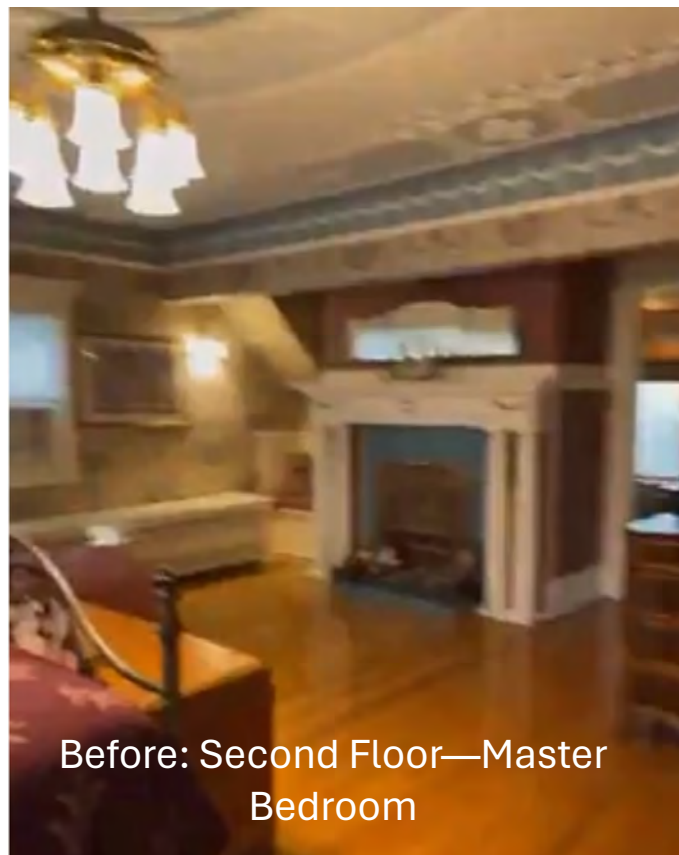
Before: First Floor--Kitchen



Before: First Floor—Living Room



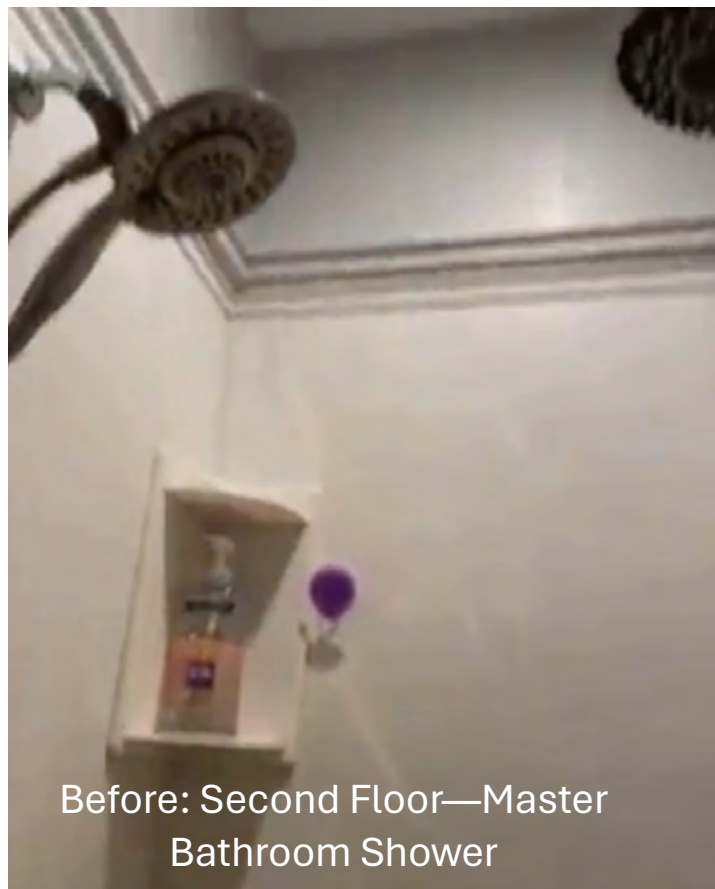
Before: Second Floor—Master
Bedroom



Before: Second Floor—Master
Bedroom



Before: Second Floor—Master
Bathroom



Before: Second Floor—Master
Bathroom Shower



Before: Second Floor—Art Studio

The Alfred Jones House

After Photos

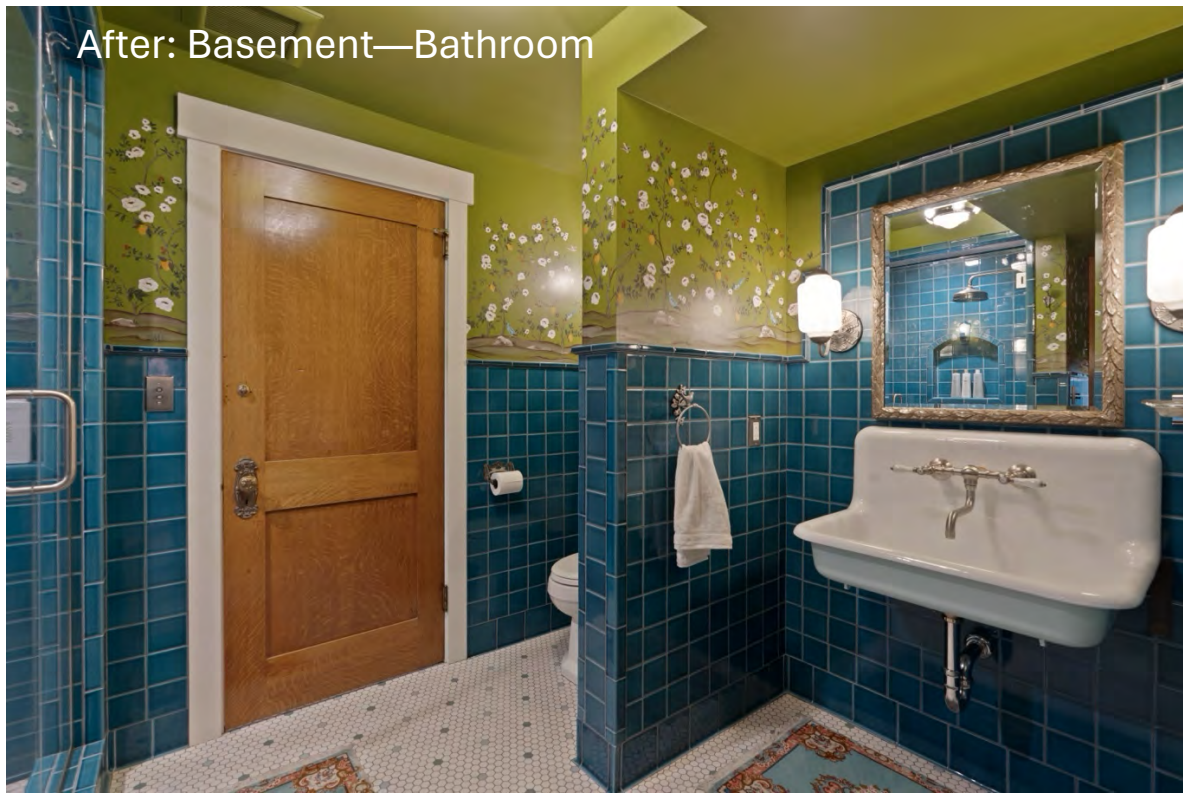


After: Basement—Family Room



After: Basement—Family Room





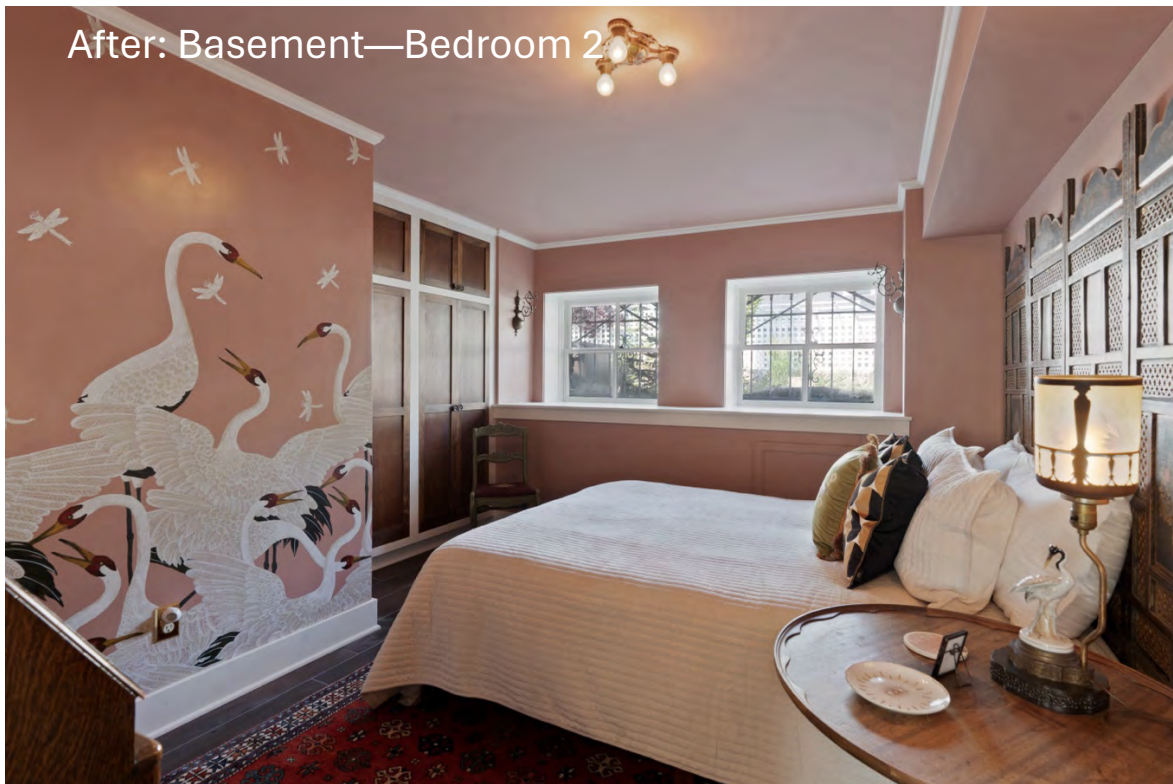
After: Basement—Bedroom 1



After: Basement—Bedroom 1



After: Basement—Bedroom 2



After: Basement—Bedroom 2





After: First Floor—Kitchen



After: First Floor Kitchen Nook



After: First Floor
Kitchen Cabinet

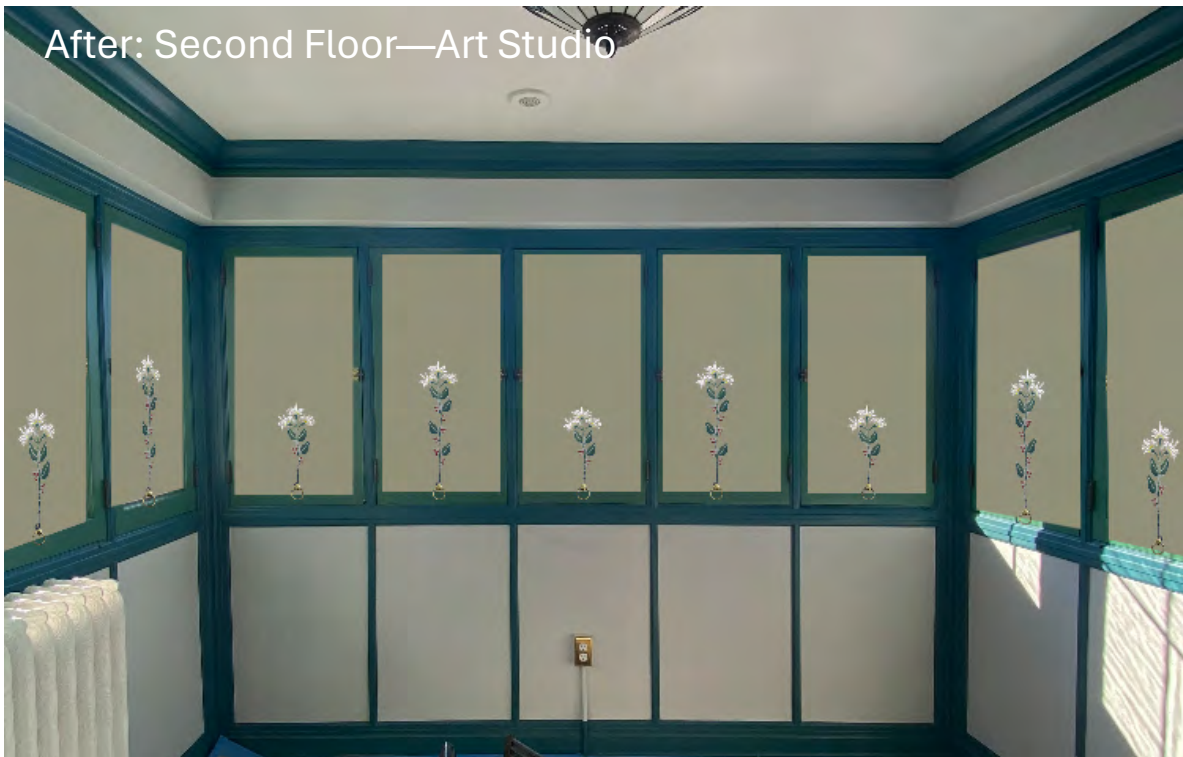


After: First Floor Butlers Pantry



After: First Floor Living Room

After: Second Floor—Art Studio



After: Second Floor—Master
Bathroom Shower



After: Second Floor—Master
Bathroom Shower



After: Second Floor—Master
Bathroom Shower—Motawi Tile



After: Second Floor—Master
Bedroom



After: Second Floor—Office

After: Exterior Generator



After: West Basement Entry



After: Period Correct U-Shaped
Gutters around House Perimeter



The Alfred Jones House Invoices

INVOICE

Stay Dry Solutions LLC
1312 N Monroe St.,
Suite 100
Spokane , WA 99201
(509) 822-8712

Sales Representative
Jeremy F



Mark and Candace
238 e 13th
Spokane, WA 99202

Invoice #	1099
Date	7/29/2022
Amount Due	\$71,938.91
Due Date	Due on Receipt

Item	Description	Qty	Price	Amount
Roofing Service-Retail Taxable WA	GAF 50 Year	1.00	\$52,999.00	\$52,999.00
Roofing Service-Retail Taxable WA	GAF 50 Year	1.00	\$13,000.00	\$13,000.00

Sub Total	\$65,999.00
3210 Spokane City (9.0000 %)	\$5,939.91
Total	\$71,938.91
Amount Paid	\$0.00
Balance Due	\$71,938.91

[Make a payment >](#)

Verified secure

SPECIAL INSTRUCTIONS

CUSTOMER ORDER

DS
DS MCR
BR

Culligan dealerships are independently operated.



Sales Order

#3415157

8/18/2023

Woodland Direct, Inc.
2025 Taylor Road
Auburn Hills MI 48326
United States

Bill To

Shawn Hagen
Valley Chimney Repair and Cleaning
10405 e augusta ave
spokane valley WA 99206
United States

Ship To

Shawn Hagen
238 E. 13th Ave
Spokane WA 99202
United States

Terms:

PO#:

Quantity	Item	Options	Availability	Rate	Amount
1	9985202 CHIMNEY #1: Furnace Chimney Shroud Type: #52 (The Venetian) Material: Kynar Color: Gray Fit Type: Top Mount Length: 19 Width: 18 1/2		Custom Made	\$1,000.42	\$1,000.42
1	9985202 CHIMNEY #2: Living Room Shroud Type: #52 (The Venetian) Material: Kynar Color: Gray Fit Type: Top Mount Length: 43 Width: 28		Custom Made	\$1,839.00	\$1,839.00
1	9985202 FIREPLACE #3: Bed Room Shroud Type: #52 (The Venetian) Material: Kynar Color: Gray Fit Type: Top Mount Length: 40 1/2 Width: 27		Custom Made	\$1,765.35	\$1,765.35
	Subtotal				\$4,604.77
	Promotion			-5%	\$-230.24
				Subtotal	\$4,374.53
				Tax	\$384.96
				Shipping Cost	\$0.00
				Discount	
				Total	\$4,759.49

markrowe99@hotmail.com

INVOICE



Bill To

Candace Rowe
238 E. 13th Ave
Spokane, Wa 99202
(408) 332-1537

Valley Chimney Repair And Cleaning

2101 E. 6th Ave
Spokane , WA. 99202
Phone: (509) 822-8410
Email: info@valleychimneyrepair.com
Web: www.valleychimneyrepair.com

Payment terms Due upon receipt
Invoice # 3513
Date 07/24/2023
Business / Tax # VALLECR833QA

Description	Total
Brick Chimney Repairs	\$2,219.73
Tuck point all of the bad mortar joints on the chimneys from the roofline up. Replace the missing and broken bricks. Install the correct counter flashing on each chimney. Install a concrete crown on each chimney. Seal the chimneys to prevent future water damage. Install refractory coating inside each chimney.	
Livingroom Fireplace	\$947.38
Replace the floor with high temp concrete. Tuckpoint the firebrick with refractory mortar. Repair the smoke chamber with refractory mortar. Repair the internal damper. Clean fireplace and flue.	
Den/Office fireplace	\$715.94
Remove the fake insert. Resurface the floor with high temp concrete, tuckpoint the firebrick with refractory mortar. Repair the smoke chamber with refractory mortar. Clean fireplace and flue.	
Bedroom Gas Fireplace	\$141.99
Clean the flue and gas fireplace.	
10 Year Warranty	\$0.00
Warranty for masonry repairs	

Subtotal	\$4,025.04
Sales Tax	\$358.23
Total	\$4,383.27

Payment Summary

05/03/2021 - Credit Card or PayPal	\$1,314.98
08/23/2021 - Credit Card or PayPal	\$2,000.00
10/17/2021 - Credit Card or PayPal	\$1,068.29
Paid Total	\$4,383.27
Remaining Amount	\$0.00

Payment Schedule

Deposit (30%)	\$1,314.98
2nd Payment (45.63%)	\$2,000.00
Final Payment (24.37%)	\$1,068.29

Notes:

Once all of the repairs are made, each fireplace and chimney will be structurally sound and certified safe too use.

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
12/28/2022	2228

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99223

P.O. No.	Terms	Project
		Misc Projects

Description	Amount
Rowe residence-costs associated with completion of several small projects at the residence. Project Invoice for costs through end Dec 2022. Invoice #2228 1) Electrical work related to landscaping. Per the needs of the landscape company we provided labor and materials for elements of landscape electrical needs. 2) Sewer clean out and camera work. 3) Plumbing service call-shower drain clean out. 4) Overhead-at minimum rates. Cost to cover items such as administrative, clerical, insurance, office expense. Thank you, Brian Westmoreland Authentic Restoration Services, Inc. (509) 270-7030	915.30T 688.50T 145.00T 125.00T
	Subtotal \$1,873.80
	Sales Tax (9.0%) \$168.64
	Total \$2,042.44
	Payments/Credits \$0.00
	Balance Due \$2,042.44



INVOICE

Salvaged Designs LLC
PO Box 10277
Spokane, Washington 99209
United States

BILL TO
Mark & Candace Rowe
238 East 13th Avenue
Spokane, Washington 99202
United States

206-349-0509
markrowe99@hotmail.com

Invoice Number: 180373

Invoice Date: July 3, 2022

Payment Due: August 2, 2022

Amount Due (USD): \$2,077.81

Service	Quantity	Price	Amount
Interior Design Consulting Initial walk-thru/measure for kitchen and basement remodels; Initial floors plans; Updated basement floor plan and kitchen/butlers layout; Kitchen Elevations; Design Meeting	15.25	\$125.00	\$1,906.25

Subtotal: \$1,906.25
WA 2021 9%: \$171.56

Total: \$2,077.81

Amount Due (USD): \$2,077.81

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

Date	Invoice #
7/26/2022	2238

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99223

P.O. No.	Terms	Project
		Kitchen Appliances.

Page 1

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

Date	Invoice #
7/26/2022	2238

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99223

P.O. No.	Terms	Project
		Kitchen Appliances.

Page 2

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
7/4/2022	2243

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99223

P.O. No.	Terms	Project
		Basement Project

Description	Amount
Rowe Basement project-revised 1-10-21 and more focused on plans received from S. Peters on 1-10-21 NOTE-this invoice is for work completed and or set to be completed by approx 7-11-22. 1) Adjusted to reflect total hours as of 7-24-22 and estimate of balance of demo needs. Site prep, project prep, demolition-based on floor plan. This items covers site demolition of elements being changed, moved, or eliminated. Demo and haul out of plaster, drywall, flooring, framing (as required to alter the floor plan). This covers haul out site pick-up also. Additional demo will occur after 7-4-22. 1b) Dump fees-Dump charges are billed at actual. So this is an allowance for dump fees, truck/driver time. 2) Abatement-cost for professional removal of asbestos wrap on boiler pipes in the basement. Hard quote being developed. NOTE-preliminary demolition will need to be completed to fully expose those pipes now hidden by ceiling and wall coverings. BID COST BASED ON KNOWN FOOTAGE OF WRAPPED PIPE AT 225 TOTAL. 3) Framing-budget item for reconfiguration of the space to the plan. NOTE-formal structural engineering may be required. Temp support wall will be built, post based replaced to current code (24" by 24" by 24"). Much discovery to be done here. 3B) Framing and post/post base materials. Reuse of old salvage stock is possible. Framing stock, header and post stock, fasteners, brackets, etc 3c) Framing repair at 'discovered' rot places. Sill plate at north end of lounge, guest bedroom NE corner of basement. 23) Overhead charge-I've computed this using the large product rates in conjunction with the upstairs and exterior project. Covers all project development, project oversight and management. Permit issues as well as administrative, clerical, insurance, office expense.	7,000.00T 825.00T 4,096.83T 4,042.50T 1,035.00T 600.00T 1,330.00T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

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

Date	Invoice #
7/4/2022	2243

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99223

P.O. No.	Terms	Project
		Basement Project

Page 2

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
7/22/2022	2246

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
Rowe Basement project-Progress Invoice #2246	
1) 5% Site prep, project prep, demolition-based on floor plan. This items covers site demolition of elements being changed, moved, or eliminated. Demo and haul out of plaster, drywall, flooring, framing (as required to alter the floor plan). This covers haul out site pick-up also. 85% COMPLETE	1,102.50T
1b) Dump fees-Dump charges are billed at actual. So this is an allowance for dump fees, truck/driver time.	412.50T
3B) Framing and post/post base materials. Reuse of old salvage stock is possible. Framing stock, header and post stock, fasteners, brackets, etc	3,850.00T
5) Plumbing-rough budget-this entails numerous elements-all rough in work for the new bathroom, rough in for the bar sink, hiding or 'burying' all plumbing pipes-except the main drain in the ceiling- it will be wrapped with a soffitt., removal of two water heaters, plumbing in of new 75 gallon (natural vent) water heater, moving of the soft water unit. removal of unneeded water supply lines and drains, relocated (best efforts) of drain from garage/apartment.	1,467.30T
5b) Plumbing materials-New water heater, all rough in materials, drains, supplies and vents, rough in materials for new bathroom, injector pump (main), injector pump (bar sink), "Insta-hot" unit for bar sink. Misc rough in materials. .	1,060.08T
11) Stone work-all exposed rock work will be services, joints clean out, and then tuck pointed. Missing rock will be reset. Total amount of rock is unknown until demo phase is completed. NOTE-excess stone work budget can be used toward exterior stone repair-not fully known as of 7-18-22.	1,225.00T
16b) Firm-5% due to soft shipping quotes, based on approx \$8/s.f. Tile floors-materials-as of 7-15-22 we have approx 1400 s.f. of tile to install. This is combination of 'plank' look tile (as sourced from Home Depot), some with mosaic design details. Tile, install needs, grout.	4,999.05T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

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

Date	Invoice #
7/22/2022	2246

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Page 2

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

Date	Invoice #
7/21/2022	2245

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
Rowe residence-General interior and exterior projects- Progress Billing-Invoice #2245 1) Quote- Electrical-house rewire based on survey to be scheduled. Note much of the work noted in item 1b below would be done as part of any rewire project. I cannot venture a guess as to the status of the current wiring system in terms of percentage of knob and tube wiring remaining. Range could be \$1000 to \$50,000 or more. I've used a mid point so this overall job total has some \$\$ cost included. Includes smoke detectors-as/if required-adjusted to actual 27) Overhead charge-note my overhead charge is based on project size and complexity. My estimate program can only add a charge based on the job estimate total. I'll adjust this to reflect any actual job ARS Inc may do for you. Thank you, very much. Brian Westmoreland ARS Inc.	20,757.50T 1,645.00T
	Subtotal \$22,402.50 Sales Tax (9.0%) \$2,016.23 Total \$24,418.73 Payments/Credits \$0.00 Balance Due \$24,418.73



INVOICE

Salvaged Designs LLC
PO Box 10277
Spokane, Washington 99209
United States

BILL TO
Mark & Candace Rowe
238 East 13th Avenue
Spokane, Washington 99202
United States

206-349-0509
markrowe99@hotmail.com

Invoice Number: 180376

Invoice Date: July 2, 2022

Payment Due: July 17, 2022

Amount Due (USD): \$0.00

Service	Quantity	Price	Amount
Interior Design Consulting Kitchen: Final Floor Plan, 3D Model, Backsplash Tile Layout; Basement: 3D Model for Bar; Architectural Documents: Framing Plan, Elevations/Sections, Cabinetry Details, Finish Flooring Plan, Electrical Plan, Plan Review/Material Selection Meetings	66.75	\$125.00	\$8,343.75
Project Management Project Walk-thru; Weekly Project Meeting	1.5	\$55.00	\$82.50
Tile Materials Kitchen Art Tile: Motawi, Peacock Feather 4x8, Tapestry 6x6, Atomic Anemone 4x4, Misc. Size/Color Options	1	\$175.28	\$175.28
Freight/Delivery Motawi Tileworks	1	\$45.00	\$45.00
Prints Standard Digital: Job-site prints/review documents	1	\$32.31	\$32.31
Subtotal:			\$8,678.84
WA 2021 9%:			\$777.06
No-Tax 0%:			\$0.00
Total:			\$9,455.90
Payment on August 4, 2022 using a			\$9,455.90
check:			
Amount Due (USD):			\$0.00

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
8/23/2022	2261

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
Rowe residence-General interior and exterior projects- Progress Invoice #2261 8-23-22	
Electrical related-knob and tube work-	
1) Quote- Electrical-house rewire based on survey to be scheduled. Note much of the work noted in item 1b below would be done as part of any rewire project. I cannot venture a guess as to the status of the current wiring system in terms of percentage of knob and tube wiring remaining. Range could be \$1000 to \$50,000 or more. I've used a mid point so this overall job total has some \$\$ cost included. Includes smoke detectors-as/if required-adjusted to actual	10,378.75T
1c) Quote-ADD-Electrical extras to knob and tube project-based on site discussions with Steve from Voltric and the Rowe. These additional high-voltage locations additions total 21. This item accounts for labor and materials to install.	5,296.50T
1c-2) Estimate-Wall/trim repair post electrical-I'm including a budget for post re-wire repairs. I simply cannot guess if this is sufficient. But felt it time to properly recognize the potential need, and apply a simple budget for time. Labor to drill holes for 2nd floor A/C ducts-size and location TBD.	277.50T
5-1) ADDED ITEM-opening up the attic access for the needs of installing the a/c unit. NOTE-this will be adjusted to actual. The carpentry is one element, post alteration we will have plaster and paint work. I'll try to cover those elements in their own respective budgets elsewhere in this estimate. 1/16-30/85	1,147.50T
27) Overhead charge-note my overhead charge is based on project size and complexity. My estimate program can only add a charge based on the job estimate total. I'll adjust this to reflect any actual job ARS Inc may do for you.	1,151.50T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

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

Date	Invoice #
8/23/2022	2261

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Page 2

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
8/25/2022	2262

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
Rowe Basement Progress Invoice #2262 8-25-23	
1) 5% +/-Adjusted to reflect total hours as of 8-24-22 and estimate of balance of demo needs. Site prep, project prep, demolition-based on floor plan. This items covers site demolition of elements being changed, moved, or eliminated. Demo and haul out of plaster, drywall, flooring, framing (as required to alter the floor plan). This covers haul out site pick-up also.	918.75T
1b) Estimate- Dump fees-Dump charges are billed at actual. So this is an allowance for dump fees, truck/driver time.	412.50T
3) 5% +/- Depends on needs of Lounge room-if any. Framing-budget item for reconfiguration of the space to the plan. NOTE-formal structural engineering may be required. Temp support wall will be built.	4,455.00T
3B) 5% +/- Framing and post/post base materials. Reuse of old salvage stock is possible. Framing stock, header and post stock, fasteners, brackets, etc	330.00T
3c) Estimate-this is likely on the high side but I'll maintain this budget item until all rot is removed. Framing repair at 'discovered' rot places. Sill plate at north end of lounge, guest bedroom NE corner of basement.	450.03T
4) 5% +/-Concrete floor removal-as needed-demo, break up and haul out of approx 250 s.f. of concrete floor. For issues related to plumbing, old and new, as well as adding cast iron radiators if that is the choice.	1,050.00T
4b) High variability-so I've estimated high here -Concrete work-labor to form and pour footing, support elements. **Deal with the wet spot in the lounge, create sump.	1,720.50T
4c) Billed at actual plus 15%. Concrete related materials-concrete, rebar, footing elements-as needed for footings.	149.50T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
8/25/2022	2262

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
4d) 10% +/- Concrete floor-labor to form and pour 'step' around perimeter of lounge, to lay and finish a new concrete over voids, repairs, chases cut for plumbing and heat pipes. Pre-level floor-for tile prior to heated floor work.	634.38T
5) 5% +/- Plumbing-rough budget-this entails numerous elements-all rough in work for the new bathroom, rough in for the bar sink, hiding or 'burying' all plumbing pipes-except the main drain in the ceiling- it will be wrapped with a soffitt., removal of two water heaters, plumbing in of new 75 gallon (natural vent) water heater, moving of the soft water unit. removal of unneeded water supply lines and drains, relocated (best efforts) of drain from garage/apartment.	1,956.40T
5b) Estimate- 10%+/- Plumbing materials-New water heater, all rough in materials, drains, supplies and vents, rough in materials for new bathroom, injector pump (main), injector pump (bar sink), "Insta-hot" unit for bar sink. Misc rough in materials. .	4,240.32T
6) Firm-subject to first basement floor plan-Electrical-wiring of new space for switches, outlets, and lighting. Budget estimate at this point until usage and lighting design is finalized. Wiring of heated floor circuits. Wiring for new furnace.	6,000.00T
ADDITION-6-a) added labor due to final electrical plan NOTED on 7-20-22 APPROVED MY EMAIL 3-24	1,781.25T
6-1) FULL CREDIT-reduction of electrical cost-as a knob and tube offset.	-1,012.50T
6c) FIRM Electrical-wiring required for new a/c unit-supply high voltage switching, for attic mounted unit and roof mounted unit.	540.00T
6d) Estimate- Electrical materials-wire, fasteners, general rough in elements.	1,150.00T
ADDITION 6d-1) Materials adds related to item 6-a above. APPROVED BY EMAIL 7-24-22	500.00T

	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
8/25/2022	2262

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
8b) Estimate-goal is 'hiding' the boiler pipes. As the system has a pump we feel in the bedrooms, hall, bathroom and common area the pipes can be re-routed into the floor space. This item is difficult to get into any narrow margin of error as it is very difficult to determine the condition of the pipes where unions we will be made with new piping, and subject to other infrastructure in needed spaces that might mean a more circuitous route.	8,625.00T
11) Firm -Stone work-all exposed rock work will be services, joints clean out, and then tuck pointed. Missing rock will be reset. Total amount of rock is unknown until demo phase is completed. NOTE-excess stone work budget can be used toward exterior stone repair-not fully known as of 7-18-22.	1,225.00T
24) Overhead charge-I've computed this using the large product rates in conjunction with the upstairs and exterior project. Covers all project development, project oversight and management. Permit issues as well as administrative, clerical, insurance, office expense.	2,100.00T
Thank you, Brian Westmoreland ARS Inc. (509) 270-7030	
	Subtotal \$37,226.13
	Sales Tax (9.0%) \$3,350.35
	Total \$40,576.48
	Payments/Credits \$0.00
	Balance Due \$40,576.48



INVOICE

Salvaged Designs LLC
PO Box 10277
Spokane, Washington 99209
United States

BILL TO
Mark & Candace Rowe
238 East 13th Avenue
Spokane, Washington 99202
United States

206-349-0509
markrowe99@hotmail.com

Invoice Number: 180381

Invoice Date: July 9, 2022

Payment Due: July 24, 2022

Amount Due (USD): \$0.00

Service	Quantity	Price	Amount
Interior Design Consulting Basement Jobsite Binder; Kitchen Gas-line Location; Motawi Tile Final Design; Electrical Plan to Voltric; Final Basement Construction Drawings; Final Drawing Updates; Basement Door Selection/Drawing Updates for Doors; Electrical Updates per meeting; Bar Slab Selection; Tile Samples, Kitchen Cabinet Drawings	20.5	\$125.00	\$2,562.50
Project Management 2 Monday Meetings; Project Walk-thru's	2.75	\$55.00	\$151.25
Prints Standard Digital - Full Sized Architecturals for Basement Project; Basement Binder Materials	1	\$165.00	\$165.00
Subtotal:			\$2,878.75
WA 2021 9%:			\$259.09
Total:			\$3,137.84
Payment on July 22, 2022 using a check:			\$3,137.84
Amount Due (USD):			\$0.00

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
7/14/2022	2271

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
Rowe Basement-Progress invoice- #2271 7-14-22	
1b) Estimate- Dump fees-Dump charges are billed at actual. So this is an allowance for dump fees, truck/driver time.	412.50T
2) Quote-Abatement-cost for professional removal of asbestos wrap on boiler pipes in the basement. Hard quote being developed. NOTE-preliminary demolition will need to be completed to fully expose those pipes now hidden by ceiling and wall coverings. BID COST BASED ON KNOWN FOOTAGE OF WRAPPED PIPE AT 225 TOTAL. COMPLETE	0.82T
4) 5% +/-Concrete floor removal-as needed-demo, break up and haul out of approx 250 s.f. of concrete floor. For issues related to plumbing, old and new, as well as adding cast iron radiators if that is the choice.	328.13T
4b) High variability-so I've estimated high here -Concrete work-labor to form and pour footing, support elements. **Deal with the wet spot in the lounge, create sump.	1,147.00T
4c) Billed at actual plus 15%. Concrete related materials-concrete, rebar, footing elements-as needed for footings.	448.50T
NOTE-the finish of the step below is unknown. Tiling it with the plank tile is a great idea, however we will need to arrive at some sort of bullnose at the corner of the perimeter step and the riser.	
4d) 10% +/- Concrete floor-labor to form and pour 'step' around perimeter of lounge, to lay and finish a new concrete over voids, repairs, chases cut for plumbing and heat pipes. Pre-level floor-for tile prior to heated floor work.	761.25T
Subtotal	
Sales Tax (9.0%)	
Total	
Payments/Credits	
Balance Due	

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
7/14/2022	2271

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
5) 5% +/- Plumbing-rough budget-this entails numerous elements-all rough in work for the new bathroom, rough in for the bar sink, hiding or 'burying' all plumbing pipes-except the main drain in the ceiling- it will be wrapped with a soffitt., removal of two water heaters, plumbing in of new 75 gallon (natural vent) water heater, moving of the soft water unit. removal of unneeded water supply lines and drains, relocated (best efforts) of drain from garage/apartment.	1,467.30T
5b) Estimate- 10%+/- Plumbing materials-New water heater, all rough in materials, drains, supplies and vents, rough in materials for new bathroom, injector pump (main), injector pump (bar sink), "Insta-hot" unit for bar sink. Misc rough in materials. .	1,766.80T
7) Firm-Gas work-hide' all gas lines that are dropped below the ceiling height, run gas for new kitchen for new stove/oven, run gas as needed to new water heater, remove all unneeded gas lines.	5,400.00T
9a) Firm (5% +/- due to unknown path of return air duct based on 7-17-22 revised floor plans). Forced Air Furnace included in total. Install 98% efficient force air gas furnace in utility room. Run high pressure, low volume flexible ducts to rooms needing heat. At this point force air heat will run to the two guest rooms, the bathroom, the music room, laundry room, common room at the bottom of the stairs. We could also run a duct to the large bar room, as an addition heat source I do not propose running heat to the workout room-due to the confluence of boiler pipes but a small on-demand unit would work to take the edge off it workouts don't correspond to when the boiler is fired. Same in the storage room.	16,100.00T
10) FIRM Venting-labor and materials to provide proper basement venting-at boiler, bathroom, new water heater. All prior vent systems in basement had minor flaws in installation methods.	1,012.50T
Subtotal	
Sales Tax (9.0%)	
Total	
Payments/Credits	
Balance Due	

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
7/14/2022	2271

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
11) Firm -Stone work-all exposed rock work will be services, joints clean out, and then tuck pointed. Missing rock will be reset. Total amount of rock is unknown until demo phase is completed. NOTE-excess stone work budget can be used toward exterior stone repair-not fully known as of 7-18-22.	735.00T
17) Budget allowance- much variability here-final elevations unknown as of 7-16-22 Bathroom-budget allowance for this space-primarily finishes. Plans show a shower approx 36" by 48" (mud set base with tile), glass door with side panel, a toilet, a sink and a linen closet, .	4,495.00T
21) Allowance-all project materials-elements 'left on site' are billed at ARS cost plus a mark up of approx 11% average. This item covers materials-except as noted above this item covers a general 'overall' materials budget. Soup to nuts. This item is adjusted to actual based on expenditures at job end.	943.50T
22) Budget allowance- Engineering/permits-if as needed. This is a discussion piece. Footing and beam locations bring up the most issues.	155.50T
24) Overhead charge-I've computed this using the large product rates in conjunction with the upstairs and exterior project. Covers all project development, project oversight and management. Permit issues as well as administrative, clerical, insurance, office expense.	2,253.30T
Thank you, Brian Westmoreland	

	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

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

Date	Invoice #
7/14/2022	2271

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Page 4



INVOICE

Salvaged Designs LLC
PO Box 10277
Spokane, Washington 99209
United States

BILL TO
Mark & Candace Rowe
238 East 13th Avenue
Spokane, Washington 99202
United States

206-349-0509
markrowe99@hotmail.com

Invoice Number: 180382

Invoice Date: August 16, 2022

Payment Due: September 1, 2022

Amount Due (USD): \$0.00

Service	Quantity	Price	Amount
Plumbing Fixtures Per Estimate: 30" Utility Sink (Teal Paint); Rohl Country Bath (Wall Mounted Sink Faucet, Satin Nickel); Rohl Arcana (Satin Nickel); Rohl Valve; Rohl Bordano (Satin Nickel); Rohl Bassini (Satin Nickel); Native Trails Cabana Sink (Copper); Kohler Drain Flange (Oil Rubbed Bronze); Wingnut Lav Faucet (Rustic Nickel); Rohl San Julio Bridge Faucet (Satin Nickel); Rohl San Julio Hot Water Faucet (Satin Nickel); Shaws Lancaster Farmhouse Sink (White Porcelain); Shaw Disposal Flange (Satin Nickel)	1	\$10,201.23	\$10,201.23

Subtotal: \$10,201.23

WA 2021 9%: \$918.11

Total: \$11,119.34

Payment on August 22, 2022 using a check: \$11,119.34

Amount Due (USD): \$0.00



INVOICE

Salvaged Designs LLC
PO Box 10277
Spokane, Washington 99209
United States

BILL TO
Mark & Candace Rowe
238 East 13th Avenue
Spokane, Washington 99202
United States

206-349-0509
markrowe99@hotmail.com

Invoice Number: 180383

Invoice Date: August 7, 2022

Payment Due: September 22, 2022

Amount Due (USD): \$0.00

Service	Quantity	Price	Amount
Interior Design Consulting Kitchen Final Drawings - Full Architecturals; Kitchen Jobsite Binder; Detailed Kitchen Cabinet Drawings for Cabinet Builder; Plumbing & Electrical Orders; Tile Orders; Elevation Updates for Brian; Wallpaper Design Updates	43.75	\$125.00	\$5,468.75
Project Management Weekly Jobsite Meetings; Project Walk-thru's; Pick-up Materials (drawings/binder)	5	\$55.00	\$275.00
Lighting Craftsman Studio - Deposit for Kitchen Light; Flowering Ridgecrest Light	1	\$500.00	\$500.00
Lighting Zehr Interiors - Arroyo Sconces for basement lounge; Wood Sconce; T-Bar overlay; Bronze Finish; Amber Mica Glass; Qty 6	1	\$2,766.24	\$2,766.24
Tile Motawi - Kitchen Backsplash: Peacock Feather (Qty 1); Tapestry (Qty 15); Atomic Anemone (Qty 9); Ocean 4x4 (Qty 185); Ocean 2x4 (Qty 56); Ocean 2x2 (Qty 6); Pear 2x2 (Qty 130); Rothwell Matte Black (Qty 10); Matte Black 1x4 (Qty 115)	1	\$6,514.20	\$6,514.20
Tile Clay Squared - Basement Bath: Robin's Egg 4x4 (Qty 214 SF); Robin's Egg Cove Base (Qty 72); Robin's Egg Cap (Qty 88); Robin's Egg Double Bullnose (Qty 12); Robin's Egg Corner (Qty 122); Medieval 4x4 (Qty 25); Marshmallow 4x4 (25 SF); 1 Sheet of each - Straight Joint 3/4" square: White, Red, Denim	1	\$18,291.00	\$18,291.00



INVOICE

Salvaged Designs LLC
PO Box 10277
Spokane, Washington 99209
United States

Service	Quantity	Price	Amount
Tile Pratt & Larson - Bar Backsplash: C360 3x6 (Qty 80); C360 Mini Box Cap (Qty 4)	1	\$669.12	\$669.12
Freight/Delivery Motawi; Clay Squared; Pratt & Larson	1	\$2,345.82	\$2,345.82
Prints Standard Digital - Full Sized Architecturals for Kitchen Remodel; Kitchen Binder Materials	1	\$154.56	\$154.56
Subtotal:			\$36,984.69
WA 2021 9%:			\$3,117.50
No-Tax 0%:			\$0.00
Total:			\$40,102.19
Payment on September 11, 2022 using a check:			\$40,102.19
Amount Due (USD):			\$0.00

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
7/4/2022	2275

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
Rowe-Basement-progress Invoice #2275 7-4-22	
Project Scope and details-	
1) 5% +/-Adjusted to reflect total hours as of 6-24-22 and estimate of balance of demo needs. Site prep, project prep, demolition-based on floor plan. This items covers site demolition of elements being changed, moved, or eliminated. Demo and haul out of plaster, drywall, flooring, framing (as required to alter the floor plan). This covers haul out site pick-up also. 85% COMPLETE	459.38T
1b) Estimate- Dump fees-Dump charges are billed at actual. So this is an allowance for dump fees, truck/driver time.	206.25T
2b) Quote- Insulation of pipes abated in item #2 above. Install of proper pipe wrap. Labor and materials.	1,609.50T
3) 5% +/- Depends on needs of Lounge room-if any. Framing-budget item for reconfiguration of the space to the plan. NOTE-formal structural engineering may be required. Temp support wall will be built.	1,637.21T
3B) 5% +/- Framing and post/post base materials. Reuse of old salvage stock is possible. Framing stock, header and post stock, fasteners, brackets, etc	412.50T
3c) Estimate-this is likely on the high side but I'll maintain this budget item until all rot is removed. Framing repair at 'discovered' rot places. Sill plate at north end of lounge, guest bedroom NE corner of basement.	420.00T
4) 5% +/-Concrete floor removal-as needed-demo, break up and haul out of approx 250 s.f. of concrete floor. For issues related to plumbing, old and new, as well as adding cast iron radiators if that is the choice.	65.63T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
7/4/2022	2275

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
NOTE-the finish of the step below is unknown. Tiling it with the plank tile is a great idea, however we will need to arrive at some sort of bullnose at the corner of the perimeter step and the riser. Plumbing-rough in-item 5 and 5b cover 'all' rough in plumbing based on what I know as of 6-16-22. This also includes rough in plumbing for the new bathroom, and as needed for the bar sink. NOTE-electrical-of course if we find basement knob and tube, that is covered by the larger rewire project budget. This budget is to account for the newly frames space. We might have some efficiencies I just can see here. 6) Firm-subject to first basement floor plan-Electrical-wiring of new space for switches, outlets, and lighting. Budget estimate at this point until usage and lighting design is finalized. Wiring of heated floor circuits. Wiring for new furnace. ADDITION-6-a) added labor due to final electrical plan NOTED on 6-20-22 APPROVED MY EMAIL ITEM 6b-service change-edited 6-3-22 related to service change, service upgrade, service mast change,. Item 6b was noted as a soft change. The move to 400 amps required by Avista a new service mast, adding in time for repair of the apartment repairs, improve and bring to code sub-panels, etc resulted in changes in the final quote. 6b) Soft quote--Service upgrade-to panel in basement laundry area-note upgrade to 400 amps. The three boxes in the basement will be used as junction boxes and a new single-long panel will replace it. (wall will be framed in). Hard quote being developed-We need to consult with Avista Energy on this.	3,000.00T 890.63T 4,428.00T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
7/4/2022	2275

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
6c) FIRM Electrical-wiring required for new a/c unit-supply high voltage switching, for attic mounted unit and roof mounted unit. ADDITION 6d-1) Materials adds related to item 6-a above.	857.79T 250.00T
11) Firm -Stone work-all exposed rock work will be services, joints clean out, and then tuck pointed. Missing rock will be reset. Total amount of rock is unknown until demo phase is completed. NOTE-excess stone work budget can be used toward exterior stone repair-not fully known.	367.50T
12) FIRM- Insulation-best efforts we will add vapor barriers, insulation (batt/ridged) on outside walls and ceiling spaces.	2,625.00T
**Tile assumptions-so at this point I don't have all tile choices in my notes-We are using a plank style tile for the main square footage. The bathroom tile is part of item 17 below. This leaves approx 1400 s.f of floor to be tiled. At last chat we will use the plank tile with mosaic inserts at the stair landing. Plank tile for the remainder of the basement except no tile in the mechanical/workout room and the storage room.	
Subtotal	
Sales Tax (9.0%)	
Total	
Payments/Credits	
Balance Due	

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

Date	Invoice #
7/4/2022	2275

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Page 4

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

Date	Invoice #
7/4/2022	2275

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

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Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
7/4/2022	2275

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
Bar/Lounge area- 18) Budget allowance- Bar/Lounge -as of 2-15-22 the lounge area will have a tile floors (priced above), with the radiator moved (priced above). Bar area is not fully known to ARS, is budgeted in item 19 below. Ceiling will be drywall (priced above) and 'box beam' ceilings with fascia will be install-(white oak). Wall surfaces TBD, storage, etc all are on the table. This still remains a budget allowance, a place saver until more decisions are made.	1,522.50T
21) Allowance-all project materials-elements 'left on site' are billed at ARS cost plus a mark up of approx 11% average. This item covers materials-except as noted above this item covers a general 'overall' materials budget. Soup to nuts. This item is adjusted to actual based on expenditures at job end.	943.50T
22) Budget allowance- Engineering/permits-if as needed. This is a discussion piece. Footing and beam locations bring up the most issues.	622.00T
23) ADDED-Generator-so budget for hard wired, hard plumbed natural gas generator. Size to be finalized, approx KW rating of 20 to 25. Budget for unit, wiring as needed to house power and apartment. Deliver and install to predetermined site. Range is \$12,000 to \$15000. I'm posting high end here. .	7,467.50T
23b) CHANGE ORDER-ok by email 4-26- add for gene costs for 22kw unit on East side and related wiring to get to East side location.	957.50T
24) Overhead charge-I've computed this using the large product rates in conjunction with the upstairs and exterior project. Covers all project development, project oversight and management. Permit issues as well as administrative, clerical, insurance, office expense.	2,717.40T
25) CHANGE ORDER-BY EMAIL APPROVED. Cost to add a gas line to the small study nook fireplace.	575.00T
Subtotal	
Sales Tax (9.0%)	
Total	
Payments/Credits	
Balance Due	

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

Date	Invoice #
7/4/2022	2275

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

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Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
9/4/2022	2276

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
Rowe residence-General interior and exterior projects-	
1) Quote- Electrical-house rewire based on survey to be scheduled. Note much of the work noted in item 1b below would be done as part of any rewire project.	10,378.75T
1c) Quote-ADD-Electrical extras to knob and tube project-based on site discussions with Steve from Voltric and the Rowe. These additional high-voltage locations additions total 21. This item accounts for labor and materials to install.	1,765.50T
1c-2) Estimate-Wall/trim repair post electrical-I'm including a budget for pre/post re-wire repairs. I simply cannot guess if this is sufficient. But felt it time to properly recognize the potential need, and apply a simple budget for time. Labor to drill holes for 2nd floor A/C ducts-size and location TBD.	185.00T
1e) Materials needs part 1b-covers, push-buttons, etc. Final charge based on count.	1,910.15T
27) Overhead charge-note my overhead charge is based on project size and complexity. My estimate program can only add a charge based on the job estimate total. I'll adjust this to reflect any actual job ARS Inc may do for you.	329.00T
Thank you, very much.	
Brian Westmoreland ARS Inc.	
	Subtotal \$14,568.40
	Sales Tax (9.0%) \$1,311.16
	Total \$15,879.56
	Payments/Credits \$0.00
	Balance Due \$15,879.56

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
8/23/2022	2285

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
Rowe Basement Progress Invoice #2285 8-23-22 Progress Billing determined by expenses incurred. 2b) Quote- Insulation of pipes abated in item #2 above. Install of proper pipe wrap. Labor and materials. 3) Framing-Depends on needs of Lounge room-if any. Framing-budget item for reconfiguration of the space to the plan. NOTE-formal structural engineering may be required. Temp support wall will be built. 4c) Billed at actual plus 15%. Concrete related materials-concrete, rebar, footing elements-as needed for footings. 4d) Concrete floor-labor to form and pour 'step' around perimeter of lounge, to lay and finish a new concrete over voids, repairs, chases cut for plumbing and heat pipes. Pre-level floor-for tile prior to heated floor work. 8) Firm-relocate the large radiator in the basement-labor to disconnect, move, then replumb. All pipes will be buried in the walls and ceilings. Labor to move radiator. Labor to plumb into system. 12) FIRM- Insulation-best efforts we will add vapor barriers, insulation (batt/ridged) on outside walls and ceiling spaces. 13) Bid items based on site conditions as of 2-16-22- Drywall/plaster-labor to hang drywall-wall/ceilings, tape, mud, texture. Square footage approx 3500 (+/- 12%) . Of course if we can save walls, we will, unlikely at this point. Includes all extra blocking, leveling of ceiling joists, etc due to level 5 choice. CHANGE 13b) Hard est as of 2-15-22-marked to market. Drywall approx 105 sheets of 4x12 drywall, tape, mud. With 5/8" on ceiling, leveling elements. Extra mud for level 5.	1,073.00T 1,113.75T 149.50T 507.50T 1,141.76T 1,125.00T 10,608.75T 1,361.25T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
8/23/2022	2285

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
CHANGE 13c) Wall texture-if desired-orange peel, knock down, etc. Final look TBD and may affect cost. Approx 2500 feet of walls.	1,417.50T
15) 8% +/- Heated Floor-revised-labor and materials to heat the lounge and the bathroom. Total is approx 500 s.f. I've used standard pads, will revise for 'custom' pads. This includes 3 pads and 2 controllers. Includes labor to set pads on flat surfaces.	4,749.50T
16b-2) Floor level the concrete floors in the bedroom side of the basement are closely suitable for tile. The lounge will need leveling. It has high and low spots that are create a differential of 2". This is more than plank tile can handle. This budget is for application of a self-leveling grout. This will allow proper installation of the warm floor pads as well as ease install of the plank tile. Grout needs approx 3 cubic yards..	911.25T
16) Interior paint work-labor to prime and paint all new walls, prime and paint all new interior trim, prime and paint all interior doors. NOTE-we are 'spray and brush' guys. NOTE-this includes repaint of areas in the lounge that need repainting.	426.44T
17) Basement bathroom-finish labor, tile walls, floor, shower. Glass doors, medicine cabinet, trim out plumbing, building cabinets. Trim out to 'plan'. Tile stock provided by others. .	3,675.83T
18) Budget allowance- Bar/Lounge -as of 2-15-22 the lounge area will have a tile floors (priced above), with the radiator moved (priced above). Bar area is not fully known to ARS, is budgeted in item 19 below. Ceiling will be drywall (priced above) and 'box beam' ceilings with fascia will be install-(white oak). Wall surfaces TBD, storage, etc all are on the table. This still remains a budget allowance, a place saver until more decisions are made.	961.31T
21) Allowance-all project materials-elements 'left on site' are billed at ARS cost plus a mark up of approx 11% average. This item covers materials-except as noted above this item covers a general 'overall' materials budget. Soup to nuts. This item is adjusted to actual based on expenditures at job end.	1,887.00T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
8/23/2022	2285

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
24) Overhead charge-I've computed this using the large product rates in conjunction with the upstairs and exterior project. Covers all project development, project oversite and management. Permit issues as well as administrative, clerical, insurance, office expense.	3,150.00T
27) ADD-Electrical work related to providing power for the landscaping company, this item through 7-29-22 for pump circulation and lift pump.	725.00T
Thank you, Brian Westmoreland ARS Inc. (509) 270-7030	
	Subtotal \$34,984.34
	Sales Tax (9.0%) \$3,148.59
	Total \$38,132.93
	Payments/Credits \$0.00
	Balance Due \$38,132.93



BID PROPOSAL FOR:

MARK ROWE
238 E. 13TH AVE
SPOKANE, WA, 99203

HOLLIDAY HEATING IS PROPOSING THE FOLLOWING SCOPE OF WORK:

- 13 SEER 3.5 TON GOODMAN AIR CONDITIONING SYSTEM LOCATED ON ROOF
- CUSTOM FABRICATE AND INSTALL STAND FOR AIR CONDITONER SUPPORT
- ESP HI VELOCITY HORIZONTAL AIR HANDLING SYSTEM
- ESP HI VELOCITY COOLING MODULE
- WIRELESS THERMOSTAT AND THERMOSTAT MODULE
- INSTALL DRAIN PAIN UNDERNEATH AIR HANDLING WITH CONDENSATE SAFETY SHUT OFF
- INSTALL MERV 10 FILTRATION RATED UP TO 8 MONTH USE
- INSTALL COPPER REFRIGERANT LINES FROM OUTDOOR UNIT TO INDOOR UNIT
- INSTALL 15EA. SUPPLY RUNS IN PRE-DESIGNATED LOCATIONS
- SEAL ALL DUCTING FOR AIR TIGHT OPERATION
- INSTALL ONE MAIN COLD AIR RETURN SIZED FOR PROPER AIR FLOW
- WILL SUPPLY WITH WOODEN REGISTERS PER CLIENTS REQUEST
- TEST ENTIRE SYSTEM FOR SAFETY AND EFFICIENCY
- **10-YEAR PARTS WARRANTY ON AIR CONDITONER**
- **5-YEAR PARTS WARRANTY ON AIR HANDLER AND COOLING MODULE**
- **2-YEAR LABOR WARRANTY**
- **ALL LABOR, MATERIALS, AND PEMITS INCLUDED**
- **DRUG-FREE EMPLOYEE GUARANTEE**
- **\$500 NO FRUSTRATION GUARANTEE**
- **1-YEAR COMPLIMENTARY TUNE UP**
- **1-YEAR 100% SATISFACTION MONEY BACK GUARANTEE**

EXCLUSIONS:

- SUPPLY REGISTER BOOT HOLES (ALL LOCATIONS TO BE COMMUNICATED WITH CONTRACTOR)
- HIGH VOLTAGE ELECTRICAL FOR INDOOR AND OUTDOOR UNITS
- ATTIC PLATFORM
- CRANE FOR AIR CONDITONER MOUNTING ON ROOF



PRICE, \$32,984.00 + \$2,968.56 TAX = \$35,952.56

TERMS

- ALL WORK AND CRAFTSMANSHIP GUARANTEED
- HOLLIDAY HEATING WILL LINE ALL WORK AREAS WITH PROTECTIVE FLOOR COVERINGS
- HEATING AND COOLING WILL BE TESTED FOR SAFETY, EFFICIENCY, AND PROPER OPERATION UPON COMPLETION OF THE PROJECT.
- UPON COMPLETION OF THE PROJECT, A HOLLIDAY HEATING INSTALLER WILL PROVIDE A SYSTEM TUTORIAL AND ANSWER ANY QUESTIONS YOU MAY HAVE.
- 50% DOWN ON START OF PROJECT, BALANCE IS DUE UPON COMPLETION.

CLIENT ACCEPTED _____

RESPECTFULLY SUBMITTED

***MITCH ARMITAGE
COMFORT ADVISOR
HOLLIDAY HEATING & AIR CONDITIONING***

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
8/9/2022	2291

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
Rowe Progress Invoice #2291 Dtd 8-9-22 -this draw is based on complete or partially completed elements of the basement project. One item # below is a deposit draw on all the basement cabinets/build-outs in the bedroom. music room, reading and laundry room.	
Draw elements-	
3c) Framing-this is likely on the high side but I'll maintain this budget item until all rot is removed. Framing repair at 'discovered' rot places. Sill plate at north end of lounge, guest bedroom NE corner of basement.	420.00T
4d) Concrete floor-labor to form and pour 'step' around perimeter of lounge, to lay and finish a new concrete over voids, repairs, chases cut for plumbing and heat pipes. Pre-level floor-for tile prior to heated floor work.	507.50T
6b) Soft quote--Service upgrade-to panel in basement laundry area-note upgrade to 400 amps. The three boxes in the basement will be used as junction boxes and a new single-long panel will replace it. (wall will be framed in). Hard quote being developed-We need to consult with Avista Energy on this.	3,779.78T
6d) Estimate- Electrical materials-wire, fasteners, general rough in elements.	1,150.00T
13) Bid items based on site conditions as of 2-16-22- Drywall/plaster-labor to hang drywall-wall/ceilings, tape, mud, texture. Square footage approx 3500 (+/- 12%) . Of course if we can save walls, we will, unlikely at this point. Includes all extra blocking, leveling of ceiling joists, etc due to level 5 choice.	11,787.50T
CHANGE 13b) Hard est as of 2-15-22-marked to market. Drywall approx 105 sheets of 4x12 drywall, tape, mud. With 5/8" on ceiling, leveling elements. Extra mud for level 5.	1,512.50T
CHANGE 13c) Wall texture-if desired-orange peal, knock down, etc. Final look TBD and may affect cost. Approx 2500 feet of walls.	1,575.00T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
8/9/2022	2291

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
14b) Materials Allowance-rough estimate here, final bill at actual plus 10%. Carpentry trim out-base, case, crown, 3 new hung doors, door hardware, window trim, etc. Budget allowance. NOTE-saving doors and trims saves "new materials" budget but adds to restoration/paint budgets	3,795.00T
14c) CABINETRY-as noted in 5-9-22 email. This is for custom cabinetry as draw on item A-103 in basement plans.	11,550.00T
16b) Tile floors-materials-as of 2-15-22 we have approx 1400 s.f. of tile to install. This is combination of 'plank' look tile (as sourced from Home Depot), some with mosaic design details. Tile, install needs, grout.	521.09T
16b-1) Tile install-note some variability here as we have not seen final layout of mosaic floors and detail sections of mosaic tile inserts to plank floor area. 220-28-	2,450.00T
16b-2) Floor level the concrete floors in the bedroom side of the basement are closely suitable for tile. The lounge will need leveling. It has high and low spots that are create a differential of 2". This is more than plank tile can handle. This budget is for application of a self-leveling grout. This will allow proper installation of the warm floor pads as well as ease install of the plank tile. Grout needs approx 3 cubic yards..	911.25T
CHANGE-not item #16 has been revised to account for changes in the painting project.	
16) Interior paint work-labor to prime and paint all new walls, prime and paint all new interior trim, prime and paint all interior doors. NOTE-we are 'spray and brush' guys. NOTE-this includes repaint of areas in the lounge that need repainting.	3,710.00T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
8/9/2022	2291

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
18) Budget allowance- Bar/Lounge -as of 2-15-22 the lounge area will have a tile floors (priced above), with the radiator moved (priced above). Bar area is not fully known to ARS, is budgeted in item 19 below. Ceiling will be drywall (priced above) and 'box beam' ceilings with fascia will be install-(white oak). Wall surfaces TBD, storage, etc all are on the table. This still remains a budget allowance, a place saver until more decisions are made.	3,726.00T
19b) Budget item-Beam ceilings-final layout TBD. So labor budget to mill, finish and install traditional box beam ceiling detail in white oak. This space is large. I've assumed a perimeter 'half-beam' with fascia, and 2 full box beams running N to S and 2 full box beam running E to W. NOTE-oak materials are a volatile commodity and prices are 'marked to the market'.	1,998.00T
19c) Oak Materials-approx 300 s.f. of quarter sawn oak, 270 l.f. of 2" oak cove. Cleat stock, stain and finish oil, fasteners-additional billing coming within the early set allowances.	2,574.00T
21) Allowance-all project materials-elements 'left on site' are billed at ARS cost plus a mark up of approx 11% average. This item covers materials-except as noted above this item covers a general 'overall' materials budget. Soup to nuts. This item is adjusted to actual based on expenditures at job end.	1,887.00T
23) ADDED-Generator-so budget for hard wired, hard plumbed natural gas generator. Size to be finalized, approx KW rating of 20 to 25. Budget for unit, wiring as needed to house power and apartment. Deliver and install to predetermined site. Range is \$12,000 to \$15000. I'm posting high end here. .	3,733.75T
23b) CHANGE ORDER-ok by email 4-26- add for gene costs for 22kw unit on East side and related wiring to get to East side location.	957.50T
24) Overhead charge-I've computed this using the large product rates in conjunction with the upstairs and exterior project. Covers all project development, project oversight and management. Permit issues as well as administrative, clerical, insurance, office expense.	2,100.00T
Subtotal	
Sales Tax (9.0%)	
Total	
Payments/Credits	
Balance Due	

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

Date	Invoice #
8/9/2022	2291

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Page 4

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
10/9/2022	2293

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
Rowe residence-General interior and exterior projects-	
NOTE-there is a balance available as of 8-9-22 on item 1c-2 that can be used for any additional exterior/landscape wiring needs. (approx \$1350 available)	
1c-2) Estimate-Wall/trim repair post electrical-I'm including a budget for post re-wire repairs. I simply cannot guess if this is sufficient. But felt it time to properly recognize the potential need, and apply a simple budget for time. Labor to drill holes for 2nd floor A/C ducts-size and location TBD.	971.25T
1f) CHANGED to reflect Inv #1111 from Revival. Labor and materials to rewire numerous vintage lights, plus some vintage lights. Any additional costs will required a larger budget.	882.00T
1g) New "vintage" or antique lighting-if/as needed. Budget for lighting-sconces, overhead. etc.	1,150.00T
27) Overhead charge-note my overhead charge is based on project size and complexity. My estimate program can only add a charge based on the job estimate total. I'll adjust this to reflect any actual job ARS Inc may do for you.	722.50T
28b) Exterior repairs as part of paint project, repairs likely as part of roof project at stucco and trim. Budget allowance to deal with unknown issues related to the exterior restoration and may cross over into the kitchen project. .	1,040.63T
*****Item #29 has been added/posted here as these items were not part of the larger estimate. I would make sure Alderwood credits you on their estimate as they had certainly included high voltage electrical in their landscape project as ARS Inc was not in the picture during that negotiation.	
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
10/9/2022	2293

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
29) ADD-Landscape related wiring. Per Voltric as directed by Alderwood Landscaping-includes but not limited too: Wiring related to pumps, landscape lighting, Repair light circuit, power through crawlspace,in ground boxes, etc. . Labor and materials. A full list is available. Materials are approx 55% of this and the rest labor.	4,772.78T
Thank you, very much.	0.00
Brian Westmoreland ARS Inc.	
	Subtotal \$9,539.16
	Sales Tax (9.0%) \$858.52
	Total \$10,397.68
	Payments/Credits \$0.00
	Balance Due \$10,397.68

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
8/22/2022	2300

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
Rowe Progress Inv. 2300 8-22-22	
13) Bid items based on site conditions as of 2-16-22- Drywall/plaster-labor to hang drywall-wall/ceilings, tape, mud, texture. Square footage approx 3500 (+/- 12%) . Of course if we can save walls, we will, unlikely at this point. Includes all extra blocking, leveling of ceiling joists, etc due to level 5 choice.	1,178.75T
13b) Drywall approx 105 sheets of 4x12 drywall, tape, mud. With 5/8" on ceiling, leveling elements. Extra mud for level 5.	151.25T
13c) Applied to costs of Level 5 finish. Wall texture-if desired-orange peal, knock down, etc. Final look TBD and may affect cost. Approx 2500 feet of walls.	157.50T
14) Time and materials-range here depends on final trim choice which I do not have as of 2-15-22-Carpentry trim out. labor budget to trim out each room-crown, base, case, hang doors, trim doors. Trim windows.	7,548.00T
14b) Allowance-rough estimate here, final bill at actual plus 10%. Carpentry trim out-base, case, crown, 3 new hung doors, door hardware, window trim, etc. Budget allowance. NOTE-saving doors and trims saves "new materials" budget but adds to restoration/paint budgets	948.75T
16b-1) Tile install-note some variability here as we have not seen final layout of mosaic floors and detail sections of mosaic tile inserts to plank floor area. 220-28-	1,940.40T
16b-2) Floor level the concrete floors in the bedroom side of the basement are closely suitable for tile. The lounge will need leveling. It has high and low spots that are create a differential of 2". This is more than plank tile can handle. This budget is for application of a self-leveling grout. This will allow proper installation of the warm floor pads as well as ease install of the plank tile. Grout needs approx 3 cubic yards..	607.50T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
8/22/2022	2300

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
16) Interior paint work-labor to prime and paint all new walls, prime and paint all new interior trim, prime and paint all interior doors. NOTE-we are 'spray and brush' guys. NOTE-this includes repaint of areas in the lounge that need repainting.	3,218.43T
19b) Budget item-Beam ceilings-final layout TBD. So labor budget to mill, finish and install traditional box beam ceiling detail in white oak. This space is large. I've assumed a perimeter 'half-beam' with fascia, and 2 full box beams running N to S and 2 full box beam running E to W.	1,498.50T
19c) Oak Materials-approx 300 s.f. of quarter sawn oak, 270 l.f. of 2" oak cove. Cleat stock, stain and finish oil, fasteners	858.00T
21) Allowance-all project materials-elements 'left on site' are billed at ARS cost plus a mark up of approx 11% average. This item covers materials-except as noted above this item covers a general 'overall' materials budget. Soup to nuts. This item is adjusted to actual based on expenditures at job end.	1,217.26T
24) Overhead charge-I've computed this using the large product rates in conjunction with the upstairs and exterior project. Covers all project development, project oversight and management. Permit issues as well as administrative, clerical, insurance, office expense.	1,050.00T
Thank you, Brian Westmoreland ARS Inc. (509) 270-7030	

	Subtotal	\$20,374.34
	Sales Tax (9.0%)	\$1,833.69
	Total	\$22,208.03
	Payments/Credits	\$0.00
	Balance Due	\$22,208.03

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

Date	Invoice #
7/15/2022	2315

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

Description	Amount
Rowe Kitchen Project-Draw request. Progress Invoice #2315 7-15-22 Draw below is for the two stone slabs-Cesari Grey and quartzite for the kitchen... 13) Countertops-(on hold at Daltile via Tresko Stone on 2-2-22). Materials and or labor for counter tops-one that the island, and a second stone at the pantry shelf. Thank you, Brian Westmoreland ARS Inc.	4,542.50T
	Subtotal \$4,542.50
	Sales Tax (9.0%) \$408.83
	Total \$4,951.33
	Payments/Credits \$0.00
	Balance Due \$4,951.33

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
7/15/2022	2314

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
Rowe residence-General interior and exterior projects- Progress Invoice #2314 dtd 7-15-22	
1c-2) Estimate-Wall/trim repair post electrical-I'm including a budget for post re-wire repairs. I simply cannot guess if this is sufficient. But felt it time to properly recognize the potential need, and apply a simple budget for time. Labor to drill holes for 2nd floor A/C ducts-size and location TBD.	277.50T
3) Interior painting and wall Paper removal-it is always hard to firmly estimate wall paper removal. How many layers, oil or water based glue, wall prep prior to installation, has the paper been over-painted or painted between paper layers. This is always done as 'time & materials'. For purposes of a budget I'll including a number which is a fairly wild guess. This represents a full work month of paper removal.	1,094.28T
215.26	
5) Marks office-I've posted here an overall budget estimate-to include the list noted on your email, new wood floors, removal of carpet, trim repair, add wood 'ledge', wall paper removal and paint. . NOTE-reuse of wood salvaged from the basement as flooring possibly if underlying floor is not restorable reasonably.	375.00T
6) Marks Bedroom-minor repairs, remove wall paper (see item #2) , paint, molding repairs. Closet moldings repairs, remove cedar, repair surface, paint.	1,030.00T
27) Overhead charge-note my overhead charge is based on project size and complexity. My estimate program can only add a charge based on the job estimate total. I'll adjust this to reflect any actual job ARS Inc may do for you.	722.50T
28b) Exterior repairs -basement window elements-I am using part of this budget to cover the cost of window repairs in the basement. . As part of paint project, repairs likely as part of roof project at stucco and trim. Budget allowance to deal with unknown issues related to the exterior restoration.	1,387.50T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
7/15/2022	2314

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
ADDITIONAL items 30) Materials-purchased by ARS and provided to the roofing contractor. Delivered approx 200 l.f. of 1x3 OG crown and 200lf of 1x4 FJPP for edge build up. Install by roofing contractor. CREDIT will be issued at roof job end if materials are returned in good shape. Thank you, very much. Brian Westmoreland ARS Inc.	1,360.00T 0.00
	Subtotal \$6,246.78
	Sales Tax (9.0%) \$562.21
	Total \$6,808.99
	Payments/Credits \$0.00
	Balance Due \$6,808.99

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
7/15/2022	2316

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
Rowe Basement progress Invoice #2316 7-15-22	
1b) Estimate- Dump fees-Dump charges are billed at actual. So this is an allowance for dump fees, truck/driver time.	123.75T
14) Time and materials-range here depends on final trim choice which I do not have as of 2-15-22-Carpentry trim out. labor budget to trim out each room-crown, base, case, hang doors, trim doors. Trim windows.	1,887.00T
14b) Allowance-rough estimate here, final bill at actual plus 10%. Carpentry trim out-base, case, crown, 3 new hung doors, door hardware, window trim, etc. Budget allowance. NOTE-saving doors and trims saves "new materials" budget but adds to restoration/paint budgets	632.50T
16b-1) Tile install-note some variability here as we have not seen final layout of mosaic floors and detail sections of mosaic tile inserts to plank floor area. 220-28-	1,940.40T
16b-2) Floor level the concrete floors in the bedroom side of the basement are closely suitable for tile. The lounge will need leveling. It has high and low spots that are create a differential of 2". This is more than plank tile can handle. This budget is for application of a self-leveling grout. This will allow proper installation of the warm floor pads as well as ease install of the plank tile. Grout needs approx 3 cubic yards..	607.50T
16) Interior paint work-labor to prime and paint all new walls, prime and paint all new interior trim, prime and paint all interior doors. NOTE-we are 'spray and brush' guys. NOTE-this includes repaint of areas in the lounge that need repainting.	804.61T

	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
7/15/2022	2316

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
18) Bar/Lounge -as of 2-15-22 the lounge area will have a tile floors (priced above), with the radiator moved (priced above). Bar area is not fully known to ARS, is budgeted in item 19 below. Ceiling will be drywall (priced above) and 'box beam' ceilings with fascia will be install-(white oak). Wall surfaces TBD, storage, etc all are on the table. This still remains a budget allowance, a place saver until more decisions are made.	1,242.00T
19) Budget allowance- Bar-ideas have been floated about a bar for this area. Design ideas TBD. Function? Discussion has been a live edge mahogany slab with a craftsman supports (lets). With no hard elevations, discussions of two top finishes, cabinets, a fridge, sink. This remains a highly variable element.	3,625.00T
19b) Budget item-Beam ceilings-final layout TBD. So labor budget to mill, finish and install traditional box beam ceiling detail in white oak. This space is large. I've assumed a perimeter 'half-beam' with fascia, and 2 full box beams running N to S and 2 full box beam running E to W.	1,998.00T
19c) Oak Materials-approx 300 s.f. of quarter sawn oak, 270 l.f. of 2" oak cove. Cleat stock, stain and finish oil, fasteners	643.50T
21) Allowance-all project materials-elements 'left on site' are billed at ARS cost plus a mark up of approx 11% average. This item covers materials-except as noted above this item covers a general 'overall' materials budget. Soup to nuts. This item is adjusted to actual based on expenditures at job end.	314.27T
24) Overhead charge-I've computed this using the large product rates in conjunction with the upstairs and exterior project. Covers all project development, project oversite and management. Permit issues as well as administrative, clerical, insurance, office expense.	1,050.00T
Thank you, Brian Westmoreland	
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

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

Date	Invoice #
7/15/2022	2316

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

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INVOICE

Salvaged Designs LLC
PO Box 10277
Spokane, Washington 99209
United States

BILL TO
Mark & Candace Rowe
238 East 13th Avenue
Spokane, Washington 99202
United States

206-349-0509
markrowe99@hotmail.com

Invoice Number: 180393

Invoice Date: July 18, 2022

Payment Due: August 2, 2022

Amount Due (USD): \$0.00

Service	Quantity	Price	Amount
Interior Design Consulting Plan updates to A-104, 105; Jobsite Binder Updates to include flooring details; lighting selections; Kitchen Flooring Layout Adjustments for Cost; Reading Room Layout Adjustments for Cost; Bathroom Tile Adjustments/Reorders;	20.25	\$125.00	\$2,531.25
Project Management Job-site Walk-thru's; Binders Changes; Drop off Materials to Brian	2.75	\$55.00	\$151.25
Tile Materials Fireclay Tile: Order to replace Clay Squared Tile Order: Adriatic Sea: Field Tile 4x4 214 SF; Cove Base 72 LF; Inside Cove 7 PC; Outside Cove Base 5 PC; Cap Moulding 88 PC; Square Cap 140 PC; Tusk: Field Tile 4x4 15 SF	1	\$16,479.04	\$16,479.04
Tile Materials Daltile: KeyStone Hex Field Tile: Suede Gray; Aegean; Biscuit; Black; Brownberry; Spa - Ordered Per Plans	1	\$5,490.41	\$5,490.41
Prints Print Updates for Binder/Plans	1	\$36.00	\$36.00
Refund Clay Squared Tile Order - Minus 6% Cancellation Fee	1	(\$17,016.82)	(\$17,016.82)
Refund Craftsman Studios - Deposit Refund	1	(\$500.00)	(\$500.00)
Freight/Delivery Fire Clay Tile Shipping	1	\$370.87	\$370.87



INVOICE

Salvaged Designs LLC
PO Box 10277
Spokane, Washington 99209
United States

Subtotal:	\$7,542.00
WA 2021 9%:	\$645.40
Total:	\$8,187.40
Payment on July 23, 2022 using a check:	\$8,187.40
Amount Due (USD):	\$0.00

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
8/2/2022	2321

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
Rowe basement progress Inv. #2321 8-2-22	
4d) Concrete floor-labor to form and pour 'step' around perimeter of lounge, to lay and finish a new concrete over voids, repairs, chases cut for plumbing and heat pipes. Pre-level floor-for tile prior to heated floor work.	685.13T
6f) ADD-7-22-22-Cost for basement push-buttons, and solid brass plate covers.	1,876.80T
14) Time and materials-range here depends on final trim choice which I do not have as of	3,774.00T
2-15-22-Carpentry trim out. labor budget to trim out each room-crown, base, case, hang doors, trim doors. Trim windows.	
14d) Installation of items built in 14c. Estimated. .	775.00T
15) 8% +/- Heated Floor-revised-labor and materials to heat the lounge and the bathroom. Total is approx 500 s.f. I've used standard pads, will revise for 'custom' pads. This includes 3 pads and 2 controllers. Includes labor to set pads on flat surfaces.	1,357.00T
16b-1) Tile install-note some variability here as we have not seen final layout of mosaic floors and detail sections of mosaic tile inserts to plank floor area. 220-28-	1,455.30T
16b-2) Floor level the concrete floors in the bedroom side of the basement are closely suitable for tile. The lounge will need leveling. It has high and low spots that are create a differential of 2". This is more than plank tile can handle. This budget is for application of a self-leveling grout. This will allow proper installation of the warm floor pads as well as ease install of the plank tile. Grout needs approx 3 cubic yards..	607.50T
16) Interior paint work-labor to prime and paint all new walls, prime and paint all new interior trim, prime and paint all interior doors. NOTE-we are 'spray and brush' guys. NOTE-this includes repaint of areas in the lounge that need repainting.	3,218.43T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
8/2/2022	2321

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
18) Budget allowance- Bar/Lounge -as of 2-15-22 the lounge area will have a tile floors (priced above), with the radiator moved (priced above). Bar area is not fully known to ARS, is budgeted in item 19 below. Ceiling will be drywall (priced above) and 'box beam' ceilings with fascia will be install-(white oak). Wall surfaces TBD, storage, etc all are on the table. This still remains a budget allowance, a place saver until more decisions are made.	4,968.00T
19) Budget allowance- Bar-ideas have been floated about a bar for this area. Design ideas TBD. Function? Discussion has been a live edge mahogany slab with a craftsman supports (lets). With no hard elevations, discussions of two top finishes, cabinets, a fridge, sink. This remains a highly variable element.	4,350.00T
19b) Budget item-Beam ceilings-final layout TBD. So labor budget to mill, finish and install traditional box beam ceiling detail in white oak. This space is large. I've assumed a perimeter 'half-beam' with fascia, and 2 full box beams running N to S and 2 full box beam running E to W.	1,998.00T
19c) Oak Materials-approx 300 s.f. of quarter sawn oak, 270 l.f. of 2" oak cove. Cleat stock, stain and finish oil, fasteners	1,158.30T
21) Allowance-all project materials-elements 'left on site' are billed at ARS cost plus a mark up of approx 11% average. This item covers materials-except as noted above this item covers a general 'overall' materials budget. Soup to nuts. This item is adjusted to actual based on expenditures at job end.	2,213.20T
Thank you, Brian Westmoreland ARS Inc. (509) 270-7030	
	Subtotal \$28,436.66
	Sales Tax (9.0%) \$2,559.30
	Total \$30,995.96
	Payments/Credits \$0.00
	Balance Due \$30,995.96

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
8/2/2022	2322

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
Rowe Progress Inv. #2322 8-2-22	
3) Interior painting and wall Paper removal-it is always hard to firmly estimate wall paper removal. How many layers, oil or water based glue, wall prep prior to installation, has the paper been over-painted or painted between paper layers. This is always done as 'time & materials'. For purposes of a budget I'll including a number which is a fairly wild guess. This represents a full work month of paper removal. 215.26	2,405.00T
6) Marks Bedroom-minor repairs, remove wall paper (see item #2) , paint, molding repairs. Closet moldings repairs, remove cedar, repair surface, paint.	200.00T
24) General materials budget-except for kitchen and basement-allowance for paint, primers, shop supplies, all materials except as noted. At cost plus 15%. 1-540	483.00T
27) Overhead charge-note my overhead charge is based on project size and complexity. My estimate program can only add a charge based on the job estimate total. I'll adjust this to reflect any actual job ARS Inc may do for you.	486.97T
28b) Exterior repairs as part of paint project, repairs likely as part of roof project at stucco and trim. Budget allowance to deal with unknown issues related to the exterior restoration and may cross over into the kitchen project. . ADDITIONAL items	693.75T
31) Electrical-removal and reinstall of lights for Wallpaper project...	182.25T
Thank you, very much. Brian Westmoreland	
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

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

Date	Invoice #
8/2/2022	2322

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Page 2

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
8/10/2022	2323

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
Rowe Basement Project Progress Invoice 2323	
8) Firm-relocate the large radiator in the basement-labor to disconnect, move, then replumb. All pipes will be buried in the walls and ceilings. Labor to move radiator. Labor to plumb into system.	2,283.53T
8b) Estimate-goal is 'hiding' the boiler pipes. As the system has a pump we feel in the bedrooms, hall, bathroom and common area the pipes can be re-routed into the floor space. This item is difficult to get into any narrow margin of error as it is very difficult to determine the condition of the pipes where unions we will be made with new piping, and subject to other infrastructure in needed spaces that might mean a more circuitous route.	5,175.00T
10) FIRM Venting-labor and materials to provide proper basement venting-at boiler, bathroom, new water heater. All prior vent systems in basement had minor flaws in installation methods.	1,012.50T
15) 8% +/- Heated Floor-revised-labor and materials to heat the lounge and the bathroom. Total is approx 500 s.f. I've used standard pads, will revise for 'custom' pads. This includes 3 pads and 2 controllers. Includes labor to set pads on flat surfaces.	882.05T
NOTE-item 16b-1 now covers a simpler tile at the reading room floor-such as 'sheef' mosaic, simple boarder, possible house name	
16b-1) Tile install-note some variability here as we have not seen final layout of mosaic floors and detail sections of mosaic tile inserts to plank floor area. 220-28-	945.95T
16) Interior paint work-labor to prime and paint all new walls, prime and paint all new interior trim, prime and paint all interior doors. NOTE-we are 'spray and brush' guys. NOTE-this includes repaint of areas in the lounge that need repainting.	804.61T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

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

Date	Invoice #
8/10/2022	2323

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Page 2

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
8/10/2022	2325

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
Rowe residence-General interior and exterior projects- Progress Inv #2325 8-10-22 1c-2) Estimate-Wall/trim repair post electrical-I'm including a budget for post re-wire repairs. I simply cannot guess if this is sufficient. But felt it time to properly recognize the potential need, and apply a simple budget for time. Labor to drill holes for 2nd floor A/C ducts-size and location TBD. 3) Interior painting and wall Paper removal-it is always hard to firmly estimate wall paper removal. How many layers, oil or water based glue, wall prep prior to installation, has the paper been over-painted or painted between paper layers. This is always done as 'time & materials'. For purposes of a budget I'll including a number which is a fairly wild guess. This represents a full work month of paper removal. 215.26 5) Marks office-I've posted here an overall budget estimate-to include the list noted on your email, new wood floors, removal of carpet, trim repair, add wood 'ledge', wall paper removal and paint. . NOTE-reuse of wood salvaged from the basement as flooring possibly if underlying floor is not restorable reasonably. 6) Marks Bedroom-minor repairs, remove wall paper (see item #2) , paint, molding repairs. Closet moldings repairs, remove cedar, repair surface, paint. 24) General materials budget-except for kitchen and basement-allowance for paint, primers, shop supplies, all materials except as noted. At cost plus 15%. 1-540 25) Labor-general site labor-clean up and haul out, debris removal, demolition work unless listed above. 27) Overhead charge-note my overhead charge is based on project size and complexity. My estimate program can only add a charge based on the job estimate total. I'll adjust this to reflect any actual job ARS Inc may do for you. Thank you, very much.	369.91T 877.95T 750.00T 2,000.00T 966.00T 346.88T 722.50T

	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

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

Date	Invoice #
8/10/2022	2325

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Page 2

Authentic Restoration Services Inc.

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

Invoice

Date	Invoice #
8/10/2022	2324

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

Description	Amount
Rowe Kitchen Project-scope and estimate of costs Progress Invoice #2324 Kitchen Project- 1) ****Kitchen Demolition and tear down-removal and disposal of the existing kitchen. Labor to disassemble, remove flooring, wall and ceiling surfaces as needed, demo and temp support wall to be opened up. 2) ***Dump fees, truck time, haul out. I'm using an estimate of 4 'full' dump loads. Dump fees charged at actual. 3) Framing/structural related-cost to prep framed walls for new layout, improve or strengthen the sub floor as needed, frame in and install 'header' at wall being moved. Labor needed to complete items related to structural framing. Labor to alter the back of the house-to 4 window layout. 3b) Framing Materials-steel beam, framing lumber, fasteners, shoring lumber. . 3500 19) Overhead at a combined large projects rate. 20) Permits and engineering as needed-	3,670.80T 528.00T 2,531.25T 989.00T 540.00T 720.00T
Thank you, Brian Westmoreland ARS Inc.	

	Subtotal	\$8,979.05
	Sales Tax (9.0%)	\$808.11
	Total	\$9,787.16
	Payments/Credits	\$0.00
	Balance Due	\$9,787.16

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
8/29/2022	2335

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
Rowe Interior Projects-Inv 2335 8-28-22	
1c-2) Estimate-Wall/trim repair post electrical-I'm including a budget for post re-wire repairs. I simply cannot guess if this is sufficient. But felt it time to properly recognize the potential need, and apply a simple budget for time. Labor to drill holes for 2nd floor A/C ducts-size and location TBD.	693.75T
1f) CHANGED to reflect Inv #1111 from Revival. Labor and materials to rewire numerous vintage lights, plus some vintage lights. Any additional costs will required a larger budget.	315.00T
3) Interior painting and wall Paper removal-it is always hard to firmly estimate wall paper removal. How many layers, oil or water based glue, wall prep prior to installation, has the paper been over-painted or painted between paper layers. This is always done as 'time & materials'. For purposes of a budget I'll including a number which is a fairly wild guess. This represents a full work month of paper removal.	1,683.50T
215.26	
5) Marks office-I've posted here an overall budget estimate-to include the list noted on your email, new wood floors, removal of carpet, trim repair, add wood 'ledge', wall paper removal and paint. . NOTE-reuse of wood salvaged from the basement as flooring possibly if underlying floor is not restorable reasonably.	562.50T
6) Marks Bedroom-minor repairs, remove wall paper (see item #2) , paint, molding repairs. Closet moldings repairs, remove cedar, repair surface, paint.	920.00T
27) Overhead charge-note my overhead charge is based on project size and complexity. My estimate program can only add a charge based on the job estimate total. I'll adjust this to reflect any actual job ARS Inc may do for you.	1,011.50T
Thank you, very much.	

	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
8/29/2022	2335

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
Brian Westmoreland ARS Inc.	

	Subtotal	\$5,186.25
	Sales Tax (9.0%)	\$466.76
	Total	\$5,653.01
	Payments/Credits	\$0.00
	Balance Due	\$5,653.01

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
8/29/2022	2333

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
3c) Framing-this is likely on the high side but I'll maintain this budget item until all rot is removed. Framing repair at 'discovered' rot places. Sill plate at north end of lounge, guest bedroom NE corner of basement.	210.00T
ADDITION 6d-1) Materials adds related to item 6-a above. APPROVED BY EMAIL 3-24-22	250.00T
8) Firm-relocate the large radiator in the basement-labor to disconnect, move, then replumb. All pipes will be buried in the walls and ceilings. Labor to move radiator. Labor to plumb into system.	685.06T
8b) Estimate-goal is 'hiding' the boiler pipes. As the system has a pump we feel in the bedrooms, hall, bathroom and common area the pipes can be re-routed into the floor space. This item is difficult to get into any narrow margin of error as it is very difficult to determine the condition of the pipes where unions we will be made with new piping, and subject to other infrastructure in needed spaces that might mean a more circuitous route.	2,070.00T
14) Time and materials-range here depends on final trim choice which I do not have as of 2-15-22-Carpentry trim out. labor budget to trim out each room-crown, base, case, hang doors, trim doors. Trim windows.	943.50T
14d) Installation of items built in 14c. Estimated. .	1,162.50T
CHANGE-not item #16 has been revised to account for changes in the painting project.	
16) Interior paint work-labor to prime and paint all new walls, prime and paint all new interior trim, prime and paint all interior doors. NOTE-we are 'spray and brush' guys. NOTE-this includes repaint of areas in the lounge that need repainting.	957.48T
Bar/Lounge area-	
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
8/29/2022	2333

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
18) Budget allowance- Bar/Lounge -as of 2-15-22 the lounge area will have a tile floors (priced above), with the radiator moved (priced above). Bar area is not fully known to ARS, is budgeted in item 19 below. Ceiling will be drywall (priced above) and 'box beam' ceilings with fascia will be install-(white oak). Wall surfaces TBD, storage, etc all are on the table. This still remains a budget allowance, a place saver until more decisions are made.	2,484.00T
19) Budget allowance- Bar-ideas have been floated about a bar for this area. Design ideas TBD. Function? Discussion has been a live edge mahogany slab with a craftsman supports (lets). With no hard elevations, discussions of two top finishes, cabinets, a fridge, sink. This remains a highly variable element.	725.00T
19b) Budget item-Beam ceilings-final layout TBD. So labor budget to mill, finish and install traditional box beam ceiling detail in white oak. This space is large. I've assumed a perimeter 'half-beam' with fascia, and 2 full box beams running N to S and 2 full box beam running E to W. NOTE-oak materials are a volatile commodity and prices are 'marked to the market'.	2,497.50T
19c) Oak Materials-approx 300 s.f. of quarter sawn oak, 270 l.f. of 2" oak cove. Cleat stock, stain and finish oil, fasteners	429.00T
21) Allowance-all project materials-elements 'left on site' are billed at ARS cost plus a mark up of approx 11% average. This item covers materials-except as noted above this item covers a general 'overall' materials budget. Soup to nuts. This item is adjusted to actual based on expenditures at job end.	553.30T
24) Overhead charge-I've computed this using the large product rates in conjunction with the upstairs and exterior project. Covers all project development, project oversite and management. Permit issues as well as administrative, clerical, insurance, office expense.	1,050.00T
Thank you,	

	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

1824 S. Mt. Vernon St.

Date	Invoice #
8/29/2022	2333

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Page 3

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
8/29/2022	2332

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

Description	Amount
Rowe Kitchen Project-scope and estimate of costs	
Rowe Kitchen Progress Invoice #2322 8-28-22	
Kitchen Project-	
1) ****Kitchen Demolition and tear down-removal and disposal of the existing kitchen. Labor to disassemble, remove flooring, wall and ceiling surfaces as needed, demo and temp support wall to be opened up.	1,529.50T
2) ***Dump fees, truck time, haul out. I'm using an estimate of 4 'full' dump loads. Dump fees charged at actual.	330.00T
3) Framing/structural related-cost to prep framed walls for new layout, improve or strengthen the sub floor as needed, frame in and install 'header' at wall being moved. Labor needed to complete items related to structural framing. Labor to alter the back of the house-to 4 window layout.	6,750.00T
3b) Framing Materials-steel beam, framing lumber, fasteners, shoring lumber. . 3500	989.00T
19) Overhead at a combined large projects rate.	1,800.00T
21) ADD-cost of upgrade for coffee bar appliance. Posted 5-11-22	1,300.00T
Thank you, Brian Westmoreland ARS Inc.	
	Subtotal \$12,698.50
	Sales Tax (9.0%) \$1,142.87
	Total \$13,841.37
	Payments/Credits \$0.00
	Balance Due \$13,841.37

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
9/1/2022	2337

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
Rowe Basement Progress Invoice #2337 9-1-22	
14c) CABINETRY-as noted in 5-9-22 email. This is for custom cabinetry as draw on item A-103 in basement plans. As of 5-10 I have not entered a cost.	6,468.00T
14d) Installation of items built in 14c. Estimated. .	387.50T
Thank you,	
Brian Westmoreland ARS Inc. (509) 270-7030	
	Subtotal \$6,855.50
	Sales Tax (9.0%) \$617.00
	Total \$7,472.50
	Payments/Credits \$0.00
	Balance Due \$7,472.50

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
9/27/2022	2341

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
Rowe Interior Project Progress Inv 2341	
1c-2) Wall/trim repair post electrical-I'm including a budget for post re-wire repairs. I simply cannot guess if this is sufficient. But felt it time to properly recognize the potential need, and apply a simple budget for time. Labor to drill holes for 2nd floor A/C ducts-size and location TBD.	96.99T
3) Interior painting and wall Paper removal-it is always hard to firmly estimate wall paper removal. How many layers, oil or water based glue, wall prep prior to installation, has the paper been over-painted or painted between paper layers. This is always done as 'time & materials'. For purposes of a budget I'll including a number which is a fairly wild guess. This represents a full work month of paper removal.	2,946.13T
215.26	
12) Painting-keeping this budget toward wallpaper stripping, painting, in conjunction with other budgets for wallpaper removal and painting. Additionally keeping existing cabinetry and prime/paint, I've added some budget.	558.00T
24) General materials budget-except for kitchen and basement-allowance for paint, primers, shop supplies, all materials except as noted. At cost plus 15%. 1-540	966.00T
25) Labor-general site labor-clean up and haul out, debris removal, demolition work unless listed above.	346.88T
**Item edited below.	
27) Overhead charge-note my overhead charge is based on project size and complexity. My estimate program can only add a charge based on the job estimate total. I'll adjust this to reflect any actual job ARS Inc may do for you.	1,445.00T
31) Electrical-removal and reinstall of lights for Wallpaper project...	202.50T
Thank you, very much.	
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
9/27/2022	2341

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
Brian Westmoreland ARS Inc.	

	Subtotal	\$6,561.50
	Sales Tax (9.0%)	\$590.54
	Total	\$7,152.04
	Payments/Credits	\$0.00
	Balance Due	\$7,152.04

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
9/27/2022	2344

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
Rowe Basement Progress Inv 2344	
14b) Allowance-rough estimate here, final bill at actual plus 10%. Carpentry trim out-base, case, crown, 3 new hung doors, door hardware, window trim, etc. Budget allowance. NOTE-saving doors and trims saves "new materials" budget but adds to restoration/paint budgets	316.25T
14d) Installation of items built in 14c. Estimated. .	581.25T
16) Interior paint work-labor to prime and paint all new walls, prime and paint all new interior trim, prime and paint all interior doors. NOTE-we are 'spray and brush' guys. NOTE-this includes repaint of areas in the lounge that need repainting.	482.76T
17) Basement bathroom-finish labor, tile walls, floor, shower. Glass doors, medicine cabinet, trim out plumbing, building cabinets. Trim out to 'plan'. Tile stock provided by others. .	507.26T
18) Budget allowance- Bar/Lounge -as of 2-15-22 the lounge area will have a tile floors (priced above), with the radiator moved (priced above). Bar area is not fully known to ARS, is budgeted in item 19 below. Ceiling will be drywall (priced above) and 'box beam' ceilings with fascia will be install-(white oak). Wall surfaces TBD, storage, etc all are on the table. This still remains a budget allowance, a place saver until more decisions are made.	2,484.00T
19) Budget allowance- Bar-ideas have been floated about a bar for this area. Design ideas TBD. Function? Discussion has been a live edge mahogany slab with a craftsman supports (lets). With no hard elevations, discussions of two top finishes, cabinets, a fridge, sink. This remains a highly variable element.	725.00T
19c) Oak Materials-approx 300 s.f. of quarter sawn oak, 270 l.f. of 2" oak cove. Cleat stock, stain and finish oil, fasteners	650.00T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
9/27/2022	2344

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
21) Allowance-all project materials-elements 'left on site' are billed at ARS cost plus a mark up of approx 11% average. This item covers materials-except as noted above this item covers a general 'overall' materials budget. Soup to nuts. This item is adjusted to actual based on expenditures at job end.	1,217.26T
22) Budget allowance- Engineering/permits-if as needed. This is a discussion piece. Footing and beam locations bring up the most issues.	337.51T
24) Overhead charge-I've computed this using the large product rates in conjunction with the upstairs and exterior project. Covers all project development, project oversite and management. Permit issues as well as administrative, clerical, insurance, office expense.	630.00T
Thank you, Brian Westmoreland ARS Inc. (509) 270-7030	
	Subtotal \$7,931.29
	Sales Tax (9.0%) \$713.82
	Total \$8,645.11
	Payments/Credits \$0.00
	Balance Due \$8,645.11

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
9/27/2022	2340

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

Description	Amount
Rowe Kitchen Project-Project Inv 2340	
Ignore the *** symbol	
Kitchen Project-	
1) Kitchen Demolition and tear down-removal and disposal of the existing kitchen. Labor to disassemble, remove flooring, wall and ceiling surfaces as needed, demo and temp support wall to be opened up.	1,529.50T
2) Dump fees, truck time, haul out. I'm using an estimate of 4 'full' dump loads. Dump fees charged at actual.	264.00T
3) Framing/structural related-cost to prep framed walls for new layout, improve or strengthen the sub floor as needed, frame in and install 'header' at wall being moved. Labor needed to complete items related to structural framing. Labor to alter the back of the house-to 4 window layout.	7,593.75T
3b) Framing Materials-steel beam, framing lumber, fasteners, shoring lumber. . 3500	1,730.75T
3c) ****Windows-the new design has 4 windows. To be built by ARS. From the plan these units are 2 different sizes. I've changes this to 4 windows built by ARS to match window in dogs room, properly scaled. These will operate with sash tapes. Single hung build type.	1,456.00T
4)**** Insulation-Current kitchen is insulated. Small budget to complete insulation at perforations, etc.	647.50T
7) **** Plumbing-rough in work and rough in materials/trim out-update and reconfigure as needed plumbing drains and supply lines, needs for appliances, etc. NOTE-as of 2-16-22 most of the rough plumbing will be completed as part of the basement project. Final rough connection will be made in the kitchen project to the sink, as well as the fridge. Trim out includes final set of sink fixture, disposal, plumb and connection of the dishwasher. Connect if/as needed fridge to water source.	911.25T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
9/27/2022	2340

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

Description	Amount
7b) **Plumbing materials-disposal (use existing)and misc rough in needs, trim out needs.	316.25T
8) ****Electrical-rough in work and related materials/trim out and materials. This will be developed based on actual requirements of the job. Note that at this point it is difficult to determine what efficiencies are attainable between the larger house re-wire, the basement reconfiguration, and the status of the existing electrical in the kitchen. Final layout, lighting plan, heating plan, etc all play into this budget-so this is a place saver budget. .	8,880.64T
9) ****Materials/lighting, etc as provided by the electricians-work, spot.	1,595.63T
10) Cabinetry-all reconfigured cabinets-boxes, drawers, doors including 'panels' for Miele DW, drawer fronts, hardware (except knobs and pulls-by others). Quiet shut drawer glides. NOTE-insert ideas are not known as of 2-15-22	20,597.50T
19) Overhead at a combined large projects rate.	2,160.00T
20) Permits and engineering as needed-	900.00T
22) CREDIT-for purchase of kitchen cabinets. Note I have still not decided on the appliances.50% of total, balance on next inv.	-2,500.00T
23) CREDIT-appliances-appliances have low salvage value. Balance on next invoice TBD	-700.00T
Thank you, Brian Westmoreland ARS Inc.	
	Subtotal \$45,382.77
	Sales Tax (9.0%) \$4,084.45
	Total \$49,467.22
	Payments/Credits \$0.00
	Balance Due \$49,467.22

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
10/26/2022	2355

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

Description	Amount
Rowe Progress Invoice-#2355	
NOTE-all items invoiced below are elements of the original kitchen estimate. Thank you, Brian W	
3b) Framing Materials-steel beam, framing lumber, fasteners, shoring lumber. . 3500	494.50T
3c) ****Windows-the new design has 4 windows. To be built by ARS. From the plan these units are 2 different sizes. I've changes this to 4 windows built by ARS to match window in dogs room, properly scaled. These will operate with sash tapes. Single hung build type.	10,192.00T
5) ****Drywall-of kitchen and pantry, we will save all walls that can be saved. Most all wall will be firetaped as they don't show. Ceilings level 5.	3,780.00T
6) **Materials 'budget' for elements noted above in 4,5. misc, insulation, drywall related.	2,970.00T
11) ****Cabinet painting-assumes interior of drawers and cabinets to be a pre-finished birch or maple. Cost here to sand, prime, sand and apply two coats of paint. Note we prefer to use a more old fashion paint for durability. We are not super happy with zero VOC cabinets paints, so we should discuss smell. NOTE-this is done offsite leaving only touch up after install.	5,772.00T
12) Cabinet install-delivery and install/build-out of all kitchen cabinets, doors and drawers, the settee, as well as the pantry unit (TBD) . Butt hinge related labor. Trim out, doors and windows-interior.	6,937.50T
12b) Exterior work-catch all budget, we will have to trim out 4 windows, plus stucco work (Cut and removal for windows, repair and parge of stucco to match.. etc. Painting as part of larger overall paint project and budgeted in the 'interior' scope of work to cover elements that potentially need attention as part of the roof job.	4,095.00T
13c) Painting-site-wall and ceiling paint work, site trim paint not related to cabinet painting in item #11.	1,387.50T
14b) Tile install materials, tile backer board, adhesives, fasteners, grout.	472.00T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

1824 S. Mt. Vernon St.

Date	Invoice #
10/26/2022	2355

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

Page 2



INVOICE

Salvaged Designs LLC
PO Box 10277
Spokane, Washington 99209
United States

BILL TO
Mark & Candace Rowe
238 East 13th Avenue
Spokane, Washington 99202
United States

206-349-0509
markrowe99@hotmail.com

Invoice Number: 180406

Invoice Date: November 1, 2022

Payment Due: November 16, 2022

Amount Due (USD): \$0.00

Service	Quantity	Price	Amount
Interior Design Consulting Final second floor paint colors; design up date for kitchen nook;	1.5	\$125.00	\$187.50
Project Management Job-site walk-thru's; Meetings with Plumbing, Electrical, Tile layouts; Weekly project progress meetings; drop off materials to Brian	7.5	\$55.00	\$412.50
Plumbing Fixtures New Sonoma Forge Wingnut Deck Mount Faucet; Rustic Nickel	1	\$1,082.60	\$1,082.60
Countertop Stix & Stones: Bar Countertop - Roma Blue Quartzite, Flat Edge, Undermount Farm Sink; Outside Table - Sienna Bordeaux, Ogee Edge, Large Radius Cut	1	\$6,004.68	\$6,004.68

Subtotal: \$7,687.28

WA 2021 9%: \$691.86

Total: \$8,379.14

Payment on November 29, 2022 using a check: \$8,379.14

Amount Due (USD): \$0.00

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
11/2/2022	2361

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
Rowe residence-General interior and exterior projects-Progress Invoice #2361 NOTE-this invoice is toward the 'interior' estimate of work. So far items are billed within the general budget. Two items, flooring in Marks office and Candaces studio will rise slightly as the tear our and new flooring with finish will be more than I had planned for simple repairs and a refinish. I've draw on these item to cover materials and my install costs.	
1c-2) Progress billing-Wall/trim repair post electrical-I'm including a budget for post re-wire repairs. I simply cannot guess if this is sufficient. But felt it time to properly recognize the potential need, and apply a simple budget for time. Labor to drill holes for 2nd floor A/C ducts-size and location TBD.	874.13T
1e) Materials needs part 1b-covers, push-buttons, etc. Final charge based on count.	95.51T
5) Marks office-primarily a draw against the flooring project now on-going. I've posted here an overall budget estimate-to include the list noted on your email, new wood floors, removal of carpet, trim repair, add wood 'ledge', wall paper removal and paint. . NOTE-reuse of wood salvaged from the basement as flooring possibly if underlying floor is not restorable reasonably.	993.50T
13) Artist Room--project draw on labor and install. Remove carpet and provide labor and materials to install new oak flooring, sand and finish.	945.00T
24) General materials budget-except for kitchen and basement-allowance for paint, primers, shop supplies, all materials except as noted. At cost plus 15%. 1-540	483.00T
25) Labor-general site labor-clean up and haul out, debris removal, demolition work unless listed above.	231.25T
27) Overhead charge-note my overhead charge is based on project size and complexity. My estimate program can only add a charge based on the job estimate total. I'll adjust this to reflect any actual job ARS Inc may do for you.	722.50T

	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
11/2/2022	2361

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
28b) Exterior repairs as part of paint project, repairs likely as part of roof project at stucco and trim. Budget allowance to deal with unknown issues related to the exterior restoration and may cross over into the kitchen project. . NOTE-this did cross over to the stucco work done by Kerry at the kitchen windows. ADDITIONAL items 31) Electrical-removal and reinstall of lights for Wallpaper project... 32) ADD-cost for repaint of the upper hall and staircase. Per email. Color change. 32b) ADD- materials needs for item #32. 34) ADD-Art Hang-flat charge.. Thank you, very much. Brian Westmoreland ARS Inc.	1,734.38T 202.50T 1,404.00T 263.25T 125.00T
	Subtotal \$8,074.02
	Sales Tax (9.0%) \$726.66
	Total \$8,800.68
	Payments/Credits \$0.00
	Balance Due \$8,800.68

1824 S. Mt. Vernon St.

Date	Invoice #
11/2/2022	2360

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

Page 1

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
11/2/2022	2360

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

Description	Amount
11) Nook-progress invoice toward materials and labor as of 11-1-22 on the nook-I've decided based on what I see for the kitchen cabinets to add a separate item for the nook. This will allow better tracking as the nook will be built in house at ARS.	875.00T
10b) Trim-budget allowance for milling trim as needed, outside the realm of cabinetry. Door and window casing and headers, door jambs.	577.50T
NOTE-re cabinet painting-ARS has absorbed due to repainting work approx 33 hours of time. No charge for do-overs. My supplier has agreed to a partial reimbursement.	
11) Cabinet painting-assumes interior of drawers and cabinets to be a pre-finished birch or maple. Cost here to sand, prime, sand and apply two coats of paint. Note we prefer to use a more old fashion paint for durability. We are not super happy with zero VOC cabinets paints, so we should discuss smell. NOTE-this is done offsite leaving only touch up after install.	577.20T
12) Cabinet install-delivery and install/build-out of all kitchen cabinets, doors and drawers, the settee, as well as the pantry unit (TBD) . Butt hinge related labor. Trim out, doors and windows-interior.	2,775.00T
13b) Countertops-maple-the main kitchen cabinets will be maple. Final design TBD. Total square footage is approx 35.	648.00T
13c) Painting-site-wall and ceiling paint work, site trim paint not related to cabinet painting in item #11.	832.50T
NOTE change on 14c-we will remove old floor and install new oak. Note at this point I have no price change to record. I do expect a slightly higher cost when I am billed for this area. This amount in 14c covers my materials and project deposit.	
14c) Pantry floor-we will sand and refinish the existing faux painted fir floor. Please expect some patina from the aging process and wear and tear over the years.	1,012.50T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
11/2/2022	2360

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

Description	Amount
16) Floor heat-method and type TBD. Custom NuHeat pad most likely. Budget for pad(3), 2 controllers, and install.	1,812.50T
19) Overhead at a combined large projects rate.	1,800.00T
22) CREDIT-for purchase of kitchen cabinets. Note I have still not decided on the appliances. This credit means I've reduced the job by the total of \$5000	-1,500.00T
23) CREDIT-appliances-appliances have low salvage value. I'm having Jake at Freds help me arrive a fair offer. The fridge and range have value, the dishwasher not so much. For purposes of fair trade, I'm putting a number down as a place saver for the range and dishwasher though I need to have someone make a better judgement on condition/age, etc. This credit reduces the total job by the \$2000 I offered.	-600.00T
Thank you, Brian Westmoreland ARS Inc.	
	Subtotal \$46,852.59
	Sales Tax (9.0%) \$4,216.73
	Total \$51,069.32
	Payments/Credits \$0.00
	Balance Due \$51,069.32

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
11/2/2022	2362

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
Rowe Basement-Progress Invoice #2362	
19) Budget allowance-this draw specifically covers the brass rail, fittings and supports for the foot bar and is within the overall bar budget.	507.50T
24) Overhead charge-I've computed this using the large product rates in conjunction with the upstairs and exterior project. Covers all project development, project oversight and management. Permit issues as well as administrative, clerical, insurance, office expense.	630.00T
29) ADDED 9-27-22 Side entry 'shed' roof-preliminary scope and estimate. Cost to build a matching shed roof on West side over the lounge door. Open rafters, two posts roof to match house. Draw =50% of estimated amount. Final cost TBD	4,500.00T
NOTE-Mark, item #30 below, is an add to the basement job-and was not budgeted. The vent pipe for the basement was slightly undersized, and the inspector required that I upgrade it all the way through the roof. This could not be done until the kitchen was demolished, and we opened up Candaces studio wall. Of course I had long before made my basement estimate for plumbing costs nor was it part of the kitchen estimate. So item #30 below was not budgeted.	
30) ADJUSTMENT- 11-1-22-rough in plumbing-a last minute requirement of the building inspector was changing the entire basement vent, from 1.75" to 2". This work could not be done until we had gutted the kitchen (this lead to all the demolition in Candaces studio). This change required moving a hot water pipe to the main floor powder room, and also removal of the old supply line and drain for the old laundry space.	1,485.00T
Thank you,	
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

1824 S. Mt. Vernon St.

Date	Invoice #
11/2/2022	2362

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

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Invoice

Holliday Heating + Cooling
410 N Helena St
Spokane WA 99202
509-838-5717 FAX: 509-535-4371
HOLLIHC792MH

Account # 119092

Invoice # 393367
Date: 10/25/2022
Page # 1 of 2

Mark Rowe
238 E 13th Ave
Spokane WA 99202

Service At:
Mark Rowe
238 E 13th Ave
Spokane WA 99202

Service Date 10/28/2022 PO # Job # 263583 Contract # Claim #

REMOVE EXISTING EQUIPMENT
INSTALL GOODMAN 40K BTU GAS FURNACE (GM9S800403AN)
INSTALL GOODMAN 13 SEER 1.5 TON AC MOUNTED ON NEW PAD (GSX130181)
INSTALL MATCHING AC COIL TO VENTILATION SYSTEM
INSTALL HONEYWELL T6 THERMOSTAT
INSTALL CONDENSATE PUMP
INSTALL APRILAIRE MERV13 FILTRATION SYSTEM
FLUSH EXISTING REFRIGERANT PIPING
USE EXISTING DISCONNECT
ADAPT EXISTING ELECTRICAL TO NEW SYSTEMS
CHECK AND RE-SEAL MINOR LEAKS IN EXPOSED DUCTS
CHECK BOTH SYSTEMS FOR SAFETY AND EFFICIENCY

10-YEAR PARTS WARRANTY
10-YEAR COMPRESSOR WARRANTY
1-YEAR LABOR WARRANTY
LIFETIME WARRANTY ON HEAT EXCHANGER
ALL PERMITS, LABOR, AND MATERIALS INCLUDED
DRUG FREE EMPLOYEE GUARANTEE
PROPERTY PROTECTION GUARANTEE
1-YEAR 100% SATISFACTION GUARANTEE

UNDER TERMS OF WARRANTY, ROUTINE MAINTENANCE IS REQUIRED

Description Of Service	Quantity	Unit Price	Extended Price	Tax
INSTALL GAS FURNACE AND AC	1	\$8,426.00	\$8,426.00	p
Sub Total			\$8,426.00	
3210 Tax			758.34	
Total			\$9,184.34	
11/22/2022 Payment			\$9,184.34	
			CC	
Balance Due			\$0.00	

Thank you for your business!
Accounting Questions? Call Janine at 509-838-5717



Invoice

Holliday Heating + Cooling
410 N Helena St
Spokane WA 99202
509-838-5717 FAX: 509-535-4371
HOLLIHC792MH

Account # 119092

Invoice # 393367
Date: 10/25/2022
Page # 2 of 2

Paid in Full. We appreciate your business!

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
11/29/2022	2366

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
Rowe Interior Projects Progress Invoice #2366 11-29-22	
Misc Electrical-	
1e) Materials needs part 1b-covers, push-buttons, etc. Final charge based on count.	286.52T
NOTE-item 5 has been adjusted for the new floor, install and finish.	
5) Marks office-I've posted here an overall budget estimate-to include the list noted on your email, new wood floors, removal of carpet, trim repair, add wood 'ledge', wall paper removal and paint. . Note the change to removal of old, and install and finish of new oak floors used up all of the preset budget. As of 11-28 the main project in the studio is the wall patching, and window work. These are part of a separate budget which remains.	2,730.75T
13) ADJUSTED TO ACTUAL. Candace's studio room-remove existing flooring, prep and install new fir, sand and finish. As of 11-20 we are over budget on this item by approx \$420. Only remaining item is to install the base shoe (quarter round). A few hundred dollar item.	1,836.80T
24) General materials budget-except for kitchen and basement-allowance for paint, primers, shop supplies, all materials except as noted.	338.10T
25) Labor-general site labor-clean up and haul out, debris removal, demolition work unless listed above.	231.25T
27) Overhead charge-note my overhead charge is based on project size and complexity. My estimate program can only add a charge based on the job estimate total. I'll adjust this to reflect any actual job ARS Inc may do for you.	722.50T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

1824 S. Mt. Vernon St.

Date	Invoice #
11/29/2022	2366

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Page 2

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
11/29/2022	2365

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
Rowe Basement Progress Inv 32365 11-29-22	
8) Firm-relocate the large radiator in the basement-labor to disconnect, move, then plumb. All pipes will be buried in the walls and ceilings. Labor to move radiator. Labor to plumb into system.	685.06T
CHANGED AMOUNT OKAY BY EMAIL 5-11-22	
14) Time and materials-range here depends on final trim choice which I do not have as of 2-15-22-Carpentry trim out. labor budget to trim out each room-crown, base, case, hang doors, trim doors. Trim windows.	1,887.00T
14b) Allowance-rough estimate here, final bill at actual plus 10%. Carpentry trim out-base, case, crown, 3 new hung doors, door hardware, window trim, etc. Budget allowance. NOTE-saving doors and trims saves "new materials" budget but adds to restoration/paint budgets	316.25T
15) 8% +/- Heated Floor-revised-labor and materials to heat the lounge and the bathroom. Total is approx 500 s.f. I've used standard pads, will revise for 'custom' pads. This includes 3 pads and 2 controllers. Includes labor to set pads on flat surfaces.	339.25T
NOTE-item 16b-1 now covers a simpler tile at the reading room floor-such as 'sheef' mosaic, simple boarder, possible house name	
16b-1) Tile install-note some variability here as we have not seen final layout of mosaic floors and detail sections of mosaic tile inserts to plank floor area. 220-28-	970.20T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
11/29/2022	2365

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
16b-2) Floor level the concrete floors in the bedroom side of the basement are closely suitable for tile. The lounge will need leveling. It has high and low spots that are create a differential of 2". This is more than plank tile can handle. This budget is for application of a self-leveling grout. This will allow proper installation of the warm floor pads as well as ease install of the plank tile. Grout needs approx 3 cubic yards..	759.38T
16) Interior paint work-labor to prime and paint all new walls, prime and paint all new interior trim, prime and paint all interior doors. NOTE-we are 'spray and brush' guys. NOTE-this includes repaint of areas in the lounge that need repainting.	804.61T
Bar/Lounge area-	
18) Budget allowance- Bar/Lounge -as of 2-15-22 the lounge area will have a tile floors (priced above), with the radiator moved (priced above). Bar area is not fully known to ARS, is budgeted in item 19 below. Ceiling will be drywall (priced above) and 'box beam' ceilings with fascia will be install-(white oak). Wall surfaces TBD, storage, etc all are on the table. This still remains a budget allowance, a place saver until more decisions are made.	1,738.80T
19) Budget allowance- Bar-ideas have been floated about a bar for this area. Design ideas TBD. Function? Discussion has been a live edge mahogany slab with a craftsman supports (lets). With no hard elevations, discussions of two top finishes, cabinets, a fridge, sink. This remains a highly variable element.	1,015.00T
24) Overhead charge-I've computed this using the large product rates in conjunction with the upstairs and exterior project. Covers all project development, project oversight and management. Permit issues as well as administrative, clerical, insurance, office expense.	840.00T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
11/29/2022	2365

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
28) ADD-re 5-11-22 email, sump pump in tunnel to aid in reducing ground water basement. Cost estimate here assumes reasonable digging to create 'hole' for pump tank. Extra stone breaking is at time and materials, could add \$750 +/-.	2,812.50T
29) ADDED 9-27-22 Side entry 'shed' roof-preliminary scope and estimate. Cost to build a matching shed roof on West side over the lounge door. Open rafters, two posts roof to match house.	5,400.00T
29) ADDED 11-1-22-cost to prime and paint new shed noted in item #29 above.	693.75T
Thank you, Brian Westmoreland ARS Inc. (509) 270-7030	

	Subtotal	\$18,261.80
	Sales Tax (9.0%)	\$1,643.56
	Total	\$19,905.36
	Payments/Credits	\$0.00
	Balance Due	\$19,905.36

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
11/29/2022	2364

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

Description	Amount
Rowe Kitchen Progress Inv. 2364 11-29-22	
2) Dump fees, truck time, haul out. I'm using an estimate of 4 'full' dump loads. Dump fees charged at actual.	264.00T
3b) Framing Materials-steel beam, framing lumber, fasteners, shoring lumber. . 3500	494.50T
11) ****Cabinet painting-assumes interior of drawers and cabinets to be a pre-finished birch or maple. Cost here to sand, prime, sand and apply two coats of paint. Note we prefer to use a more old fashion paint for durability. We are not super happy with zero VOC cabinets paints, so we should discuss smell. NOTE-this is done offsite leaving only touch up after install.	2,308.80T
12) Cabinet install-delivery and install/build-out of all kitchen cabinets, doors and drawers, the settee, as well as the pantry unit (TBD) . Butt hinge related labor. Trim out, doors and windows-interior.	2,775.00T
12b) Exterior work-catch all budget, we will have to trim out 4 windows, plus stucco work (Cut and removal for windows, repair and parge of stucco to match.. etc. Painting as part of larger overall paint project and budgeted in the 'interior' scope of work to cover elements that potentially need attention as part of the roof job.	682.50T
13) Countertops-(on hold at Daltile via Tresko Stone on 2-2-22). Materials and or labor for counter tops-one that the island, and a second stone at the pantry shelf. REVISED to actual based on bill.	4,294.68T
13b) Countertops-maple-the main kitchen cabinets will be maple. Final design TBD. Total square footage is approx 35.	1,944.00T
13c) Painting-site-wall and ceiling paint work, site trim paint not related to cabinet painting in item #11.	555.00T
13d) ADD-interior paint work-ceiling in kitchen, pantry, and hall was changed after final coat was applied. So two coats of paint was applied. Wall color was changed also, here the final coat was not applied, however two coats were required.	1,110.00T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
11/29/2022	2364

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

Description	Amount
14) ****Floor Tile-labor. Tile provided by others. Based on final tile detail provided for the floor. Labor to set concrete ply sub floor, labor to set field mosaic tile, set 'flowers' in a pattern TBD.	5,735.00T
14b) Tile install materials, tile backer board, adhesives, fasteners, grout.	472.00T
14c) CHANGE-Original plan-Pantry floor-we will sand and refinish the existing faux painted fir floor. Please expect some patina from the aging process and wear and tear over the years. PLAN CHANGE-we will remove the existing floor, and install a new white oak floor to match hall. Oil finish. COMPLETED Oct 2022.	1,274.56T
15) Backsplash-labor to layout, and set Motavi tile backsplash. Tile by others. Full pre-layout, then tile set and grout.	3,315.20T
15b) Materials-for backsplash install.	150.00T
17) Appliance delivery is part of appliance costs. Noted here is install and set up of range, fridge, hood. Dishwasher as part of plumbers work.	1,747.20T
18) ****Venting and Gas-budget cost to provide gas to required areas-range, and proper venting of hood. Possible reconfigure of other venting/heating related items.	1,998.00T
19) Overhead at a combined large projects rate.	3,600.00T
Thank you, Brian Westmoreland ARS Inc.	
	Subtotal \$32,720.44
	Sales Tax (9.0%) \$2,944.84
	Total \$35,665.28
	Payments/Credits \$0.00
	Balance Due \$35,665.28

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
12/27/2022	2376

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
Rowe basement Progress billing-Invoice #2376 12-26-22	
8b) Estimate-goal is 'hiding' the boiler pipes. As the system has a pump we feel in the bedrooms, hall, bathroom and common area the pipes can be re-routed into the floor space. This item is difficult to get into any narrow margin of error as it is very difficult to determine the condition of the pipes where unions we will be made with new piping, and subject to other infrastructure in needed spaces that might mean a more circuitous route.	1,380.00T
14) Time and materials-range here depends on final trim choice which I do not have as of 2-15-22-Carpentry trim out. labor budget to trim out each room-crown, base, case, hang doors, trim doors. Trim windows.	1,698.30T
14d) Installation of items built in 14c-basement cabinetry.	387.50T
17) Basement bathroom-finish labor, tile walls, floor, shower. Glass doors, medicine cabinet, trim out plumbing, building cabinets. Trim out to 'plan'. Tile stock provided by others. This amount is all toward tile work .	4,901.10T
18) Budget allowance- Bar/Lounge -as of 2-15-22 the lounge area will have a tile floors (priced above), with the radiator moved (priced above). Bar area is not fully known to ARS, is budgeted in item 19 below. Ceiling will be drywall (priced above) and 'box beam' ceilings with fascia will be install-(white oak). Wall surfaces TBD, storage, etc all are on the table. This still remains a budget allowance, a place saver until more decisions are made.	1,738.80T
19) Budget allowance- Bar-ideas have been floated about a bar for this area. Design ideas TBD. Function? Discussion has been a live edge mahogany slab with a craftsman supports (lets). With no hard elevations, discussions of two top finishes, cabinets, a fridge, sink. This remains a highly variable element.	1,015.00T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
12/27/2022	2376

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
24) Overhead charge-I've computed this using the large product rates in conjunction with the upstairs and exterior project. Covers all project development, project oversight and management. Permit issues as well as administrative, clerical, insurance, office expense.	525.00T
29) ADDED 9-27-22 Side entry 'shed' roof-preliminary scope and estimate. Cost to build a matching shed roof on West side over the lounge door. Open rafters, two posts roof to match house.	2,700.18T
Thank you, Brian Westmoreland ARS Inc. (509) 270-7030	
	Subtotal \$14,345.88
	Sales Tax (9.0%) \$1,291.13
	Total \$15,637.01
	Payments/Credits \$0.00
	Balance Due \$15,637.01

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
12/27/2022	2378

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
1c-2) Estimate-Wall/trim repair post electrical-I'm including a budget for post re-wire repairs. I simply cannot guess if this is sufficient. But felt it time to properly recognize the potential need, and apply a simple budget for time. Labor to drill holes for 2nd floor A/C ducts-size and location TBD.	208.13T
1e) Materials needs part 1b-covers, push-buttons, etc. Final charge based on count. NOTE-this item included pushbuttons for both the kitchen and the basement, as well as the 'interior' spaces. We are over on budget as we have had far more dimmers/3-way switches and few single pole non push buttons types.	460.00T
1f) CHANGED to reflect Inv. #1111 from Revival. Basement music room light restoration. Labor and materials to rewire numerous vintage lights, plus some vintage lights. Any additional costs will required a larger budget.	190.00T
NOTE-I posted this item for the repaint of the side entry, color change as well as the repaint of the top half of the basement stairs.	
3) Interior painting and wall Paper removal-it is always hard to firmly estimate wall paper removal. How many layers, oil or water based glue, wall prep prior to installation, has the paper been over-painted or painted between paper layers. This is always done as 'time & materials'. For purposes of a budget I'll including a number which is a fairly wild guess. This represents a full work month of paper removal.	865.80T
215.26	
6) Marks Bedroom-minor repairs, remove wall paper (see item #2) , paint, molding repairs. Closet moldings repairs, remove cedar, repair surface, paint walls. Charges related to the closet.	160.00T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
12/27/2022	2378

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
NOTE-the draw below covers the installed toilet, proper bidet seat, install and related items. 7) Marks Bathroom-Plumbing repair so tub works (\$1000), add glass shower door, subway tile shower, shower head R&R, paint moldings, new toilet (TOTO-toilet/bidet combo per Mark). 10) Artists room, get windows working-see item 2 above, remove wall-paper-see above, Paint walls. 12) Painting-keeping this budget toward wallpaper stripping, painting, in conjunction with other budgets for wallpaper removal and painting. Additionally keeping existing cabinetry and prime/paint, I've added some budget. 24) General materials budget-except for kitchen and basement-allowance for paint, primers, shop supplies, all materials except as noted. At cost plus 15%. 1-540 25) Labor-general site labor-clean up and haul out, debris removal, demolition work unless listed above. 27) Overhead charge-note my overhead charge is based on project size and complexity. My estimate program can only add a charge based on the job estimate total. I'll adjust this to reflect any actual job ARS Inc may do for you. 28b) Exterior repairs as part of paint project, repairs likely as part of roof project at stucco and trim. Budget allowance to deal with unknown issues related to the exterior restoration and may cross over into the kitchen project. . ADDITIONAL items NOTE-item 30. Mark this is the balance of the item from last summer. I had posted this against the wrong clients project. Brittany noted it, and I am correcting for that error. This is part of the item total, not in 'addition'..	2,215.95T 497.25T 348.75T 483.00T 346.88T 1,156.00T 693.75T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

1824 S. Mt. Vernon St.

Date	Invoice #
12/27/2022	2378

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Page 3

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
12/27/2022	2375

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

Description	Amount
Rowe kitchen project-Progress Invoice #2375	
NOTE-as of approx 12-20-22 the draw amounts below still fall into the budgets set in July. I have not fully accounted for several items, overall materials costs, some labor related to tile, and cabinetry. In other words item below that indicate the possibility of some variability still are to be reviewed. Some changes are pure 'adds'-the hot water dispenser has been added to the plumbing trim out item noted in #25 below. A few items such as the leaded glass for the oak doors in the upper cab to the left of the fridge are TBD.	
7) **** Plumbing-rough in work and rough in materials-update and reconfigure as needed plumbing drains and supply lines, needs for appliances, etc. NOTE-as of 2-16-22 most of the rough plumbing will be completed as part of the basement project. Final rough connection will be made in the kitchen project to the sink, as well as the fridge. Trim out, see below, includes final set of sink fixture, disposal, plumb and connection of the dishwasher. Connect if/as needed fridge to water source/coffee maker.	273.38T
7b) **Plumbing materials-disposal (use existing)and misc rough in needs, trim out needs.	94.88T
10b) Trim-budget allowance for milling trim as needed, outside the realm of cabinetry. Door and window casing and headers, door jambs.	2,887.50T
11) ****Cabinet painting-assumes interior of drawers and cabinets to be a pre-finished birch or maple. Cost here to sand, prime, sand and apply two coats of paint. Note we prefer to use a more old fashion paint for durability. We are not super happy with zero VOC cabinets paints, so we should discuss smell. NOTE-this is done offsite leaving only touch up after install.	1,154.40T
12) Cabinet install-delivery and install/build-out of all kitchen cabinets, doors and drawers, the settee, as well as the pantry unit (TBD) . Butt hinge related labor. Trim out, doors and windows-interior.	5,550.00T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
12/27/2022	2375

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

Description	Amount
13b) Countertops-maple-the main kitchen cabinets will be maple. Final design TBD. Total square footage is approx 35.	648.00T
13d) ADD-interior paint work-ceiling in kitchen, pantry, and hall was changed after final coat was applied. So two coats of paint was applied. Wall color was changed also, here the final coat was not applied, however two coats were required.	832.50T
19) Overhead at a combined large projects rate.	900.00T
23) CREDIT-appliances-appliances have low salvage value. I'm having Jake at Freds help me arrive a fair offer. The fridge and range have value, the dishwasher not so much. For purposes of fair trade, I'm putting a number down as a place saver for the range and dishwasher though I need to have someone make a better judgement on condition/age, etc.	-300.00T
25) ADD-note I erred and did not include a budget for plumbing trim out. Set of Dishwasher, sink fixture, connection to coffee maker, water for Sub+Zero. Additionally I've added the cost of plumbing in the hot water maker which was added to the kitchen sink.	1,863.00T
Thank you, Brian Westmoreland ARS Inc.	
	Subtotal \$13,903.66
	Sales Tax (9.0%) \$1,251.33
	Total \$15,154.99
	Payments/Credits \$0.00
	Balance Due \$15,154.99



INVOICE

Salvaged Designs LLC
PO Box 10277
Spokane, Washington 99209
United States

BILL TO
Mark & Candace Rowe
238 East 13th Avenue
Spokane, Washington 99202
United States

206-349-0509
markrowe99@hotmail.com

Invoice Number: 180415

Invoice Date: January 2, 2023

Payment Due: January 17, 2023

Amount Due (USD): \$0.00

Service	Quantity	Price	Amount
Project Management Drop off Tile: Motawi & Fireclay for Install; Additional Tile Orders per Kerry; Pick up/Drop-off Final Plumbing from Ferguson's; Job-site Meeting with Brian for Laundry and Pantry & Kerry for Kitchen Tile & Bathroom Layout	6.25	\$55.00	\$343.75
Tile Materials Dale Tile: Brownberry 1" hex Field Tile	1	\$90.72	\$90.72
Tile Materials Motawi Tile Add: 4x4 Field Ocean; 2x2 Field Pear	1	\$302.64	\$302.64
Freight/Delivery Motawi Shipping	1	\$45.00	\$45.00

Subtotal: \$782.11

WA 2021 9%: \$66.34

No-Tax 0%: \$0.00

Total: \$848.45

Payment on February 11, 2023 using a check: \$848.45

Amount Due (USD): \$0.00

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
1/23/2023	2384

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

Description	Amount
Rowe Kitchen Project-scope and estimate of costs Progress Invoice #2384 1-23-23	
3b) Framing Materials-steel beam, framing lumber, fasteners, shoring lumber. . 3500	247.25T
8) ****Electrical-rough in work and related materials/trim out and materials. This will be developed based on actual requirements of the job. Note that at this point it is difficult to determine what efficiencies are attainable between the larger house re-wire, the basement reconfiguration, and the status of the existing electrical in the kitchen. Final layout, lighting plan, heating plan, etc all play into this budget-so this is a place saver budget. .	2,960.21T
8b)ADJUSTMENT - Electrical adds-labor-note this add is for labor beyond the plan description of electrical work. Additional trim elements in the kitchen, specific electrical needs for the coffee station, , specific to the island wiring	1,760.00T
8c) ADJUSTMENT-to electrical materials budgets for general electrical work in kitchen/pantry area.	261.93T
8d) ADD-electrical labor to wire and install LED tape lighting in the kitchen.	513.00T
9) ADJUSTED 1-20-23****Materials/lighting, etc as provided by the electricians-work, spot. I've added cost here for LED strip lighting and related needs such as the LED drivers, in the kitchen.	750.38T
10) **JOB DESCRIPTION CHANGED. Cabinetry-all reconfigured cabinets-boxes, drawers, doors including 'panels' for Miele DW, drawer fronts, hardware (except knobs and pulls-by others). Quiet shut drawer glides. NOTE-insert ideas are not known as of 2-15-22	2,942.50T
11) **ADDED item-nook-I've decided based on what I see for the kitchen cabinets to add a separate item for the nook. This will allow better tracking as the nook will be built in house at ARS.	4,090.63T
10b) Trim-budget allowance for milling trim as needed, outside the realm of cabinetry. Door and window casing and headers, door jambs.	1,155.00T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

1824 S. Mt. Vernon St.

Date	Invoice #
1/23/2023	2384

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

Page 2

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
1/23/2023	2382

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
Rowe residence-General interior and exterior projects- Progress Inv. #2382 1-23-23	
1c-2) Estimate-Wall/trim repair post electrical-I'm including a budget for post re-wire repairs. I simply cannot guess if this is sufficient. But felt it time to properly recognize the potential need, and apply a simple budget for time. Labor to drill holes for 2nd floor A/C ducts-size and location TBD.	1,457.25T
CHANGE-item 1e, 1f, 1g have been changed to reflect overall costs in the categories below. This will 'use' up the early set 'budgets' as of 5-31-22 has been changed to reflect actual costs of	
1e) Materials needs part 1b-covers, push-buttons, etc. Final charge based on count.	260.72T
1f) CHANGED to reflect Inv. #1111 from Revival. Labor and materials to rewire numerous vintage lights, plus some vintage lights. Any additional costs will required a larger budget. Readjusted 1-23-23 to reflect a few more lights being rewired.	72.45T
3) Interior painting and wall Paper removal-it is always hard to firmly estimate wall paper removal. How many layers, oil or water based glue, wall prep prior to installation, has the paper been over-painted or painted between paper layers. This is always done as 'time & materials'. For purposes of a budget I'll including a number which is a fairly wild guess. This represents a full work month of paper removal.	606.06T
215.26	
10) Artists room, get windows working-see item 2 above, remove wall-paper-see above, Paint walls.	1,940.25T
12) Painting-keeping this budget toward wallpaper stripping, painting, in conjunction with other budgets for wallpaper removal and painting. Additionally keeping existing cabinetry and prime/paint, I've added some budget.	333.25T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
1/23/2023	2382

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
24) General materials budget-except for kitchen and basement-allowance for paint, primers, shop supplies, all materials except as noted. At cost plus 15%. Adjusted to current total 1-20-23. 1-540	1,384.31T
25) Labor-general site labor-clean up and haul out, debris removal, demolition work unless listed above.	115.63T
27) Overhead charge-note my overhead charge is based on project size and complexity. My estimate program can only add a charge based on the job estimate total. I'll adjust this to reflect any actual job ARS Inc may do for you.	722.50T
ADDITIONAL items	
31) Electrical-removal and reinstall of lights for Wallpaper project...final adjustment	87.75T
33) ADD-cost to repaint Marks room (walls). Time 2. ADJUSTED TO ACTUAL	1,497.60T
33b) ADD-materials needs for item 33. Through 1-18-23	202.50T
Thank you, very much.	
Brian Westmoreland ARS Inc.	

	Subtotal	\$8,680.27
	Sales Tax (9.0%)	\$781.22
	Total	\$9,461.49
	Payments/Credits	\$0.00
	Balance Due	\$9,461.49

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
1/23/2023	2383

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
Rowe Basement-Progress Invoice #2383 1-23-23	
6) Firm-subject to first basement floor plan-Electrical-wiring of new space for switches, outlets, and lighting. Budget estimate at this point until usage and lighting design is finalized. Wiring of heated floor circuits. Wiring for new furnace.	3,000.00T
ADDITION-6-a) added labor due to final electrical plan NOTED on 3-20-22 APPROVED MY EMAIL 3-24	890.63T
6b) Soft quote--Service upgrade-to panel in basement laundry area-note upgrade to 400 amps. The three boxes in the basement will be used as junction boxes and a new single-long panel will replace it. (wall will be framed in). Hard quote being developed-We need to consult with Avista Energy on this.	492.48T
6d) Estimate- Electrical materials-wire, fasteners, general rough in elements.	345.00T
14) Time and materials-range here depends on final trim choice which I do not have as of 2-15-22-Carpentry trim out. labor budget to trim out each room-crown, base, case, hang doors, trim doors. Trim windows.	1,132.20T
14b) Allowance-rough estimate here, final bill at actual plus 10%. Carpentry trim out-base, case, crown, 3 new hung doors, door hardware, window trim, etc. Budget allowance. NOTE-saving doors and trims saves "new materials" budget but adds to restoration/paint budgets	379.50T
14c) CABINETRY-as noted in 5-9-22 email. This is for custom cabinetry as draw on item A-103 in basement plans. As of 5-10 I have not entered a cost.	2,310.00T
14d) Installation of items built in 14c. Estimated. .	232.50T
16) Interior paint work-labor to prime and paint all new walls, prime and paint all new interior trim, prime and paint all interior doors. NOTE-we are 'spray and brush' guys. NOTE-this includes repaint of areas in the lounge that need repainting.	321.84T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
1/23/2023	2383

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
17) Basement bathroom-finish labor, tile walls, floor, shower. Glass doors, medicine cabinet, trim out plumbing, building cabinets. Trim out to 'plan'. Tile stock provided by others. .	6,126.38T
17b) ADJUSTMENT Tile-extra tile ordered for floor by ARS. 1-15-23 from Daltile. Recd 1-19-23	827.32T
NOTE-1-18-23-As noted in 18 I included a budget for the trim out of the bar/lounge area. We have covered as of 1-15-23 the area and it's creative elements very well based on a budget set nearly a year ago. Some items are falling outside that budget. I'm noting these items in items 18b as needed.	
18) Budget allowance- Bar/Lounge -as of 2-15-22 the lounge area will have a tile floors (priced above), with the radiator moved (priced above). Bar area is not fully known to ARS, is budgeted in item 19 below. Ceiling will be drywall (priced above) and 'box beam' ceilings with fascia will be install-(white oak). Wall surfaces TBD, storage, etc all are on the table. This still remains a budget allowance, a place saver until more decisions are made.	745.20T
18b) ADJUSTMENT-bar/lounge area details-oak element to hide LED strip lighting, install costs, misc items labor such as hang art light, misc repairs to existing cabinetry.	754.80T
19b) ADD-electrical. Additional costs in the bar, specifically additional LED strip lighting in the basement. This is posted as a labor and materials budget for the work. LED lighting in the bar backsplash was covered by the bar budget. This includes wiring, LED strip, LED drivers, and labor for additional work. Also labor to install art light at back bar.	2,041.20T
23) ADDED-Generator-so budget for hard wired, hard plumbed natural gas generator. Size to be finalized, approx KW rating of 20 to 25. Budget for unit, wiring as needed to house power and apartment. Deliver and install to predetermined site. Range is \$12,000 to \$15000. I'm posting high end here. .	4,248.75T

	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
1/23/2023	2383

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
24) Overhead charge-I've computed this using the large product rates in conjunction with the upstairs and exterior project. Covers all project development, project oversight and management. Permit issues as well as administrative, clerical, insurance, office expense.	630.00T
Thank you, Brian Westmoreland ARS Inc. (509) 270-7030	
	Subtotal \$24,477.80
	Sales Tax (9.0%) \$2,203.00
	Total \$26,680.80
	Payments/Credits \$0.00
	Balance Due \$26,680.80

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
2/7/2023	2401

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
Rowe Basement progress Invoice #2401	
14c) CABINETRY-as noted in 5-9-22 email. This is for custom cabinetry as draw on item A-103 in basement plans. As of 5-10 I have not entered a cost.	1,155.00T
14d) Installation of items built in 14c. Estimated. .	193.75T
16) Interior paint work-labor to prime and paint all new walls, prime and paint all new interior trim, prime and paint all interior doors. NOTE-we are 'spray and brush' guys. NOTE-this includes repaint of areas in the lounge that need repainting.	1,126.45T
17) Basement bathroom-finish labor, tile walls, floor, shower. Glass doors, medicine cabinet, trim out plumbing, building cabinets. Trim out to 'plan'. Tile stock provided by others. .	4,305.00T
19) Budget allowance- Bar-ideas have been floated about a bar for this area. Design ideas TBD. Function? Discussion has been a live edge mahogany slab with a craftsman supports (lets). With no hard elevations, discussions of two top finishes, cabinets, a fridge, sink. This remains a highly variable element.	725.00T
28b) ADD-the sump required a new outlet in the crawl space adjacent to the tunnel. The 'planned' outlet didn't not have the capacity to handle the pump. 1-10-23	268.25T
Thank you,	
Brian Westmoreland ARS Inc. (509) 270-7030	
	Subtotal \$7,773.45
	Sales Tax (9.0%) \$699.61
	Total \$8,473.06
	Payments/Credits \$0.00
	Balance Due \$8,473.06

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
2/7/2023	2399

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

Description	Amount
Rowe Kitchen Project-scope and estimate of costs Estimate date changed to 5-3-22 FROM 2-18-22 NOTE-as of 2-1-22 the appliances are purchase and on order. These costs are not included below. except for the change in the coffee bar... NOTE-as of 5-15-22 I've made changes to elements as discussed on our 5-10 meeting. Added credits (tentative) for cabinetry and appliances. Edited tile cost for the floor, change pantry floor, and adjust other numbers here and there. Downward mostly. **** indicates some change language, price, or both since initial scope was presented. . Kitchen Project- CHANGE-discussion point-noted from Sheri she wants the windows to match the window in the dog's room. NOTE-as discussed and okay, I had planned to re-purpose a kitchen window in the pantry. Of course, this makes no sense, but was a honest omission. I've altered item 3c to represent making 5 windows, so adding a period wood window for the pantry. 3c) ****Windows-the new design has 4 windows. To be built by ARS. From the plan these units are 2 different sizes. I've changes this to 4 windows built by ARS to match window in dogs room, properly scaled. These will operate with sash tapes. Single hung build type.	3,640.00T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
2/7/2023	2399

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

Description	Amount
7b) **Plumbing materials-disposal (use existing)and misc rough in needs, trim out needs. ADJUSTED TO ACTUAL 1-23-23	151.56T
7c) ADD-Install and materials of Insta-Hot for kitchen. POSTED 1-24-23 4 hours of labor...	1,620.00T
Electrical-solid 'quote based on plans provided late April '22. NOTE-1-20-23-ADDED ELECTRICAL LABOR/MATERIALS FOR KITCHEN AREA WORK-AT 8B/8C/8D BELOW	
8d) ADD-electrical labor to wire and install LED tape lighting in the kitchen. Cost to move microwave outlet, cost to change outlet to Clock style recessed unit.	155.23T
9) ADJUSTED 1-20-23****Materials/lighting, etc as provided by the electricians-work, spot. I've added cost here for LED strip lighting and related needs such as the LED drivers, in the kitchen.	155.33T
CHANGED-CABINETRY ITEM BELOW HAS CHANGED SIGNIFICANTLY DUE TO SEVERAL FACTORS, MATERIALS COSTS, INSET DOORS WITH BUTT HINGES, per final plans submitted to ARS 4/22 and in addition materials cost increase since initially estimated. Additionally the oak elements of the kitchen. NOTE-item #11 has been adjusted to better represent the cost to complete-specifically the oak arch, with pilaster and cross beam in oak, the maple bench lids, etc. 11) **ADDED item-nook-I've decided based on what I see for the kitchen cabinets to add a separate item for the nook. This will allow better tracking as the nook will be built in house at ARS.	2,337.50T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

1824 S. Mt. Vernon St.

Date	Invoice #
2/7/2023	2399

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

Page 3

1824 S. Mt. Vernon St.

Date	Invoice #
2/7/2023	2399

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

Page 4

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
2/7/2023	2400

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
Rowe residence-General interior and exterior projects- Progress Invoice #2400 2-7-23	
12) Painting-keeping this budget toward wallpaper stripping, painting, in conjunction with other budgets for wallpaper removal and painting. Additionally keeping existing cabinetry and prime/paint, I've added some budget. Revised 11-1-22 to better reflect the floor job being done..	592.85T
13b) ADD-trim work, we had to cut a huge access hole in the studio. Wall repairs covered under item 1c-2. Carpentry work to replicate the wainscot detail need mill and install.	518.00T
13c) ADD-extra outlet in Candace studio. Surface outlet at shoe, with outlet. South side.	253.13T
24) General materials budget-except for kitchen and basement-allowance for paint, primers, shop supplies, all materials except as noted. At cost plus 15%. Adjusted to current total 1-20-23. 1-540	553.73T
25) Labor-general site labor-clean up and haul out, debris removal, demolition work unless listed above.	231.25T
27) Overhead charge-note my overhead charge is based on project size and complexity. My estimate program can only add a charge based on the job estimate total. I'll adjust this to reflect any actual job ARS Inc may do for you.	1,445.00T
Thank you, very much.	
Brian Westmoreland ARS Inc.	

	Subtotal	\$3,593.96
	Sales Tax (9.0%)	\$323.46
	Total	\$3,917.42
	Payments/Credits	\$0.00
	Balance Due	\$3,917.42

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
2/27/2023	2410

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Candace Studio WIn...

Description	Amount
Project name-Candace's studio window project. Progress Invoice #2410	
1) Window adjustments/hardware/re-fit of sashes-this time allotment covers labor spent making sure the windows sashes fit in their opening. Adjustments to the sashes could include shaving, repair of sashes, hardware adjustments, etc. NOTE This item is based on time spent. I'll adjust it to actual at the end of the element of the project. This item also covers the time needed to move the sashes to the shop, and then return and reinstall.	1,666.67T
1b) Hardware-we should have enough hardware to complete the project. I see need for some additional fasteners as we may rob hardware from the south bank of windows to be used on the E and W unit. So setting a small budget.	58.00T
2) Paint prep and Painting-so as of 2-1-23 the interior face of the inner sashes is close to completion as part of the ongoing wall and ceiling repairs. I am adding a time element to complete that plus a time element to complete the rest of the job, finishing the remainder of the inner sashes, the jamb (frame) between the two sashes and both side of the storms. This item is based on an estimated amount of time to complete all tasks needed. Actual can vary. I'll review at the mid point and advise.	3,729.60T
2b) Materials-epoxy filler, glazing needs, primers, paints. Final charge based on costs plus 15%.	243.00T
3) Overhead-Cost to cover items such as administrative, clerical, insurance, office expense.	575.00T
Thank you, Brian Westmoreland ARS Inc.	
	Subtotal \$6,272.27
	Sales Tax (9.0%) \$564.50
	Total \$6,836.77
	Payments/Credits \$0.00
	Balance Due \$6,836.77

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
3/6/2023	2411

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Rowe-Marks Bathro...

Description	Amount
Rowe-Marks Bathroom Progress Invoice #2411	
4b) Tile materials-cost estimate for approx 110 s.f. of Heritage tile subway tile. Color TBD, includes an accurate estimate for detail tiles, corners, cove, sanitary base, etc.	5,445.54T
4e) Shipping balance adjusted to actual	201.25T
5b) Shower fixture- I need to confirm this number. Shower fixture per Marks choice. Graff Cantegury Exposed Thermostatic shower with metal levers, and rainshower head. CD1.02 - PN	4,440.50T
10) Overhead-Cost to cover items such as administrative, clerical, insurance, office expense. Project development, oversight, etc.	260.00T
Thank you,	
Brian Westmoreland ARS Inc.	
	Subtotal \$10,347.29
	Sales Tax (9.0%) \$931.26
	Total \$11,278.55
	Payments/Credits \$0.00
	Balance Due \$11,278.55

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
3/20/2023	2423

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
Rowe Basement Progress Invoice #2423	
14) Time and materials-range here depends on final trim choice which I do not have as of 2-15-22-Carpentry trim out. labor budget to trim out each room-crown, base, case, hang doors, trim doors. Trim windows. 300	1,541.05T
14b) Allowance-rough estimate here, final bill at actual plus 10%. Carpentry trim out-base, case, crown, 3 new hung doors, door hardware, window trim, etc. Budget allowance. NOTE-saving doors and trims saves "new materials" budget but adds to restoration/paint budgets	442.75T
*****16B) Interior paint work-as of 3-1-23 ARS has absorbed approx 80 hours of time on paint work. It is true, some of this is do-overs due to quality control, changes in items, or just as likely touch up due to work area damage, or simple finishing the job, etc. As of this date I do have some time that I feel falls outside these parameters and is billable. Additional refinish work by Tom and Desire, paint work at wood to painted surfaces, wall work (like at the safe door). Items that certainly could have been part of my budget set more than a year ago, but were not. I'm adding an amount of hours here for that work. Interior painting and prep, and finishes such as faux painting and stain finishes.	1,332.00T
NOTE-custom shower arm will be posted to the Spring 2023 project in an effort to close out this now 14 month old project scope.	
17) Basement bathroom-finish labor, tile walls, floor, shower. Glass doors, medicine cabinet, trim out plumbing, building cabinets. Trim out to 'plan'. Tile stock provided by others.	3,565.68T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
3/20/2023	2423

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
21) Allowance-all project materials-elements 'left on site' are billed at ARS cost plus a mark up of approx 11% average. This item covers materials-except as noted above this item covers a general 'overall' materials budget. Soup to nuts. This item is adjusted to actual based on expenditures at job end.	548.92T
24) Overhead charge-I've computed this using the large product rates in conjunction with the upstairs and exterior project. Covers all project development, project oversight and management. Permit issues as well as administrative, clerical, insurance, office expense.	554.40T
31) ADDS-Electrical adds requested by client-Led lights in music room, led in basement bath cab, light switch work related. Swap of Nuheat circuits to make 'power' available for lights and switching needs.	810.00T
NOTE-item below were posted to the basement project on 3-10-23. As of 3-15-23 we are very close to complete in the basement-both in terms of the initial scope as well as items added to the early Feb punch list. I've asked the crew to note certain items so that I may accurately and fairly determine an billing that should be done. Main items undone in the basement are bar corbels and safe room shelves. 32) ADD-In the basement, misc items were posted to the punch list that either fell outside my scope or list of items or I had insufficient budget to squeeze them in to the project. These items fell under both carpentry and paint related items. Items included application of a clear coat to Candace's art walls (To be completed as of 3-15-23), adding an extra support shelf to the bar area corner cab, Candace asked Desire to do wall and paint work at the safe area wall, chimney area work. I've added a budget of 44 hours toward this items and others billed if/as needed. Partial billing of approx 12 hours	592.00T

	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
3/20/2023	2423

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
NOTE-item below is the added cost of fittings from Standard Boilers estimate of costs to 'hide' the basement boiler pipes. This was discussed during the project. 33) ADJUSTMENT-as noted above in item #8b above-the hiding of the boiler pipes, which went very successfully was hard to perfectly predict. Overall, Standard stuck to the labor portion of the project. Including numerous trips to bleed, re-bleed the units. Materials primarily related to fitting and valves required to complete the paths we wanted, did run over the budget allowance. According to my exit review of bills paid to Standard, vs the estimate in item 8b I have these additional costs to add to the job. Thank you, Brian Westmoreland ARS Inc. (509) 270-7030 ~~~~~ CHANGE ORDER ~~~~~ March 6, 2023 > Increased price of Materials from \$11,066.00 to \$11,855.80. (+\$789.80) Total change to estimate +\$860.88 ~~~~~	990.00T

	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
3/20/2023	2423

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
~~~~~ CHANGE ORDER ~~~~~ March 6, 2023 > Increased price of Carpentry finish work from \$24,840.00 to \$24,933.60. (+\$93.60) > Increased quantity of Carpentry finish work from 0 to 3. Increased price of Carpentry finish work from \$0.00 to \$280.50. Changed description of Carpentry finish work. (+\$280.50) Total change to estimate +\$407.77 ~~~~~ ~~~~~ CHANGE ORDER ~~~~~ March 7, 2023 > Increased quantity of Carpentry finish work from 300 to 350. Increased price of Carpentry finish work from \$18,870.00 to \$22,015.00. Changed description of Carpentry finish work. (+\$3,145.00) > Added 60 Interior Paintwork. (+\$3,330.00) > Increased quantity of Carpentry finish work from 9 to 39. Increased price of Carpentry finish work from \$684.45 to \$2,965.95. Changed description of Carpentry finish work. (+\$2,281.50) Total change to estimate +\$9,544.58 ~~~~~ ~~~~~ CHANGE ORDER ~~~~~ March 8, 2023 > Added 1 Electrical sub. (+\$810.00) Total change to estimate +\$882.90 ~~~~~	
	<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.

# Invoice

Date	Invoice #
3/20/2023	2423

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
~~~~~ CHANGE ORDER ~~~~~ March 17, 2023 > Added 1 Carpentry finish work. (+\$0.00) > Added 1 Materials. (+\$990.00) Total change to estimate +\$1,079.10 ~~~~~ ~~~~~ CHANGE ORDER ~~~~~ March 17, 2023 > Increased quantity of Carpentry finish work from 1 to 40. Increased price of Carpentry finish work from \$0.00 to \$2,368.00. Changed description of Carpentry finish work. (+\$2,368.00) Total change to estimate +\$2,581.12 ~~~~~	
	Subtotal \$10,376.80
	Sales Tax (9.0%) \$933.91
	Total \$11,310.71
	Payments/Credits \$0.00
	Balance Due \$11,310.71

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
3/20/2023	2414

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

Description	Amount
Rowe Kitchen Project-scope and estimate of costs Progress Invoice #2414	
Kitchen Project- NOTE-as of 3-15-23 we are waiting for the arrival of the sash tapes which will provide the counterbalance so the lower sash opens and stays open if you like. Due approx 3-24-23 install when we have warm weather.	
3c) ****Windows-the new design has 5 windows. To be built by ARS. From the plan these units are 2 different sizes. I've changes this to 5 windows built by ARS to match window in dogs room, properly scaled. These will operate with sash tapes. Single hung build type.	1,820.00T
11) **ADDED item-nook-I've decided based on what I see for the kitchen cabinets to add a separate item for the nook. This will allow better tracking as the nook will be built in house at ARS.	626.45T
10b) Trim-budget allowance for milling trim as needed, outside the realm of cabinetry. Door and window casing and headers, door jambs. Most of this is related to the pantry trim out.	577.50T
11) ****Cabinet painting-assumes interior of drawers and cabinets to be a pre-finished birch or maple. Cost here to sand, prime, sand and apply two coats of paint. Note we prefer to use a more old fashion paint for durability. We are not super happy with zero VOC cabinets paints, so we should discuss smell. NOTE-this is done offsite leaving only touch up after install.	461.76T
12) Cabinet install-delivery and install/build-out of all kitchen cabinets, doors and drawers, the settee, as well as the pantry unit (TBD) . Butt hinge related labor. Trim out, doors and windows-interior.	1,665.00T
19) Overhead at a combined large projects rate.	540.00T
20) Permits and engineering as needed-	180.00T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

1824 S. Mt. Vernon St.

Date	Invoice #
3/20/2023	2414

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

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Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
3/20/2023	2424

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
Rowe residence-General interior- Project Invoice #2424 3-20-23 25) Labor-general site labor-clean up and haul out, debris removal, demolition work unless listed above. 231.25T 27) Overhead charge-note my overhead charge is based on project size and complexity. My estimate 572.22T program can only add a charge based on the job estimate total. I'll adjust this to reflect any actual job ARS Inc may do for you. 30) Materials-purchased by ARS and provided to the roofing contractor. Delivered approx 200 l.f. of 1x3 0.01T OG crown and 200lf of 1x4 FJPP for edge build up. Install by roofing contractor. . 35) ADD-2-25-23-misc items were posted to the punch list that either fell outside my scope or list of items 976.80T or I had insufficient budget to squeeze them in to the project. These items fell under both carpentry and paint related items. The later, being the main reason, I've run out of budget sent 12 months ago. Items on this list-stairway window, thresholds, stair tread repair, misc door items, bells, refit and adjust, floor repair (incomplete as of 3-17-23), Bathroom blue door full strip, jamb strip, repaint, re-hang and adjust. As of 3-17-23 items such as the potential rehang of a door from the hall to the dining room, etc are to be accounted for. I'm adding a labor budget of approx 55 hours to the overall estimate and on this invoice billing for approx 16 of those hours. 36) ADD-3-05-23-Master bedroom repaint. per Candace, completed in Jan. Walls-Color change. 1,372.80T Thank you, very much. Brian Westmoreland ARS Inc.	
	Subtotal \$3,153.08
	Sales Tax (9.0%) \$283.78
	Total \$3,436.86
	Payments/Credits \$0.00
	Balance Due \$3,436.86

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
4/10/2023	2434

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
Rowe residence-General interior and exterior projects- Progress Invoice #2434	
25) Labor-general site labor-clean up and haul out, debris removal, demolition work unless listed above.	231.23T
27) Overhead charge-note my overhead charge is based on project size and complexity. My estimate program can only add a charge based on the job estimate total. I'll adjust this to reflect any actual job ARS Inc may do for you.	348.25T
ADDITIONAL items NOTE-item 35 was added to the interior projects phase of work after development of the 'punch lists' as there were numerous items in the list that fell outside the noted items on the original project scope that was drawn up in late 2021. This draw below covers that labor used to complete these items through approx 4-1-23. 35) ADD-2-25-23-misc items were posted to the punch list that either fell outside my scope or list of items or I had insufficient budget to squeeze them in to the project. These items fell under both carpentry and paint related items. The later, being the main reason, I've run out of budget sent 12 months ago. Items on this list-stairway window, thresholds, stair tread repair, misc door items, bells, refit and adjust, floor repair (incomplete as of 3-17-23), Bathroom blue door full strip, jamb strip, repaint, re-hang and adjust. As of 3-17-23 items such as the potential rehang of a door from the hall to the dining room, etc are to be accounted for. I'm adding a labor budget of approx 55 hours to allow me to draw on to cover some of these items and will adjust as needed as we move forward.	2,279.20T
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
4/10/2023	2434

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
Thank you, very much. Brian Westmoreland ARS Inc. ~~~~~ CHANGE ORDER ~~~~~ October 10, 2022 > Added 1 Materials. (+\$195.75) Total change to estimate +\$213.37 ~~~~~ ~~~~~ CHANGE ORDER ~~~~~ November 2, 2022 > Increased price of WPM from \$3,750.00 to \$4,965.00. (+\$1,215.00) > Increased price of Flooring materials from \$2,025.00 to \$2,362.50. Changed description of Flooring materials. (+\$337.50) > Changed description of Interior Paintwork. (+\$0.00) > Added 1 Laborer-manual. (+\$125.00) Total change to estimate +\$1,828.48 ~~~~~	
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
4/10/2023	2434

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
~~~~~ CHANGE ORDER ~~~~~ November 28, 2022 > Increased price of Flooring materials from \$2,362.50 to \$2,781.76. Changed description of Flooring materials. (+\$419.26) Total change to estimate +\$456.99 ~~~~~ ~~~~~ CHANGE ORDER ~~~~~ January 20, 2023 > Increased quantity of Interior Paintwork from 16 to 24. Increased price of Interior Paintwork from \$998.40 to \$1,497.60. Changed description of Interior Paintwork. (+\$499.20) Total change to estimate +\$544.13 ~~~~~	
	<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.

# Invoice

Date	Invoice #
4/10/2023	2434

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
~~~~~ CHANGE ORDER ~~~~~ January 23, 2023 > Increased price of Masonry from \$5,133.75 to \$5,411.25. (+\$277.50) > Increased quantity of Interior Paintwork from 175 to 210. Increased price of Interior Paintwork from \$8,417.50 to \$10,101.00. (+\$1,683.50) > Increased price of Windows from \$1,657.50 to \$2,437.50. (+\$780.00) > Increased price of WPM from \$1,395.00 to \$1,666.25. (+\$271.25) > Added 8 Carpentry finish work. (+\$518.00) > Increased price of Materials from \$4,830.00 to \$5,537.25. Changed description of Materials. (+\$707.25) Total change to estimate +\$4,618.88 ~~~~~ ~~~~~ CHANGE ORDER ~~~~~ February 1, 2023 > Decreased quantity of Doors from 3 to 0. Decreased price of Doors from \$7,830.00 to \$0.00. (-\$7,830.00) > Decreased price of Bathroom from \$14,773.00 to \$2,547.25. (-\$12,225.75) > Decreased quantity of Windows from 1 to 0. Decreased price of Windows from \$675.00 to \$0.00. (-\$675.00) Total change to estimate -\$22,596.52 ~~~~~	
	Subtotal
	Sales Tax (9.0%)
	Total
	Payments/Credits
	Balance Due

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
4/10/2023	2434

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
~~~~~ CHANGE ORDER ~~~~~ March 8, 2023 > Decreased price of Bathroom from \$2,547.25 to \$2,215.95. (-\$331.30) > Decreased quantity of Permits from 1 to 0. Decreased price of Permits from \$345.00 to \$0.00. (-\$345.00) > Decreased quantity of Carpentry finish work from 125 to 112.5. Decreased price of Carpentry finish work from \$6,937.50 to \$6,243.75. (-\$693.75) > Added 35 Carpentry finish work. (+\$2,072.00) Total change to estimate +\$765.13 ~~~~~ ~~~~~ CHANGE ORDER ~~~~~ March 17, 2023 > Added 22 Interior Paintwork. (+\$1,372.80) Total change to estimate +\$1,496.35 ~~~~~	
	<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.

Date	Invoice #
4/10/2023	2434

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

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Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

# Invoice

Date	Invoice #
4/11/2023	2432

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Spring '23 Projects

Description	Amount
Rowe 2023 Spring 2023 Project- Progress Invoice #2432	
2) In progress-Exterior paint-of new side entry. Cost to complete paint project on side entry, paint to match the house.	1,193.25T
2b) Materials needs for paint project.	79.35T
8B) Newell posts- labor to complete full prep, prime and paint of two newel posts provided by the Rowes. We will have them fully rewired with exterior grade wiring and connection, the prep the site and have installed.	1,683.00T
9) Overhead-large project charge to cover administrative costs, project management, etc.	562.50T
10) ADD-Mark came back and fixed a second leak in the apartment.	247.44T
11) ADD-Standard came too address an issue with the furnace, reports breaker popped, reset, system working fine. NOTE-Rowes want new T-stats installed similar to other new unit. TB Scheduled by ARS.	141.26T
Thank you, Brian Westmoreland ARS Inc.	

	<b>Subtotal</b>	\$3,906.80
	<b>Sales Tax (9.0%)</b>	\$351.61
	<b>Total</b>	\$4,258.41
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$4,258.41

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

# Invoice

Date	Invoice #
4/10/2023	2435

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
Rowe Basement Project Progress Invoice #2435	
14c) CABINETRY-Laundry room cabinet-final cost charged her for custom laundry cab. Final design has changed from drawing. Original balance for this item (overall) was \$21300. Final actual cost is \$22,850. Resulting in an added cost overall of \$1550. That additional cost, plus the balance of the original amount posted here.	3,234.00T
*****NOTE-interior paint in the basement has exceeded preliminary budgets. As of 4-1-23 I have absorbed nearly 98 hours of time, all done by Desire for do-overs, re-dos, etc in the basement. Other items that were simple not complete-think for instance around the area of the safe room door, and the stone fireplace were not budgeted.	
15) Interior paint-The basement paint budgets set in 2021 have been exceeded. There are/were numerous painting related items that certainly could have been part of my budget set more than a year ago, but were not. I'm adding an amount of hours here for that work. Interior painting and prep, and finishes such as faux painting and stain finishes. Through 4-6-23. -this includes prep, prime, painting of the laundry room cabinet, which is completed and awaiting install after Tom completes the settee.	1,398.60T
	<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.

# Invoice

Date	Invoice #
4/10/2023	2435

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
19c) ADJUSTMENT-We will install corbels purchased by the Rowes. I'm leaving time her to account for stain, finish and install. This is an estimate, until I see the final choice I can only offer a ballpark. NOTE-I'm adding some time on this item to account for some repairs at the corner cab, wainscot repairs, misc item install, adding support for rocks to corner cab, handle swap out, etc. NOTE-as of 4-10-23 some of this budget remains. I hope to use this to cover install of the laundry cabinetry.	1,571.95T
21) Allowance-all project materials-elements 'left on site' are billed at ARS cost plus a mark up of approx 11% average. This item covers materials-except as noted above this item covers a general 'overall' materials budget. Soup to nuts. This item is adjusted to actual based on expenditures at job end.	3.56T
24) Overhead charge-I've computed this using the large product rates in conjunction with the upstairs and exterior project. Covers all project development, project oversight and management. Permit issues as well as administrative, clerical, insurance, office expense.	389.90T
NOTE-item below were posted to the basement project on 3-10-23. As of 3-15-23 we are very close to complete in the basement-both in terms of the initial scope as well as items added to the early Feb punch list. I've asked the crew to note certain items so that I may accurately and fairly determine an billing that should be done. Main items undone in the basement are bar corbels and safe room shelves. 32) ADD-In the basement, misc items were posted to the punch list that either fell outside my scope or list of items or I had insufficient budget to squeeze them in to the project. These items fell under both carpentry and paint related items. Items included application of a clear coat to Candace's art walls (To be completed as of 3-15-23), adding an extra support shelf to the bar area corner cab. I've added a budget of 44 hours toward this items and others billed if/as needed.	1,776.00T
<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.

Date	Invoice #
4/10/2023	2435

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Page 3

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

Invoice

Date	Invoice #
4/11/2023	2433

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

Description	Amount
Rowe Kitchen Project-scope and estimate of costs Progress Invoice #2433 Kitchen Project-	
3c) Windows-final billing for trim out on last window in the pantry and it's interior trim.	1,092.00T
3d) Materials-sash 'tape's or balances. Note final sash tape balance were budgeted at \$77.00 based on estimated weight of the windows. After build the window sashes were heavier than estimates, and so the sash balances had to be upsized. cost differential noted here. Actual cost is \$133.00 each.	616.00T
11) Nook-Progress item for work completed on the settee beam and arch elements. Note the building of the arch's and the require custom 'forms' build-out has used up nearly all remaining budget for the entire settee. As noted on the kitchen estimate, certain custom design details will require an adjustment to labor as we move forward.	3,757.92T
10b) Trim-budget allowance for milling trim as needed, outside the realm of cabinetry. Door and window casing and headers, door jambs. This item covers the costs of the oak for the settee beam elements	924.00T
26) ADD-microwave circuit-we swapped the micro circuit back and forth. Voltric add 2 hours of time overall.	270.00T
Thank you, Brian Westmoreland ARS Inc.	
	<b>Subtotal</b> \$6,659.92
	<b>Sales Tax (9.0%)</b> \$599.39
	<b>Total</b> \$7,259.31
	<b>Payments/Credits</b> \$0.00
	<b>Balance Due</b> \$7,259.31

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

# Invoice

Date	Invoice #
4/11/2023	2431

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Rowe-Marks Bathro...

Description	Amount
Rowe-Marks Bathroom Progress Inv #2, Invoice #2431	
1) Site prep and Demolition-covers time spent prepping the work area for the job, covering elements, creating a dust free space. Covers removal/demolition of existing shower enclosure.	2,634.35T
1b) Dump fees-estimate disposal costs, haul out, dump fees.	209.25T
NOTE item 3 has been adjusted to cover build out of half wall, extension of right side wall to full height, extra labor related to rebuilding right side inner wall to accept tile substrate and labor to prep sub floor to allow zero curb shower floor.	
3) Shower build out-this item covers install of a new full mortar shower floor, full concrete board shower walls, sealant, new rubber membrane. We will also install the sub-structure for a soap niche (see the back wall of the basement shower). Install of the infinity drain if chosen.	4,864.00T
4) Tile work-labor to install the tile wall, detail tile, build the soap niche as well as 'fit' in the balance of the motavi tile. NOTE-this is approx \$550 more than if we just did standard Daltile subway tile. I've added some time here to 'fit' in the balance of the Motavi tile. This should go much smoother as the Heritage Tile is much thicker, equal to the Motavi. This includes time to build an in-wall soap niche, like the basement has.	3,100.80T
4C) Tile materials-shower floor. Approx 11 s.f. I'm using a rough budget here. 1" hex, 2" hex-or squares like the bathroom floor. TBD.	481.25T
4d) General materials needs for the shower-backer board, mortar, grout, sealant, rubber liner, still stock, etc. All needed to build the rough shower enclosure and complete tile install.	375.00T
	<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.

# Invoice

Date	Invoice #
4/11/2023	2431

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Rowe-Marks Bathro...

Description	Amount
8) Tile repairs-Kerry noted a few spots on the floor, wainscot that could use a very small amount of repairs. Also we need to cut a outlet into the wainscot behind the toilet. I'm adding tie for this. If we have excess budget in the shower tile that can absorb this of course I'll make that adjustment.	149.76T
10) ADD-medicine cabinet-labor to remove unit, modify, paint, reinstall. Materials in item 10b below. Cost to build and install all forms of kitchen and bath, etc cabinetry. Tom built a new interior box element, with adjustable shelves.	1,250.14T
10b) ADD-Materials needed for item 1. Glass shelves, birch ply, adhesives, paint, hardware, etc.	201.25T
11) Overhead-Cost to cover items such as administrative, clerical, insurance, office expense. Project development, oversight, etc.	1,560.00T
Thank you,  Brian Westmoreland ARS Inc.	

	<b>Subtotal</b>	\$14,825.80
	<b>Sales Tax (9.0%)</b>	\$1,334.32
	<b>Total</b>	\$16,160.12
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$16,160.12

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

# Invoice

Date	Invoice #
5/1/2023	2441

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Gutters Fall 2022

Description	Amount
Rowe Residence Gutter Project- Invoice, #2441, in full for completed project.	
1) Gutter Project-labor and materials to complete the install of gutters. "U" shaped style with special brackets.	9,454.15T
NOTE-item 2 has been adjusted up to reflect additional time needed after the blocks were installed as we had to modify the vertical rafter molding to allow for full bearing of the bracket mounts. This was required to insure we had the drop or angle so water flowed. This added approx \$700 to the project. Lupe had some time doing prep and paint work on areas not directly related to the gutters as it was easier to do now prior to the gutter install. I will post these hours-approx 7, against the spring/summer '23 project where I have a budget for exterior paint repairs and touch ups to be completed at a later date.	
2) Support work-at each rafter rail ARS will need to mount an extra bracket support so that screws that hold the gutter brackets can be fully used. These will be small shaped elements made of hardwood, primed, and painted. These will be installed at the end of each rafter tail by means of an adhesive (glue) and a stainless fastener.	1,782.00T
3) Materials needs-primer, paint, fasteners, oak materials (mainly from salvage).	135.00T
4) Overhead charge-base on large projects rate.	525.00T
	<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.

Date	Invoice #
5/1/2023	2441

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Gutters Fall 2022

Page 2

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

# Invoice

Date	Invoice #
5/15/2023	2448

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

Description	Amount
Rowe Kitchen Project-scope and estimate of costs Final invoice on kitchen-Invoice #2448 5-15-23	
Kitchen Project- NOTE-balance due to rounding error on prior billed amounts. 7b) **Plumbing materials-disposal (use existing)and misc rough in needs, trim out needs. ADJUSTED TO ACTUAL 1-23-23	0.02T
NOTE-this small amount was due to an error by me, in billing the item out, I invoice at .06 cents vs .08 cents. Leaving a two cent balance. 8d) ADD-electrical labor to wire and install LED tape lighting in the kitchen. Cost to move microwave outlet (the first time), cost to change outlet to Clock style recessed unit.	0.02T
5-15-23-the budget below was for the nook. As noted I had moved it to it's own item. Total labor and materials to build the nook came to \$13,550. Most all of this overage was related to the table, about 90% of this item, and extra time in creating the non standard arch. I've added costs here to account for that. 11) **ADDED item-nook-I've decided based on what I see for the kitchen cabinets to add a separate item for the nook. This will allow better tracking as the nook will be built in house at ARS.	1,870.00T
	<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.

# Invoice

Date	Invoice #
5/15/2023	2448

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

Description	Amount
5-17-23 NOTE-this was the balance of the budget for kitchen related install-I used this up, for all final items related to the kitchen, the pantry (slope insert), added for some thresholds Tom built, etc. These adds increase the total due for this item, from the original estimate created in March of '22 approx 5% overall. I'm please given the custom nature of things, difficulties, some additions to the scope that this additional labor fell with in roughly 9%. So this line item contains the balance of the item at 4% of the original total and an additional 9%	
12) Cabinet install-delivery and install/build-out of all kitchen cabinets, doors and drawers, the settee, as well as the pantry unit (TBD) . Butt hinge related labor. Trim out, doors and windows-interior. Misc trim as needed, some cabinet updates such as the angled slide for the lower pantry cab, etc	3,607.50T
5-17-23 NOTE-the item below contains a budget for the new windows. As noted the original language showed 4 windows with an estimated amount of \$6825 total. Of course we built 5. I've adjust this to reflect 5 windows, and the balance due this item fully zeros this item out.	
12b) Exterior work-catch all budget, we will have to trim out 4 (now 5) windows, plus stucco work (Cut and removal for windows, repair and parge of stucco to match.. etc. Painting as part of larger overall paint project and budgeted in the 'interior' scope of work to cover elements that potentially need attention as part of the roof job.	3,276.00T
NOTE-balance due this item-no change to overall total.	
19) Overhead at a combined large projects rate.	540.00T
	<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.

# Invoice

Date	Invoice #
5/15/2023	2448

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Kitchen 2022

Description	Amount
NOTE-So from the kitchen estimate developed in Summer 2022 I had included an overall budget of approx \$93,500 for materials-other than appliances and those items provided by Mark and Candace, or as part of a sub-contractors quote. At project 'end' the total actual amount of materials used was approx 2% higher. No specific items created the total-in general it came from paints, sealers, primers, fasteners-the odds and end that are needed to complete such a big job. I'm adding this amount below. NOTE-no charges for items related to paint issues early on, do-overs, etc. 27) ADJUSTMENT-Materials purchased and use on the project.  Thank you, Brian Westmoreland ARS Inc.	1,733.00T
	<b>Subtotal</b> \$11,026.54
	<b>Sales Tax (9.0%)</b> \$992.39
	<b>Total</b> \$12,018.93
	<b>Payments/Credits</b> \$0.00
	<b>Balance Due</b> \$12,018.93

1824 S. Mt. Vernon St.

Date	Invoice #
5/15/2023	2445

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Rowe-Marks Bathro...

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Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

# Invoice

Date	Invoice #
5/15/2023	2445

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Rowe-Marks Bathro...

Description	Amount
2c) Adjusted to actual-full width infinity drain. Shower drain-rough budget. This is an optional shower idea (materials only) for a infinity drain. Install labor is relatively easy and included in item 3 below. A typical 'center drain' means we have to slope the shower floor toward the drain. So it is sloped from the perimeter to the center. We like to use an infinity drain. (I'll email a picture) if possible as we can make the shower floor flat. In a small shower a center drain can make a pronounced slope. The infinity drain eliminates this, and also is mounted along the back edge of the shower-means you don't have to stand on it. The final type depend on the layout of the framing below..so it this idea is a 'go', we will have to make the final choice at demo time.	934.63T
Shower enclosure rough in- NOTE item 3 has been adjusted to cover build out of half wall, extension of right side wall to full height, extra labor related to rebuilding right side inner wall to accept tile substrate and labor to prep sub floor to allow zero curb shower floor. 3b) ADDED item-additional labor for shower. As the build out of the new shower was more extensive than planned, I've posted costs associated with building the shelf, extension of the right wall, rebuild of elements of the right wall, etc all here. We also full removed the sub floor after finding the buried pipes, then concreted into place.	523.25T
Note the tile items below are for installing the subway tiles from Heritage Tile. NOTE-item 4 has been adjusted to cover extra tile setting time for extension of right wall, tiling of the shower half wall.	

	<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.

# Invoice

Date	Invoice #
5/15/2023	2445

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Rowe-Marks Bathro...

Description	Amount
4) Tile work-labor to install the tile wall, detail tile, build the soap niche as well as 'fit' in the balance of the motavi tile. NOTE-this is approx \$550 more than if we just did standard Daltile subway tile. I've added some time here to 'fit' in the balance of the Motavi tile. This should go much smoother as the Heritage Tile is much thicker, equal to the Motavi. This includes time to build an in-wall soap niche, like the basement has.	2,675.20T
NOTE -budget below is for the smooth (non-crackle) finish. Getting availability on it and pricing.	
4b) Tile materials-cost estimate for approx 110 s.f. of Heritage tile subway tile. Color TBD, includes an accurate estimate for detail tiles, corners, cove, sanitary base, etc. Adjusted to actual for extension of side wall, etc.	665.50T
4d) General materials needs for the shower-backer board, mortar, grout, sealant, rubber liner, still stock, etc. All needed to build the rough shower enclosure and complete tile install.	720.00T
NOTE-please confirm item 5b from Jan 5 2023 email.	
5) Adjusted to actual. +\$101.25. Plumbing trim out-install fixture, trim out as needed. As this point this item is to set the shower fixture. Install the shower head, etc	337.50T
5b) Shower fixture- adjusted to actual per invoice. Shower fixture per Marks choice. Graff Canteary Exposed Thermostatic shower with metal levers, and rainshower head. CD1.02 - PN	190.29T
5c) Misc trim out budget for materials	93.75T
Other plumbing-note this is an item from the original 'interior' estimate Item 6 and 6b show zero budget. I've moved this to the Spring '23 scope of work.	
	<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.

# Invoice

Date	Invoice #
5/15/2023	2445

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Rowe-Marks Bathro...

Description	Amount
7) Electrical budget-running of wire to toilet. Overall system is in 'new' or rewired condition. I'm adding what I hope is some extra budget for swapping to new lights etc. Labor to complete bath related items.	742.50T
7b) Electrical materials needed to complete job. Includes covers, and direct needs from Voltric., push buttons switches and covers. materials for circuitry for toilet seat.	331.20T
8) Tile repairs-Kerry noted a few spots on the floor, wainscot that could use a very small amount of repairs. Also we need to cut a outlet into the wainscot behind the toilet. I'm adding tie for this. Additionally during the project Mark called out other areas he'd like to have repaired.	536.64T
ITEM BELOW HAS BEEN EDITED- TO REFLECT COST FOR A 32" DOOR BY APPROX 90" TALL AND AN APPROX 5" GLASS PANEL.	
9) Shower door and glass panel. So the shower is approx 36" wide. So no room for a glass panel. This is a budget for a 3/8" thick, shower door. We will do frameless door, with polished nickel mounting clips and hinges and handle. Door height will be standard size, approx 72" to 78" tall. If possible I order a standard width door, but until we get the new shower roughed in and can compute the actual width I'll assume it's a custom width. This budget includes approx \$300 for delivery and install of the door.	2,770.20T
10) ADD-medicine cabinet-labor to remove unit, modify, paint, reinstall. Materials in item 10b below. Cost to build and install all forms of kitchen and bath, etc cabinetry. Tom built a new interior box element, with adjustable shelves.	220.61T
10b) ADD-Materials needed for item 1. Glass shelves, birch ply, adhesives, paint, hardware, etc.	184.00T
	<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.

# Invoice

Date	Invoice #
5/15/2023	2445

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Rowe-Marks Bathro...

Description	Amount
11) Overhead-Cost to cover items such as administrative, clerical, insurance, office expense. Project development, oversight, etc.	1,480.00T
Misc items- 12) ADD-I had not included an interior paint touch-up as part of the bathroom job. I had budgeted some time as part of the earlier interior phase of work-but that 'time' was removed. Adding some time here for Desire's efforts. Prime and repaint at shower area, caulk at trim, medicine cab, etc.	592.00T
13) ADJUSTMENT-all materials except as noted are at actual cost plus 15%. This item adjusts for those costs and covers approx 28 transactions of an average of \$10.00. Misc needs for items related to the job but not specified but generally small items such as a tube of caulk, a fastener, etc.	315.10T
Thank you,  Brian Westmoreland ARS Inc.	
	<b>Subtotal</b> \$15,202.62
	<b>Sales Tax (9.0%)</b> \$1,368.24
	<b>Total</b> \$16,570.86
	<b>Payments/Credits</b> \$0.00
	<b>Balance Due</b> \$16,570.86

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

# Invoice

Date	Invoice #
6/1/2023	2454

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Spring '23 Projects

Description	Amount
Rowe Spring '23 project list-Progress Invoice #2454.	
2) Exterior paint-of new side entry. Cost to complete paint project on side entry, paint to match the house. Remaining in	471.69T
2b) Materials needs for paint project. Extra paint will be used on overall exterior paint 'freshening" set for early summer 2023.	119.03T
3) New item- Shed at garage-progress billing to account for prep of site, lift of unit. cost estimate to jack up the unit, form and pour a concrete floor under it, then set down, on pressure treats sill, square the unit, adjust the doors.	1,755.00T
7) Storage room-budget for work in this area. Including make new 'traditional' style shelves. My budget was simple a place filler. Actual costs exceed the budget and I've made that adjustment here. 4 storage shelves per client design ideas.	3,543.75T
ADD-2) Newell posts- labor to complete full prep, prime and paint of two newel posts provided by the Rowes. We will have them fully rewired with exterior grade wiring and connection, the prep the site and have installed.	1,122.00T
9) Overhead-large project charge to cover administrative costs, project management, etc. NOTE-this progress item is based on the initial job scope and detail. Some adjustments are planned (at large projects rate) to account for added items. TBD	1,312.50T
12) ADD-back deck prep and seal. The concrete back deck has numerous leaks. We will protect the back area on the West side by building a shed with tarp to stop water infiltration. When it warms we will remove the structure,prep all cracks and seal. Also doing any repairs that are needed such as at the bottom of the tapered sandstone column over the tunnel.	600.00T
	<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.

Date	Invoice #
6/1/2023	2454

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Spring '23 Projects

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1824 S. Mt. Vernon St.

Date	Invoice #
6/5/2023	2455

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Candace Studio WIn...

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Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

# Invoice

Date	Invoice #
6/5/2023	2455

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Candace Studio WIn...

Description	Amount
2b) Materials-epoxy filler, glazing needs, primers, paints. Final charge based on costs plus 15%.	364.50T
3) Overhead-Cost to cover items such as administrative, clerical, insurance, office expense.	575.00T
ADJUSTMENTS-note most of the adjustments below are due to the exterior portion of the job being done 'now'. versus later as part of a Spring '23 project scope. Additionally most elements above were estimates and as noted adjustable as the job evolved.	
4) Materials-adjustment to actual. We purchased 26 new brass hinges for the exterior sashes, repairs to exterior sashes used standard materials-wood, paint, adhesive. Interior wall repairs, paints, etc as used by Desiree. Additionally as part of the exterior portion we used materials to fix/repair the outer sills, the sashes, etc.	517.50T
The adjustment item 5 below were noted as possibly being done as part of the Spring '23 job-for simplicity I've included this extra work in the scope of work. They will not be part of the Spring '23 allowances.	
5) Exterior sash repair-a note *** above indicates that the studio exterior sill had not been review and would likely be as part of a spring '23 project to insure good weather. This phase has been completed so work to repair the sills is included here. This account for Tom's labor to prep and repair the sills. Also during this work, Tom noted repairs being needed on the window jambs (Frames). He did this work at the same time.	1,296.75T
	<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.

# Invoice

Date	Invoice #
6/5/2023	2455

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Candace Studio WIn...

Description	Amount
6) ADJUSTMENT-Tom performed more serious repairs on the some of the window sashes, both inner and outer. I'm adding time here to account for that work. Including rebuilding elements of the sashes (inner and outer), adding dutchman repairs, epoxy work, reshaping, etc that falls outside the traditional paint work noted in item #2 above.	707.85T
NOTE-as of 6-1-23 we have NOT installed the blinds. I've got a budget of approx 3 or 4 hours in this item to complete that job.	
7) ADD-two items, labor performed by the guys to move content, furnishings. Labor to hang custom window coverings.	582.75T
8) Wall repairs-final repairs to the trim in the studio on the North (door) wall. Tom milled/made trim and complete the panel detail, also install base shoe, etc	579.15T
9) Exterior paint-I elected to move Lupe's work to prime and paint the studio's exterior sills and jambs as part of this project scope. It made sense to do this prior to Tom installing the outer window sashes.	592.00T
<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.

# Invoice

Date	Invoice #
6/5/2023	2455

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Candace Studio WIn...

Description	Amount
#####Discussion item-from day 1 I had an initial budget for the 'interior' paint work phase of generally about 270 hours of labor, this was for the living room, den, main hall, stair way, and included approx 16 hours towards painting, as noted, the walls in the studio.. This was supplemented by additional budgets for Marks office, odds and ends, repainting Marks bedroom, etc, etc. At this moment the interior project has posted approx a total of 420 hours of paint and painting related work. That means as of today, I have approx 160 hours of time-unbilled. Since day 1 I've tried to keep up with changes, edits, adds, deletion We've discussed Desiree's skill set, amazing, the time this level of work has taken is the difficult trade off. For instance Desiree has nearly 130 hours in Candace's studio-not related to the window project-that budget set in this estimate was fairly accurate. . End result is perfection. However this time far and away exceeds any remaining budget I had from the initial scope and what was left of the original budgets. Below in item #10, I am simply, at hard cost posting time she spent in the final wrap up on the studio over the last several weeks of the studio project. Frankly I am not worried about the extra time-I will consider it an investment in a new hire.. There are some legitimate 'adds' to the interior and will reduce the net unbilled. We can discuss as I create a final bill on the interior scope of work, which should be near completion by June 9th. .	
10) ADJUSTMENT-so Desiree's time in the studio was significant and is part of the original 'interior' phase of work. In her words, the most labor intensive project for a room of such small size. I'd like to collect for at least my hard cost for the labor overage as it relates to work done on the interior elements of the job, not directly related the window project that were completed during the finishing stages of the window project. and primarily relate to painting trim, base, wainscot, cabinetry, base shoe, etc	1,148.40T
9) CREDIT-I'm posting the 2nd "Carpenter for a day" award amount here.	-850.00T
	<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.

Date	Invoice #
6/5/2023	2455

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Candace Studio WIn...

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Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

# Invoice

Date	Invoice #
7/5/2023	2449

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
Rowe Basement-	
NOTE-this is a final billing on the basement job. See notes on items below. I've made some adjustments to reflect actual. Items that involved 'hours of labor' were estimated in early 2022. I've made fair adjustments based on actual hours spent and for full disclosure indicated the amount of hours this reflects.	
***ITEM 14-was an estimate based on roughly 340 hours, actual hours was closer to 382. As of the last invoice on the basement I had approx 23 hours still to bill meaning approx 40 hour remained. I've added that here at a large project rate.	
14) Time and materials-range here depends on final trim choice which I do not have as of 2-15-22-Carpentry trim out. labor budget to trim out each room-crown, base, case, hang doors, trim doors. Trim windows.	4,686.99T
***ITEM 14C -was a budget for the basement cabinets from the plans are preliminarily drawn. We were close, in the end , the final cab set make, in the laundry room took me over the budget estimate approx 5% of the total, or approx	
14c) CABINETRY-as noted in 5-9-22 email. This is for custom cabinetry as draw on item A-103 in basement plans. As of 5-10 I have not entered a cost.	1,155.00T
***ITEM 14D-related to install of cab's noted in item #14c. In the end, I need to account for 8 hours of time.	
14d) Installation of items built in 14c. This item includes the final approx \$200 of labor from the original estimate.	620.00T
	<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.

# Invoice

Date	Invoice #
7/5/2023	2449

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

Description	Amount
***ITEM 16B-interioir paint work adjustment is primarily related to is now adjusted to actual. A thorough review indicates as noted, time spent on clear coats, other paint work that exceeded my preliminary budgets. From the last billing, i absorbed another 30 hours primarily related to the reading room cab move and other punch list items. This is the final billing for all paint work in basement. 16B) Interior paint work-as of 3-1-23 ARS has absorbed approx 80 hours of time on paint work. It is true, some of this is do-overs due to quality control, changes in items, or just as likely touch up due to work area damage, or simple finishing the job, etc. As of this date I do have some time that I feel falls outside these parameters and is billable. Additional refinish work by Tom and Desire, paint work at wood to painted surfaces, wall work (like at the safe door). Items that certainly could have been part of my budget set more than a year ago, but were not. I'm adding an amount of hours here for that work. Interior painting and prep, and finishes such as faux painting and stain finishes.	932.40T
19c) ADJUSTMENT-We will install corbels purchased by the Rowses. I'm leaving time her to account for stain, finish and install. This is an estimate, until I see the final choice I can only offer a ballpark. NOTE-I'm adding some time on this item to account for some repairs at the corner cab, wainscot repairs, misc item install, adding support for rocks to corner cab, handle swap out, etc. 9	1,394.00T
21) Allowance-all project materials-elements 'left on site' are billed at ARS cost plus a mark up of approx 11% average. This item covers materials-except as noted above this item covers a general 'overall' materials budget. Soup to nuts. This item is adjusted to actual based on expenditures at job end.	1,438.11T
	<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.

Date	Invoice #
7/5/2023	2449

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Basement Project

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Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

# Invoice

Date	Invoice #
7/29/2023	2479

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Spring '23 Projects

Description	Amount
Rowe Summer 2023 project. Progress Invoice-#2479 covers partially finished and completed items on the house. This billing is generally through July 27th.	
Shed-this billing includes the cost for all forming and pouring of the concrete floor. Subsequent billing will cover the cost to secure the shed, adjust the doors, trim repairs, etc. 3) Shed at garage-cost estimate to jack up the unit, form and pour a concrete floor under it, then set down, on pressure treats sill, square the unit, adjust the doors.	2,428.13T
As of 7-28-23 the new doors are build, screened and will be installed approx 8/2/23. The East side entry screen is restored, re-screened and too will be installed approx 8/2/23. Final billing after install, and final details. 4) Screen Doors-labor and materials to build, finish and install 2 new screen doors at the bar entrance and the kitchen along with restoration of the front porch side entry screen door. Install of the metal push screens TBD after install.	3,132.00T
Note-the item below was omitted from the prior billing regarding the new shelving in the safe room. 7-1-b-Materials for this shelving project. Note I missed this invoice for the 9 sheets of 3/4" pre-finished plywood used on the shelves.	891.62T
NOTE-items 8,8b,8c all pertain to the current work ongoing on the exterior of the house. Each items was based on an allowance of time and then billed at actual. See details below.	
	<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.

# Invoice

Date	Invoice #
7/29/2023	2479

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Spring '23 Projects

Description	Amount
8) Exterior maintenance and painting--For labor through 7-27-23. For all phases of exterior paint prep and application, initial budgets as noted prior were insufficient-once close site access was reached, we removed significantly more paint, discovered more failures, that all needed attention. In the end it was more than just repaint of the loose or flaking paint.	9,677.81T
8b) Carpentry repairs-budget allowance to complete misc carpentry repairs around the house. This billing is generally through 7-15-23 and includes items such as replacement of loose or missing trim, make and install metal flashing to cover and protect top of rafter tails, significant prep and application/shaping of epoxy wood replacment where warranted. This work is done primarily by Blaine and Tom with help by Greg.	2,775.94T
8c) Masonry repairs-budget to cover repair of masonry related areas-crack repair, sandstone block repair and reset, as needed. Significant repairs at the studio. Additional items-large patch at the 2nd floor, SE corner above the sun room, small patches through out.	3,311.70T
8d) Materials budgets for phases of work noted in 8,8b,8c. Mortar, sealer, grout, "Abatron" epoxy filler, wood, primers, caulk, paint. This item covers budget for materials needs through 7/20/23. Subsequent amount will be added at the next invoice.	862.50T
8e) Custom millwork-labor for Tom to make approx 8 decorative tenons with faux 'key's to be mounted to the large fly rafters as part of the exterior repair work. Tom also provided elements for wood filling, corner trim, soffit details.	390.00T
9) Overhead-large project charge to cover administrative costs, project management, etc.	1,125.00T
	<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.

# Invoice

Date	Invoice #
7/29/2023	2479

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Spring '23 Projects

Description	Amount
12) Back deck prep and seal. The concrete back deck has numerous leaks. We will protect the back area on the West side by building a shed with tarp to stop water infiltration. When it warms we will remove the structure, prep all cracks and seal. Also doing any repairs that are needed such as at the bottom of the tapered sandstone column over the tunnel needed to replace mortar joints.	480.00T
16) Gutters-it has been decided to add a section of gutter at the mid level shed dormer on the SW corner of the house. We will also add a downspout on the South end of the front porch gutter wrap. Also the small remaining 4' section of gutter will be installed after Tom repairs the corner which is rotted-this amount is not an additional charge and is part of the original gutter project.. NOTE-we have 100% of the products we need to complete this work, set for approx July 28th.	1,055.90T
17) Overhead-large project charge to cover administrative costs, project management, .Cost to cover items such as administrative, clerical, insurance, office expense.	602.06T
18) ADD-misc added electrical items-completion of wiring for the two new post lights, additional wiring in the basement bathroom, and final wiring in the laundry room related to the storage area and steamer.	1,359.46T
NOTE-item 19 is a combination of the boom truck costs and labor to set up take down/ move scaffolding including scaffolding rental costs.	
19) ADD-boom list and scaffolding-rough estimate based on a 'week' rental, etc. Due to site conditions and the requirement we get up high, I'm adding time to set up scaffolding sections, move as needed. I've got an additional budget for the scaffolding we needed to access the taller elements of the house.	1,567.50T
	<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.

Date	Invoice #
7/29/2023	2479

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Spring '23 Projects

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1824 S. Mt. Vernon St.

Date	Invoice #
8/25/2023	2490

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Spring '23 Projects

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Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

# Invoice

Date	Invoice #
8/25/2023	2490

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Spring '23 Projects

Description	Amount
8) COMPLETED Exterior paint-Balance of labor for exterior painting work performed by Lupe and Luis. Initial budget was based on ground observations, and the idea being repaint bare or loose paint areas. Of course reality was we found significantly more paint failure. At this point paint prep-in advance of a future repaint/color change is largely handled.	4,945.92T
8b) COMPLETED Carpentry repairs-budget allowance to complete misc carpentry repairs around the house. As of 7/2 these item covers replace of loose or missing trim, make and install metal flashing to cover and protect top of rafter tails, significant prep and application/shaping of epoxy wood replacment where warranted. This work is done primarily by Blaine and Tom with help by Greg. NOTE-additional Blain did approx 24 hours of direct help with Lupe on paint prep, which represents approx 25% of this item.	5,099.06T
8c) COMPLETED Masonry repairs-budget to cover repair of masonry related areas-crack repair, sandstone block repair and reset, as needed. As of 2-1-23 I've not done a hard review. This item simple sets a budget allowance. Additional items-large patch at the 2nd floor, SE corner above the sun room, small patches, here and there.	1,419.30T
8d) FINAL Materials budgets for phases of work noted in 8,8b,8c. Adjusted to actual as of 8-20-23. Mortar, sealer, grout, "Abatron" epoxy filler, wood, primers, caulk, paint.	819.33T
8e) COMPLETED Custom millwork-labor for Tom to make approx 10 decorative tenons with faux 'key's to be mounted to the large fly rafters as part of the exterior repair work. NOTE-we have on 'extra' tenon, I'll make sure it is left on site for future use.	311.97T
8-1-a) COMPLETED Newell posts- balance of costs, directly related to cost to have lead glass panels built.	444.66T
<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.

# Invoice

Date	Invoice #
8/25/2023	2490

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Spring '23 Projects

Description	Amount
9) Overhead-large project charge to cover administrative costs, project management, etc. for items 1 through 8.	375.00T
Item adjusted to reflect amount of repairs we did-	
12) COMPLETED Masonry repairs-back deck prep and seal. The concrete back deck has numerous leaks. We will protect the back area on the West side by building a shed with tarp to stop water infiltration. When it warms we will remove the structure,prep all cracks and seal. Also doing any repairs that are needed such as at the bottom of the tapered sandstone column over the tunnel. Includes \$75 for epoxy sealant, concrete caulk, mortar for tooled joints.	862.14T
14) PROGRESS BILLING- Storm window-progress billing. storm windows-we will build, finish,and install 9 storm windows-for the 5 new windows in the kitchen, and 3 for the two basement windows. Balance this item after install, set for approx 9-10-23	1,930.50T
17) Overhead-large project charge to cover administrative costs, project management, .Cost to cover items such as administrative, clerical, insurance, office expense. Items 10 to 16.	301.03T
NOTE-item 19 is a combination of the boom truck costs and labor to set up take down/ move scaffolding including scaffolding rental costs.	
19) COMPLETED Scaffolding and boom truck rental.	1,881.00T
	<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.

# Invoice

Date	Invoice #
8/25/2023	2490

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Spring '23 Projects

Description	Amount
20) COMPLETED Electrical-Garret did some work to determine issue with power supply to South landscape feature. Recommended longer standard plug-in therm wire for tunnel drain pipe. Did a quick look see at the shed behind the garage and completed wiring as required.	319.09T
22) COMPLETED Bar entry restoration, repairs, paint, including the adjacent window. Covers exterior paint-side door jamb to bar and adjacent window. This was added by Mark. Labor to prep, repair (add wood details to hide foam) and then repaint. Note this is a metal jamb. We also built trim elements to hide a gap, and had to install threaded nut-cert to hold the hinges for the new storms.	1,657.50T
23) COMPLETED-Exterior Water filter, labor and materials to install an exterior water filter to prevent debris from getting into the sprinkler system.	710.69T
24) COMPLETED Bike hangers-labor to find structural elements to allow a drill and install of bike hangers.	202.50T
Thank you, Brian Westmoreland ARS Inc.	
	<b>Subtotal</b> \$29,848.80
	<b>Sales Tax (9.0%)</b> \$2,686.39
	<b>Total</b> \$32,535.19
	<b>Payments/Credits</b> \$0.00
	<b>Balance Due</b> \$32,535.19

Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

# Invoice

Date	Invoice #
8/15/2023	2484

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
Rowe residence-General interior projects- FINAL Invoice-see adjustment toward the end of this invoice #2484	
Balance of Overhead charge- 27) Overhead charge-note my overhead charge is based on project size and complexity. My estimate program can only add a charge based on the job estimate total. I'll adjust this to reflect any actual job ARS Inc may do for you.	524.56T
Balance of this item- 35) Posted 2/23- Misc items were posted to the punch list that either fell outside my scope or list of items or I had insufficient budget to squeeze them in to the project. These items fell under both carpentry and paint related items. The later, being the main reason, I've run out of budget sent 12 months ago. Items on this list-stairway window, thresholds, stair tread repair, misc door items, bells, refit and adjust, floor repair (incomplete as of 3-17-23), Bathroom blue door full strip, jamb strip, repaint, re-hang and adjust. As of 3-17-23 items such as the potential rehang of a door from the hall to the dining room, etc are to be accounted for. I'm adding a labor budget of approx 55 hours to allow me to draw on to cover some of these items.	1,776.00T
FINAL ADJUSTMENTS to project based on review of actual job costs.. Posted 8-15-23	
	<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.

# Invoice

Date	Invoice #
8/15/2023	2484

Bill To
Mark Rowe 238 E. 14th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Interior Projects-2021

Description	Amount
37) ADJUSTMENT-Final labor adjustment for the 'interior' scope of work as it relates to interior paint work. Initial budgets were used up on the living room, hall, the library nook, and main stair hall. The initial budget for Candace's studio was noted to just paint walls, of course this job grew from there and the studio job was moved to its own scope and estimate. This account for actual hours on this phase of work coming in at 19.5 hours more than my total allowances included above.	892.50T
38) ADJUSTMENT-Final labor for Tom's efforts on various elements relating to door thresholds, window R&R, and odds/ends that Tom completed. . As noted in item #35 above I added time for some of Tom's efforts. Based on project labor, after the date noted above. Tom had an additional 16.5 hours toward the end of May on small items, including many that made the punch list.	909.15T
39) ADD-Cleaning-I paid S&O cleaning to help with the first big interior clean on the job. Though my boys did a good job at picking up, nothing gets to the dust like a true house cleaner. My hard cost is posted here.	640.00T
Thank you, very much.	
Brian Westmoreland ARS Inc.	
	<b>Subtotal</b> \$4,742.21
	<b>Sales Tax (9.0%)</b> \$426.80
	<b>Total</b> \$5,169.01
	<b>Payments/Credits</b> \$0.00
	<b>Balance Due</b> \$5,169.01

1824 S. Mt. Vernon St.

Date	Invoice #
11/3/2023	2515

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Spring '23 Projects

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Authentic Restoration Services Inc.

1824 S. Mt. Vernon St.

# Invoice

Date	Invoice #
11/3/2023	2515

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Spring '23 Projects

Description	Amount
8b) Carpentry repairs-budget allowance to complete misc carpentry repairs around the house. As of 7/2 these item covers replace of loose or missing trim, make and install metal flashing to cover and protect top of rafter tails, significant prep and application/shaping of epoxy wood replacment where warranted. This work is done primarily by Blaine and Tom with help by Greg. NOTE-I've adjusted this item to account for a few items-work performed at the bar entry door to hang the storm-this was due to the metal jamb, extra needs to install storm made by Tom.	875.00T
8d) Materials budgets for phases of work noted in 8,8b,8c. Adjusted to actual as of 8-20-23. Mortar, stucco, wire-mesh, sealer, grout, "Abatron" epoxy filler, wood, primers, caulk, paint, adhesives.	1,595.67T
ADD-2) Newell posts-balance due this item after reconciliation. Labor to complete full prep, prime and paint of two newel posts provided by the Rowes. We will have them fully rewired with exterior grade wiring and connection, the prep the site and have installed. NOTE-final connections by Voltric are part of item 34 on the basement project electrical items regarding added work in the basement, such as the new light in the basement bathroom, and the steamer...Includes approx \$175 for materials such as epoxy primer and finish paint, prep materials. NOTE-this includes \$450 for Steve Talbot to make the leaded glass inserts.	132.84T
9) Overhead-large project charge to cover administrative costs, project management, etc.	375.00T
Item adjusted to reflect amount of repairs we did-	

	<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.

# Invoice

Date	Invoice #
11/3/2023	2515

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Spring '23 Projects

Description	Amount
14) ADD-storm windows-we will build, finish,and install 9 storm windows-for the 5 new windows in the kitchen, and 3 for the two basement windows. Adjustment for solid brass hardware, unlacquered. NOTE-small adjustment to install costs due to difficulties with install due to rounded molding, and iron bar removal. Added \$260 approx. .	2,871.53T
17) Overhead-large project charge to cover administrative costs, project management, .Cost to cover items such as administrative, clerical, insurance, office expense.  NOTE-item 19 is a combination of the boom truck costs and labor to set up take down/ move scaffolding including scaffolding rental costs.	1,103.79T
19) Equipment rental adjusted to actual, plus fuel costs for boom equipment..	370.15T
21) ADD-cost for custom shower arm Custom bent arm, with brush nickel finish.	200.00T
22b) ADD-Lion head-labor to prep/repair/paint the lion head for install over the bar entry. Modify 'hook' so it will fit on this site over the new shed roof. Epoxy it in place. Install 2 heavy duty aluminum 'french cleats'. We will cut chain (raw) to have a single chain element that leads to a split chain, with ends attached to the new shed roof rafter tails. NOTE-40% of this was the raw steel components of the chain/turnbuckles. I had to modify, alter different parts to arrive at what I ended up using.	897.25T
26) Overhead adjustment to items from Cost to cover items such as administrative, clerical, insurance, office expense.	1,353.83T
	<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.

# Invoice

Date	Invoice #
11/3/2023	2515

Bill To
Mark Rowe 238 E. 13th Ave Spokane, Wa 99202

P.O. No.	Terms	Project
		Spring '23 Projects

Description	Amount
27) ADD-final return to reset custom shower arm after bracket was installed.	166.64T
28) ADD-Arroyo light-bar entry light with spec and finish pre client order. Lighting fixtures.	581.90T
28b) Electrical labor to prep and install the bar entry exterior light..	275.00T
28c) Masonry, Richard did some follow up prep to allow the wire to be run, and also did a nice job of hiding the wire as it ran through the bricks.	161.88T
FINAL ADJUSTMENTS-10-15-23	
29) Dump Fees-we had some final haul out dump fees from the area, some of it not directly job related.	226.64T
30) Basement heat/cooling system 'fall' maintenance review. Performed by Halo Heating.	182.25T
31) Boiler system "fall" maintenance review and check up. Performed by Standard Heating	455.63T
32) Materials-as always ARS charges for 'materials left on site' as part of any project. Total materials costs included in all items above totals approx \$9528.00. Total of materials used on the job totaled \$11, 179.00. As is our standard method, I'm adding that charge here. This total covers items from fasteners, sealants, trim, mortar, specialty tools, etc needed to bring the house to the level of completion it sits at now.	1,651.00T
Thank you, Brian Westmoreland ARS Inc.	
	<b>Subtotal</b> \$16,705.79
	<b>Sales Tax (9.0%)</b> \$1,503.52
	<b>Total</b> \$18,209.31
	<b>Payments/Credits</b> \$0.00
	<b>Balance Due</b> \$18,209.31