

**Spokane County**  
WASHINGTON

TOM KONIS  
SPOKANE COUNTY ASSESSOR

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

CC: Rebecca Monteleone

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

Friday, August 30, 2024

RE: Application for Special valuation as Historic Property

Enclosed please find the application received August 30, 2024, from:

**Rebecca Monteleone**

For the property at:

2124 West 2nd Avenue  
Spokane, WA 99201  
County Parcel ID: 25242.0107

I would like to take this opportunity to advise the property owner that this application, if approved, will see first tax benefits in 2026. Specifically, applications received by October 30, 2024, will be:

- Reviewed by the Historical Preservation Office in calendar year 2024.
- Once approved the exemption is placed on the 2025 assessment roll for
- 2026 property tax collection.

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

Chapter 84.26 RCW

**File With Assessor by October 1**

File No: 10227604

**I. Application**

County: Spokane

Property Owner: Rebecca Monteleone

Parcel No./Account No: 25242.0107

Mailing Address: 2124 W 2nd Ave

E-Mail Address: rebecca.deehr@gmail.com

Phone Number: 206.390.9199

Legal Description: Single family residential historic home

Property Address (Location): 2124 W 2nd Ave, Spokane WA 99201

Describe Rehabilitation: Renovation of historic landmark including electric, plumbing, sewer, bathrooms, kitchen, windows, exterior repair, lighting, paint, structural work, roof repair, refinish hardwood floors, and more.

Property is on: (check appropriate box)



National Historic Register



Local Register of Historic Places

Building Permit No: B2309305BLDR, B2311736ELEC, B2312059PLMD, B2315304M

Date: 5/31, 7/5, 7/10, 8/25, 2024

Jurisdiction: Spokane, Spokane

County/City

Rehabilitation Started: April 2023

Date Completed: August 2024

Actual Cost of Rehabilitation: \$ 310,000

**Affirmation**

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.



Signature(s) of All Owner(s):

Rebecca Monteleone

Digitally signed by Rebecca Monteleone  
Date: 2024.08.28 13:46:56 -07'00'

**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: \$ 295,400

Date: 8/30/24

[Signature]  
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)



### **Who can file this application?**

The owner of record may file an application with the county assessor in which the property is located.

### **When should I file my application?**

The application must be filed by October 1 of the calendar year proceeding the first assessment year for which the classification is requested.

Example: The application is filed by October 1, 2004. If approved, the special valuation is placed on the property for the 2005 assessment year. Taxes due and payable for 2006 will reflect the reduction.

### **Is there a fee to file this application?**

The county assessor may charge such fees that are necessary for the processing and/or recording of documents.

### **What happens after I file the application?**

Within 10 days, the county assessor will forward the application to the local review board. The local review board will approve or deny the application before December 31 of the year in which the application is made. The local review board will notify the assessor and the applicant of the approval or denial of the application.

### **What does "historic property" mean?**

*Historic property* means land together with improvements thereon, which is:

- (a) Listed in a local register of historic places created by comprehensive ordinance, certified by the Secretary of the Interior as provided in P.L. 98-515; or
- (b) Listed in the national register of historic places.

Historic property **does not** include property listed in a register primarily for objects buried below ground.

### **What does "actual cost" mean?**

*Actual cost* means the cost of rehabilitation, which cost shall be at least twenty-five percent of the assessed valuation of the historic property (exclusive of the assessed value attributable to the land) prior to rehabilitation.

### **What does "rehabilitation" mean?**

*Rehabilitation* is the process of returning a property to a state of utility through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its architectural and cultural values.

### **What does "special valuation" mean?**

*Special valuation* means the determination of the assessed value of the historic property, subtracting for up to ten years such cost as is approved by the local review board.

### **What is a "local review board"?**

*Local review board* means a local body designated by the legislative authority of the incorporated or unincorporated area.

### **What are the requirements that property must meet to be considered for special valuation as historic property?**

Property must meet the following criteria for special valuation on historic property:

- Be a historic property;
- Fall within a class of historic property determined eligible for special valuation by the local legislative authority;
- Be rehabilitated at a cost which meets the definition set forth in RCW 84.26.020(2) within twenty-four months prior to the application for special valuation; and
- Be protected by an agreement between the owner and the local review board as described in RCW 84.26.050.

### **Statement Of Additional Tax, Interest, and Penalty Due Upon Removal or Disqualification from Special Valuation Under Chapter 84.26 RCW**

1. Whenever property that is classified and valued as eligible historic property under Chapter 84.26 RCW is removed or disqualifies for the valuation, there shall become due and payable an additional tax equal to:
  - (a) The actual cost of rehabilitation multiplied by the levy rate in each year the property was subject to special valuation; plus
  - (b) Interest on the amounts of the additional tax at the statutory rate charged on delinquent property taxes from the dates on which the additional tax could have been paid without penalty if the property had not been valued as historic property; plus
  - (c) A penalty equal to twelve percent of the amount determined in (a) and (b).
2. The additional tax, interest, and penalty **shall not be imposed** if the disqualifications resulted solely from:
  - (a) Sale or transfer of the property to an ownership making it exempt from taxation;
  - (b) Alteration or destruction through no fault of the owner; or
  - (c) A taking through the exercise of power of eminent domain.

### **Appeals**

1. Any decision by a local review board on an application for classification as historical property may be appealed to Superior Court under RCW 34.05.570 in addition to any other remedy at law.
2. Any decision on disqualification of historic property for special valuation exemption or any other dispute may be appealed to the current year Board of Equalization by July 1 or 30 days after the disqualification, whichever is the later, except the denial on the original application.



I/WE Rebecca Monteleone,  
The undersigned, swear that the costs for rehabilitating the property at  
(address) 2124 W 2nd Ave Spokane WA 99201  
commonly known as (historic name) first Fotheringham House  
are accurately represented in the enclosed Application for Special Valuation for Rehabilitating Historic  
Properties. The actual amount of rehabilitation costs incurred are \$ 315,992.57.

Date: \_\_\_\_\_

STATE OF WASHINGTON :

: SS.

COUNTY OF SPOKANE :

On this day personally appeared before me

Rebecca Monteleone

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

Given under my hand and official seal this 25 day of November, 2024.

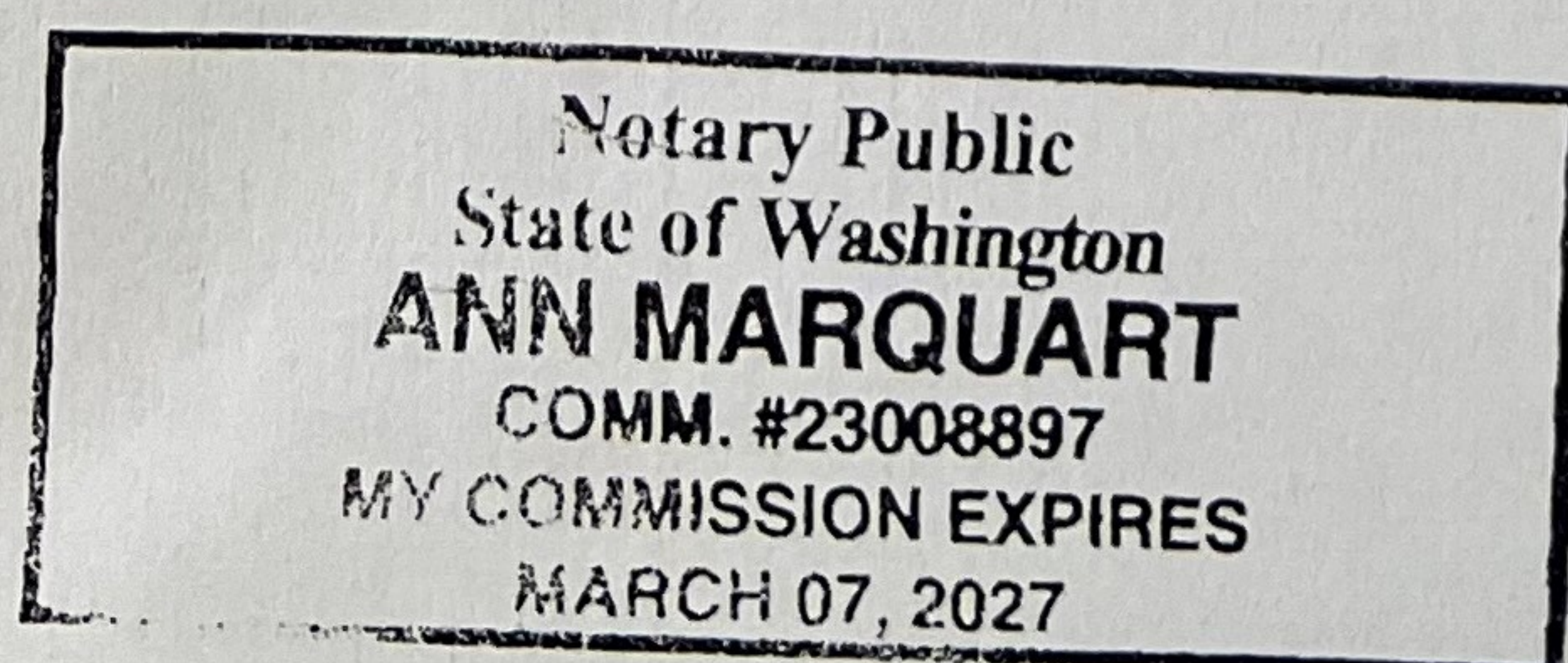
Ameyant

Notary Public in and for the State of Washington

Print Name Ann Marguaret

Residing at SPOKANE

My Commission expires march 7, 2027





# **Narrative**

# Table of Contents - First Fotheringham House Special Valuation

- Signed/notarized affidavit.
- 1-2 page narrative summary of renovation expenses (exterior, interior, taxes and service fees).
- Expenses spreadsheet with vendor/store, date, payment method, description.
- Copies of larger invoices (\$1k+) or receipts.
- Before and after photographs

## Narrative Summary

The First Fotheringham House was built in 1889 by David B. Fotheringham, Spokane’s first mayor. It spent decades in disrepair before being purchased in April of 2023.

These renovation efforts for the First Fotheringham House were in large part made possible via a Fannie Mae HomeStyle Renovation Loan used in conjunction with the purchase of the historic property. Homeowner out-of-pocket expenses also contributed.

The renovation loan, with renovations taking place between May 2023 to November 2023, included the following.

### Demolition

- Main floor bathroom and butler’s pantry
- Upstairs bathroom
- Rear porch
- Office “closet”

### Kitchen Remodel and “Media Room” Modification

- 3 Marvin Windows with approved exterior “Suede” cladding (1 reframed to replace and shorten tall kitchen window impeding cabinetry layout)
- Kitchen cabinet package from Cabinets Plus with pulls & install
- Quartz 3cm countertop installation
- Kitchen backsplash at locations of countertop install
- Drywall mud and taping, priming
- Subfloor repair, spot floor leveling in kitchen for cabinetry & LVP flooring installation
- Remove existing rear door to kitchen
- Frame in existing rear door to kitchen
- Move door to backyard to Media Room
- New historically appropriate exterior door
- Small (3) stair stoop off media room new doorway
- LVP flooring installation in kitchen and media room
- Exterior of these rooms:



- Weatherization at old kitchen door location & new media door location
- New siding to match existing siding at old kitchen doorway location

### **Main Floor Bathroom Remodel**

- Flooring repair
- Tub/shower install, tile wall surround install, grout & seal
- Shower glass
- Bath mirrors and install
- Vanity and faucet installation
- Combo towel rod, towel hook & toilet paper kit & install
- Toilet
- Drywall installation and priming

### **Main Floor Ceiling (Entry, Music Room, Dining Room, Kitchen, Living Room) Lighting and Repair**

- Strapping installed at ceiling locations for drop ceiling prep
- Can lighting installed
- Acoustical drop ceiling
- 2x4 ceiling tiles installed
- Historical fixture locations wired

### **Upstairs Bathroom Remodel**

- 2 upstairs master bathroom Marvin windows to upgrade for code requirement in wet area
- Vanity and faucet (2) installation
- Tub install/shower tile wall surround install, grout & seal
- Combo towel rod, towel hook & toilet paper kit & install
- Bath mirrors and install
- Misc drywall repair post-HVAC/venting installation
- LVP flooring installation

### **Basement Improvements**

- 1 new door to basement
- 1 new Bilco cellar door

### **Plumbing**

- New DWV & supply plumbing for whole house
- New sink location, refrigerator water line, dishwasher prep
- New power vent water heater

### **Electrical**

- Demo existing electrical panel
- New panel to accommodate re-wire
- New can lights throughout home
- Re-wire existing ungrounded locations
- New circuits for master bathroom, main floor bathroom, kitchen, laundry, dryer, furnace, lights & outlets

#### **Office/Third Bedroom Remodel**

- LVP flooring installation

#### **Administrative, Management, Other Costs**

- Plans & permits for project
- Site management & site surface protection
- General project debris & disposal
- Lead & asbestos testing
- Site security throughout duration of construction
- Jobsite toilet
- Miscellaneous insulation budget for walls that are opened in process execution of scope

Homeowner contributions outside of the renovation loan (referenced in this application) included:

- Arborist expenses, removing problem trees, dead wood and the extensive choking vines present on the property that might do further damage to trees.
- Hardwood floor refinishing on the upper level (rentals and supplies).
- Structural projects (2); former owners had removed critical supports.
- Skim coating for the upstairs primary bedroom.
- Paint.
- Lighting fixtures; 5 original fixtures were rehabilitated and a smaller number purchased.
- Upstairs and downstairs windows, replaced with Marvin windows with approved cladding color “Suede”.
- Roof repair to avoid further Living Room damage.
- Closet renovation (4) in the upstairs primary bedroom.
- Taxes, utilities, insurance.

### **List: Invoices/Receipts Included**

- Fannie Mae HomeStyle Renovation Loan
- Windows
- City of Spokane Historic Facade Grant Work
- Structural Support
- Arborist
- Skim Coating
- Roof Repair

# **Spreadsheet of Expenses**

| Special Valuation - First Fotheringham House |                |                     |   |              |
|--|----------------|---------------------|---|--------------|
| Vendor/Store                                 | Date           | Payment Method      | Description   | Amount       |
| Recreate Contracting                         | 4/24/2023      | Financing           | Fannie Mae Homestyle Renovation Loan. See full description in narrative. Total includes permits and plans; see page 9 for dollar amount referenced. | \$251,074.28 |
| Recreate Contracting                         | 7/26/2024      | Credit card         | Historic Preservation Facade Grant; rehabilitate front porch including brick work, structural support, posts; restore trim on enclosed porch.       | \$12,757.02  |
| Recreate Contracting                         | 9/8/2023       | Zelle bank transfer | Structural Work   | \$7,902.50   |
| Home Depot                                   | 7/28/2024      | Debit card          | Structural supplies-bottle jacks, Versa-lam column, concrete blocks   | \$318.03     |
| Home Depot                                   | 3/1/2024       | Debit card          | Upstairs floor refinishing rental charge, supplies  | \$292.40     |
| Home Depot                                   | 2/25/2024      | Debit card          | Upstairs floor refinishing supplies   | \$194.06     |
| Home Depot                                   | 2/24/2024      | Debit card          | Upstairs floor refinishing supplies   | \$254.59     |
| Home Depot                                   | 2/23/2024      | Debit card          | Upstairs floor refinishing supplies   | \$42.05      |
| Home Depot                                   | 2/23/2024      | Debit card          | Upstairs floor refinishing rental charge  | \$395.74     |
| Home Depot                                   | 2/18/2024      | Debit card          | Upstairs floor refinishing supplies   | \$268.46     |
| Home Depot                                   | 1/26/2024      | Debit card          | Upstairs closet underlayment, carpet  | \$215.43     |
| Home Depot                                   | 1/28/2024      | Debit card          | Upstairs closet underlayment, carpet  | \$126.25     |
| GSI Complete Glass Inc.                      | 7/3/2024       | Credit card         | Downstairs windows-half payment   | \$9,943.00   |
| GSI Complete Glass Inc.                      | 2/15/2024      | Debit card          | Upstairs windows  | \$8,950.37   |
| Revival Lighting                             | 2/19/2024      | Venmo               | Lighting rehabilitation of original fixtures  | \$137.00     |
| Revival Lighting                             | 12/11/2023     | Debit card          | Lighting rehabilitation of original fixtures  | \$639.88     |
| Amazon                                       | 2/29/2024      | Debit card          | Entry pendant light   | \$119.89     |
| Wayfair                                      | 1/11/2024      | Debit card          | Bathroom vanity historically appropriate lighting   | \$119.89     |
| Sherwin Williams                             | 10/20/2023     | Debit card          | Paint   | \$378.58     |
| Sherwin Williams                             | 10/19/2023     | Debit card          | Paint   | \$344.57     |
| Sherwin Williams                             | 10/9/2023      | Debit card          | Paint   | \$541.51     |
| Sherwin Williams                             | 10/7/2023      | Debit card          | Paint   | \$49.67      |
| Sherwin Williams                             | 9/29/2023      | Debit card          | Paint   | \$526.92     |
| Sherwin Williams                             | 9/24/2023      | Debit card          | Paint   | \$47.71      |
| Home Depot                                   | 6/5/2023       | Debit card          | Chimney Structural Project - Post jacks, lumber   | \$732.11     |
| Adrian da Silva / Perfection Roofing         | 5/29/2023      | Venmo               | Roof repair for major living room leak and chimney flashing. Includes 2 items: Venmo image and Perfection Roofing estimate                          | \$2,000.00   |
| Michael's Meticulous Painting and Remodeling | 12/13/2023     | Debit card          | Skim coating, upstairs primary bedroom  | \$2,897.75   |
| Avista, City of Spokane, State Farm, County  | April 2023-Nov | Bank auto-payment   | Taxes, insurance, utilities during construction   | \$9,272.91   |
| A&L Tree Service, LLC                        | 9/7/2023       | Debit card          | Arborist - removal of dead/dying trees, deadwood, choking vines   | \$5,450.00   |

**Total: \$315,992.57**



# Photographs

## List: Before and After Photographs

☐ Kitchen

















☐ Office















































☐ Office (Media Room)

















☐ Dining Room













☐ Music Room









☐ Outside back of house













☐ Outside front (yard)





















☐ Upstairs primary bedroom (skim coating, floors, lighting)





























☐ Upstairs bath













☐ Facade before/after

















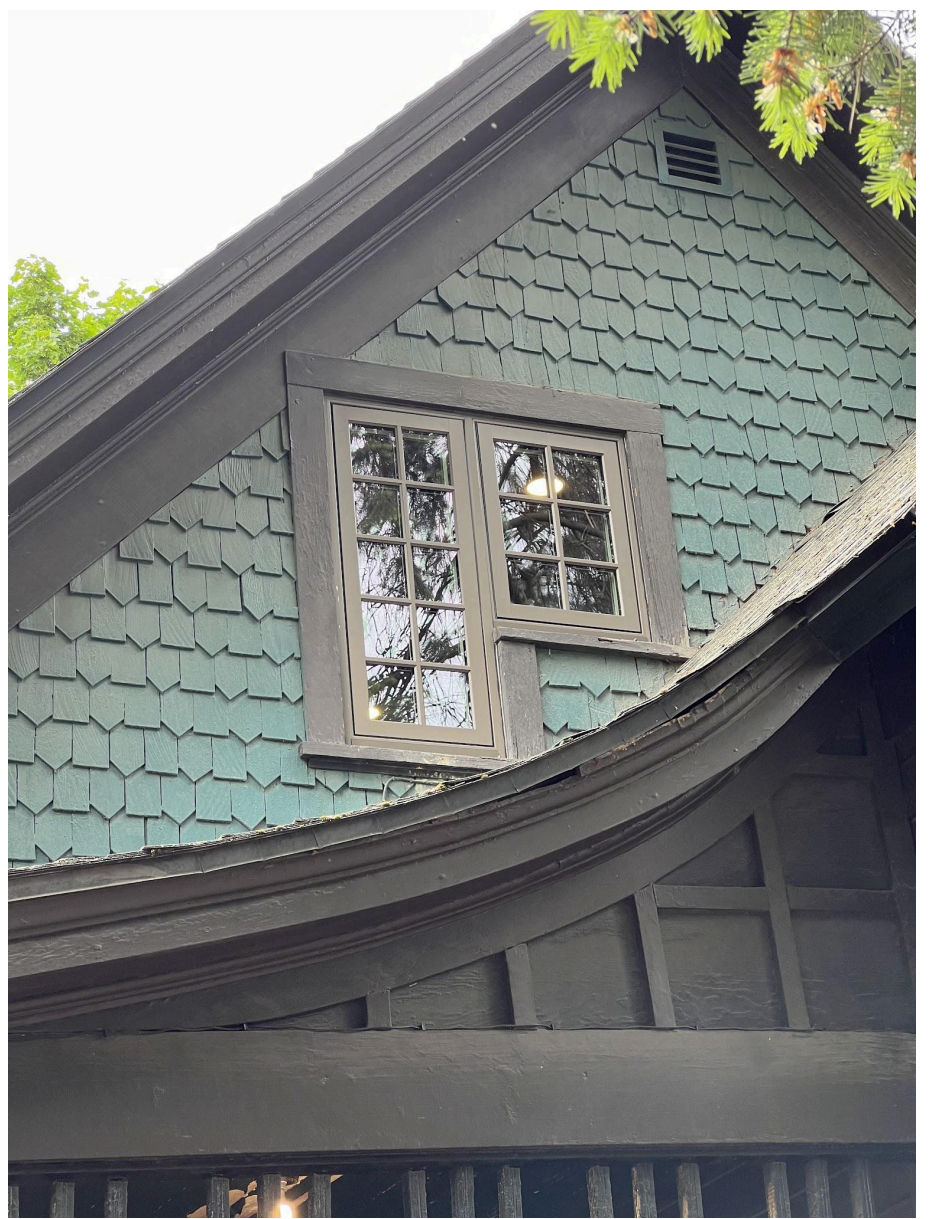


☐ Upstairs Windows



















# Invoices



# Renovation Loan Permit Certification and Project Overview Form

|   |  |
|---|--|
| Applicant Name: <b>Rebecca William n Monteleone</b> | Property Address: 2124 w 2nd ave spokane |
| Contractor Name: <b>Recreate Contracting LLC</b>    | Phone #: <b>2063347649</b>               |

The property listed above is subject to renovations. Lending guidelines require that all necessary permits and inspections be obtained from local municipality authorities prior to draws. Please fill in the requested information below:

| Name of Municipality: Spokane   |   |                      |                   | Estimated turn time for permits: 6-8 weeks |                |
|---|---|----------------------|-------------------|--|----------------|
| Municipality Type: <input type="checkbox"/> County <input type="checkbox"/> Town <input checked="" type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> Other |   |                      |                   |  |                |
| PERMIT TYPE:  | PERMIT REQUIRED?                        | INSPECTION REQUIRED? | LICENSE REQUIRED? | COST OF PERMIT?                            | COMMENTS/NOTES |
| GEN BLDG PERMIT   | <input checked="" type="checkbox"/> / N | Y / N                | Y / N             | \$2000                                     |                |
| HVAC  | Y / N                                   | Y / N                | Y / N             | \$   |                |
| ROOFING   | Y / N                                   | Y / N                | Y / N             | \$   |                |
| ELECTRICAL  | <input checked="" type="checkbox"/> / N | Y / N                | Y / N             | \$550                                      |                |
| PLUMBING  | <input checked="" type="checkbox"/> / N | Y / N                | Y / N             | \$400                                      |                |
| NO PERMITS ARE REQUIRED <input type="checkbox"/> NAME & TITLE OF PERSON COMPLETING THIS SECTION:  |   |                      |                   |  |                |

## CONTRACTOR AND APPLICANT CERTIFICATION:

All required permits for the work being completed are disclosed above. Specialty licenses and required inspections will be provided to meet any Mold Remediation and/or Lead Base Paint specific requirements.

The following questions MUST be answered by the Contractor:

- Is any of the work being completed deemed structural? **Y / ☒ N**
- Does any of the work require the use of an Architect/Engineer? **Y / ☒ N**
- Will the property be uninhabitable during the renovation? **☒ Y / N** **4-7 months**  
 If yes; please indicate the number of months or days the property will be uninhabitable. duration of scope  
 (Note: On 203k Limited transactions, the property cannot be uninhabitable for more than 15 days.)

If home is deemed uninhabitable, borrower has an option to finance the subject property mortgage payments into the new loan amount. This is not a requirement. Borrower should contact their Loan Officer to discuss this option. If mortgage payments are not financed into the loan, borrower is aware that they will be responsible to pay their current rents and the new mortgage payment when due per the first payment letter. BWR Initials RM DM

Contractor is aware that permit(s) will be reimbursed for the actual costs per the paid invoice(s). I understand no draws can be made until all permits have been issued by the local or state municipality. Contractor Initials DS DM

## BORROWER AND CONTRACTOR ACKNOWLEDGEMENT

|                      |                           |                                |
|----------------------|---------------------------|--------------------------------|
| Borrower Signature   | <b>Rebecca Monteleone</b> | Date: 04/12/2023   12:27:43 PM |
| Borrower Signature   | <b>William Monteleone</b> | Date: 04/12/2023   12:32:07 PM |
| Contractor Signature | <b>[Signature]</b>        | Date: 04/12/2023   12:22:04    |

## LENDER CERTIFICATION:

Renovation Specialist confirms that they have made every effort to verify the permit requirements listed above with the local municipality.



## Project Contacts

|                            |   |
|----------------------------|---|
| <b>Client Contact:</b>     | <b>Name:</b> Bill & Rebecca Montoleone  |
|                            | <b>Email:</b>   |
|                            | <b>Phone Number:</b>  |
| <b>Site Address:</b>       | <b>Street:</b> 2124 w 2nd ave   |
|                            | <b>City, State, Zip:</b> Spokane WA 99201   |
| <b>Contractor Contact:</b> | <b>Company Name:</b> Recreate Contracting LLC   |
|                            | <b>Point of Contact Name:</b> Jake Allen  |
|                            | <b>Email:</b> jake@recreatecontracting.com  |
|                            | <b>Phone Number:</b> 2063347649   |
|                            | <b>License # (if applicable):</b> RECRECL843D8  |
| <b>Checks Mailed to:</b>   | <input type="checkbox"/> <b>Subject Property</b>  |
|                            | <input checked="" type="checkbox"/> <b>Contractor Business</b> 4606 E Silver Pine RD Colbert WA 99005 |
|                            | <input type="checkbox"/> <b>Other:</b>  |

## Project Summary

|   |                          |              |         |
|---|--------------------------|--------------|---------|
| <b>How long to complete?</b>                                  | 4-7 months               |              |         |
| <b>How long is home unlivable?</b>                            | Duration of remodel work |              |         |
| <b>Permits required?</b><br>(ensure this matches permit cert) | Yes                      | <b>Cost?</b> | 2950    |
| <b>Plans Required?</b>  | Yes --> basic floor plan | <b>Cost?</b> | 1026.32 |

## Project Summary

Update historic home to modern standards as is feasible with budget. Demo & update main floor bathroom, demo & update upstairs bathroom, install new kitchen cabinetry package & countertops, demo & re-plumb whole house, demo & re-wire ungrounded & remaining knob & tube areas of home.



Project & Cost Breakdown

**Important** - project costs must account for all labor and all materials at a common market budget. Homeowners cannot complete their own work. Additional or "off bid" projects are strictly prohibited during the course of financed renovation period.

|   |   |          |               |       |
|---|---|----------|---------------|-------|
| Pre-work planning   | Not applicable <input type="checkbox"/> | Material | Labor         | Total |
|   |   | 0        | 0             | 0     |
| Details:  | 0                                       |          |               |       |
| Location:   |   |          | Level / Story |       |
| Work will be done by: <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Sub-contractor <input type="checkbox"/> Permit Required |   |          |               |       |

|   |   |          |               |       |
|---|---|----------|---------------|-------|
| General Requirements  | Not applicable <input type="checkbox"/>   | Material | Labor         | Total |
|   |   | 8523     | 20725         | 29248 |
| Details:  | <ul style="list-style-type: none"><li>- jobsite management</li><li>- plastic &amp; site protection</li><li>- general project debris &amp; disposal, demolition in areas of scope</li><li>- dumpster rental</li><li>- site security throughout project</li><li>- job site toilet rental</li><li>- equipment rental</li></ul> |          |               |       |
| Location:   |   |          | Level / Story |       |
| Work will be done by: <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Sub-contractor <input type="checkbox"/> Permit Required |   |          |               |       |

|  |  |          |               |       |
|--|--|----------|---------------|-------|
| Utilities  | Not applicable <input checked="" type="checkbox"/> | Material | Labor         | Total |
|  |  |          |               | 0     |
| Details:   |  |          |               |       |
| Location:  |  |          | Level / Story |       |
| Work will be done by: <input type="checkbox"/> Contractor <input type="checkbox"/> Sub-contractor <input type="checkbox"/> Permit Required |  |          |               |       |



| Excavation & Earthwork   | Not applicable <input checked="" type="checkbox"/> | Material | Labor         | Total |
|--|--|----------|---------------|-------|
|  |  |          |               | 0     |
| Details:   |  |          |               |       |
| Location:  |  |          | Level / Story |       |
| Work will be done by: <input type="checkbox"/> Contractor <input type="checkbox"/> Sub-contractor <input type="checkbox"/> Permit Required |  |          |               |       |

| Foundation  | Not applicable <input type="checkbox"/>  | Material | Labor         | Total   |
|---|--|----------|---------------|---------|
|   |  | 5944.98  | 1721.05       | 7666.03 |
| Details:  | -repair & reinstall new window at existing broken window location in rear foundation of home |          |               |         |
| Location:   |  |          | Level / Story |         |
| Work will be done by: <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Sub-contractor <input type="checkbox"/> Permit Required |  |          |               |         |

| Rough Framing   | Not applicable <input type="checkbox"/>   | Material | Labor         | Total    |
|---|---|----------|---------------|----------|
|   |   | 4732.89  | 5392.63       | 10125.52 |
| Details:  | - remove existing rear kitchen door & fill<br>- cut new doorway off media room & rough frame for new door<br>- master bathroom floor repair, spot repair in kitchen, spot repair in main floor bathroom<br>- ceiling strapping for drop ceiling system in 1st floor of home<br>- modify (1) kitchen window RO to accommodate new cabinet layout |          |               |          |
| Location:   |   |          | Level / Story |          |
| Work will be done by: <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Sub-contractor <input type="checkbox"/> Permit Required |   |          |               |          |



| Roofing  | Not applicable <input checked="" type="checkbox"/> | Material | Labor         | Total |
|--|--|----------|---------------|-------|
|  |  |          |               | 0     |
| Details:   |  |          |               |       |
| Location:  |  |          | Level / Story |       |
| Work will be done by: <input type="checkbox"/> Contractor <input type="checkbox"/> Sub-contractor <input type="checkbox"/> Permit Required |  |          |               |       |

| Exterior  | Not applicable <input type="checkbox"/>  | Material | Labor         | Total   |
|---|--|----------|---------------|---------|
|   |  | 1283.62  | 1556.12       | 2839.74 |
| Details:  | <ul style="list-style-type: none"> <li>- weatherize new doorway off media room</li> <li>- weatherize old kitchen exterior doorway</li> </ul> |          |               |         |
| Location:   |  |          | Level / Story |         |
| Work will be done by: <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Sub-contractor <input type="checkbox"/> Permit Required |  |          |               |         |

| Windows & Exterior Doors  | Not applicable <input type="checkbox"/>   | Material | Labor         | Total    |
|---|---|----------|---------------|----------|
|   |   | 20401.64 | 4360          | 24761.64 |
| Details:  | <ul style="list-style-type: none"> <li>- remove &amp; replace (2) existing master bathroom windows upstairs</li> <li>- remove &amp; replace (1) large kitchen window impeding cabinet layout</li> <li>- remove &amp; replace (1) window above existing kitchen sink location</li> <li>- remove &amp; replace (1) butler pantry window</li> <li>- remove &amp; replace (1) main floor bathroom window</li> </ul> |          |               |          |
| Location:   |   |          | Level / Story |          |
| Work will be done by: <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Sub-contractor <input type="checkbox"/> Permit Required |   |          |               |          |



| Plumbing  | Not applicable <input type="checkbox"/>  | Material      | Labor    | Total    |
|---|--|---------------|----------|----------|
|   |  | 25808.62      | 16500.59 | 42309.21 |
| Details:  | <div>-Demo all waste and water piping in two bathrooms and kitchen up to attic VTR;<br/>Re pipe all water with PEX-A;<br/>Install new waste and water piping in 2X bathroom locations;<br/>Fixtures to be roughed in and trimmed per bathroom to be: Single lav, Single standard W/C, 60x30" tub with standard shower head and tubspout;<br/>Tie venting for both bathrooms in chaise up to existing cast iron VTR;<br/>Relocate Waste and Water for kitchen sink.<br/>Run vent in drop ceiling into chaise way;<br/>Add Ice maker;<br/>Install new above floor pump system for basement laundry connection in designated spot by waste stack.<br/>Vent to be ran along bathroom chaise way; Include condensate pump, venting,&amp; water;<br/>GAS PIPING NOT INCLUDED;<br/>Trim out bathrooms and kitchen; Fixture allowance included in price.</div> |               |          |          |
| Location:   |  | Level / Story |          |          |
| Work will be done by: <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Sub-contractor <input type="checkbox"/> Permit Required |  |               |          |          |

| Electrical  | Not applicable <input type="checkbox"/>   | Material      | Labor    | Total    |
|---|---|---------------|----------|----------|
|   |   | 18914.37      | 26119.84 | 45034.21 |
| Details:  | <div>- Demo Existing Electrical Panel;<br/>Extend Feeder wire and Conduit to feed Electrical Panel;<br/>Install Metal Wire-way above panel to feed branch circuit wiring to new panel;<br/>Install New Panel;<br/>Install Dedicated Circuits for: Bathroom #1; Bathroom #2; Kitchen Circuits; Laundry; Dryer; Furnace;<br/>Lights and Outlets;<br/>Install recessed lights throughout the house.<br/>Install on separate switch other then existing lights;<br/>Re-wire house where non-grounded wire is ran (access to be made (by others) where wire is to be ran)<br/>Re-install existing lights</div> |               |          |          |
| Location:   |   | Level / Story |          |          |
| Work will be done by: <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Sub-contractor <input type="checkbox"/> Permit Required |   |               |          |          |

| HVAC   | Not applicable <input checked="" type="checkbox"/> | Material      | Labor | Total |
|--|--|---------------|-------|-------|
|  |  |               |       | 0     |
| Details:   |  |               |       |       |
| Location:  |  | Level / Story |       |       |
| Work will be done by: <input type="checkbox"/> Contractor <input type="checkbox"/> Sub-contractor <input type="checkbox"/> Permit Required |  |               |       |       |



| Insulation  | Not applicable <input type="checkbox"/>                             | Material      | Labor  | Total   |
|---|---|---------------|--------|---------|
|   |   | 2868.42       | 860.53 | 3728.95 |
| Details:  | - batt insulation at opened cavities during bathroom & kitchen work |               |        |         |
| Location:   |   | Level / Story |        |         |
| Work will be done by: <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Sub-contractor <input type="checkbox"/> Permit Required |   |               |        |         |

| Drywall & Plaster   | Not applicable <input type="checkbox"/>                           | Material      | Labor   | Total   |
|---|---|---------------|---------|---------|
|   |   | 2135.49       | 5228.28 | 7363.77 |
| Details:  | - drywall main floor bathroom<br>- spot drywall repair in kitchen |               |         |         |
| Location:   |   | Level / Story |         |         |
| Work will be done by: <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Sub-contractor <input type="checkbox"/> Permit Required Cost? |   |               |         |         |

| Interior Finish   | Not applicable <input type="checkbox"/>  | Material      | Labor    | Total    |
|---|--|---------------|----------|----------|
|   |  | 14558.24      | 16919.67 | 31477.91 |
| Details:  | -LVP flooring installation in main floor office, bath, kitchen, media room & upstairs bathroom<br>- Acoustical drop ceiling to avoid disturbing chipping paint in living room, dining room, small front entry, fireplace living room & kitchen |               |          |          |
| Location:   |  | Level / Story |          |          |
| Work will be done by: <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Sub-contractor <input type="checkbox"/> Permit Required |  |               |          |          |



| Kitchen & Bath  | Not applicable <input type="checkbox"/>  | Material      | Labor   | Total   |
|---|--|---------------|---------|---------|
|   |  | 34530.05      | 4441.75 | 38971.8 |
| Details:  | -purchase & install kitchen cabinet package for new kitchen design (3/15/23), purchase, fabricate & install countertops<br>- bathroom vanity purchase for main floor and master baths<br>- ~ 60 sqft of backsplash tile installed at kitchen countertops<br>- (2) tub/shower wall tile installation, grout & seal<br>- budget glass shower door for master bath<br>- bath mirrors & combo towel rod, towel hook & handtowel holder & install |               |         |         |
| Location:   |  | Level / Story |         |         |
| Work will be done by: <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Sub-contractor <input type="checkbox"/> Permit Required |  |               |         |         |

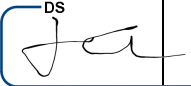


| Porches & Decks   | Not applicable <input type="checkbox"/>                  | Material      | Labor   | Total   |
|---|--|---------------|---------|---------|
|   |  | 2194.34       | 1376.84 | 3571.18 |
| Details:  | -new (3) step stair off new rear doorway from media room |               |         |         |
| Location:   |  | Level / Story |         |         |
| Work will be done by: <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Sub-contractor <input type="checkbox"/> Permit Required |  |               |         |         |

| Appliances   | Not applicable <input checked="" type="checkbox"/> | Material      | Labor | Total |
|--|--|---------------|-------|-------|
|  |  |               |       | 0     |
| Details:   |  |               |       |       |
| Location:  |  | Level / Story |       |       |
| Work will be done by: <input type="checkbox"/> Contractor <input type="checkbox"/> Sub-contractor <input type="checkbox"/> Permit Required |  |               |       |       |



|  | Not applicable <input type="checkbox"/> | Material      | Labor | Total |
|--|---|---------------|-------|-------|
|  |   |               |       | 0     |
| Details:   |   |               |       |       |
| Location:  |   | Level / Story |       |       |
| Work will be done by: <input type="checkbox"/> Contractor <input type="checkbox"/> Sub-contractor <input type="checkbox"/> Permit Required |   |               |       |       |

|  | Not applicable <input type="checkbox"/> | Material      | Labor | Total |
|--|---|---------------|-------|-------|
|  |   |               |       | 0     |
| Details:   |   |               |       |       |
| Location:  |   | Level / Story |       |       |
| Work will be done by: <input type="checkbox"/> Contractor <input type="checkbox"/> Sub-contractor <input type="checkbox"/> Permit Required |   |               |       |       |

| Summary of Totals |             | Material   | Labor   | Total   |
|-------------------|-------------|--|---|---|
|                   | Sub total   | 141895.66  | 105202.3  | 247097.96   |
|                   | Permits     |  |   | 2950  |
|                   | Plans       |  |   | 1026.32   |
|                   | Grand Total |  |   | 251074.28   |
|                   | Initials    | Contractor <sup>DS</sup><br> | Borrower <sup>DS</sup><br> | Borrower <sup>DS</sup><br> |

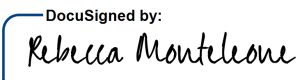


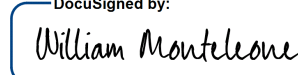
| Sub Contractor Information       |                     |              |
|----------------------------------|---------------------|--------------|
| Specialty or State Licensed Work | Company Name        | License #    |
| Plumbing                         | Riverfront Plumbing | RIVERPL817PB |
| Electrical                       | McGee Electric      | MCGEEEL79907 |
|                                  |                     |              |
|                                  |                     |              |


| Recap of Subtotals       |          |          |           |
|--------------------------|----------|----------|-----------|
| Category                 | Cost     | Category | Cost      |
| Pre-work Planning        | 0        |          | 0         |
| General Requirements     | 29248    |          | 0         |
| Utilities                | 0        |          | 0         |
| Excavation & Earthwork   | 0        |          | 0         |
| Foundation               | 7666.03  |          | 0         |
| Rough Framing            | 10125.52 |          | 0         |
| Roofing                  | 0        |          | 0         |
| Exterior                 | 2839.74  |          | 0         |
| Windows & Exterior Doors | 42309.21 |          | 0         |
| Plumbing                 | 24761.64 |          | 0         |
| Electrical               | 45034.21 |          | 0         |
| HVAC                     | 0        |          | 0         |
| Insulation               | 3728.95  |          | 0         |
| Drywall & Plaster        | 7363.77  |          | 0         |
| Interior Finish          | 31477.91 |          | 0         |
| Kitchen & Bath           | 38971.8  |          | 0         |
| Porches & Deck           | 3571.18  |          | 0         |
|                          | 0        |          | 247097.96 |

By signing the bid on repairs we (borrower and contractor) agree to use this document as our binding agreement for work and costs and agree on the accuracy and completeness of this document. Contractor agrees to complete all work as described for the costs outlined in a timely and professional, workman like manner.

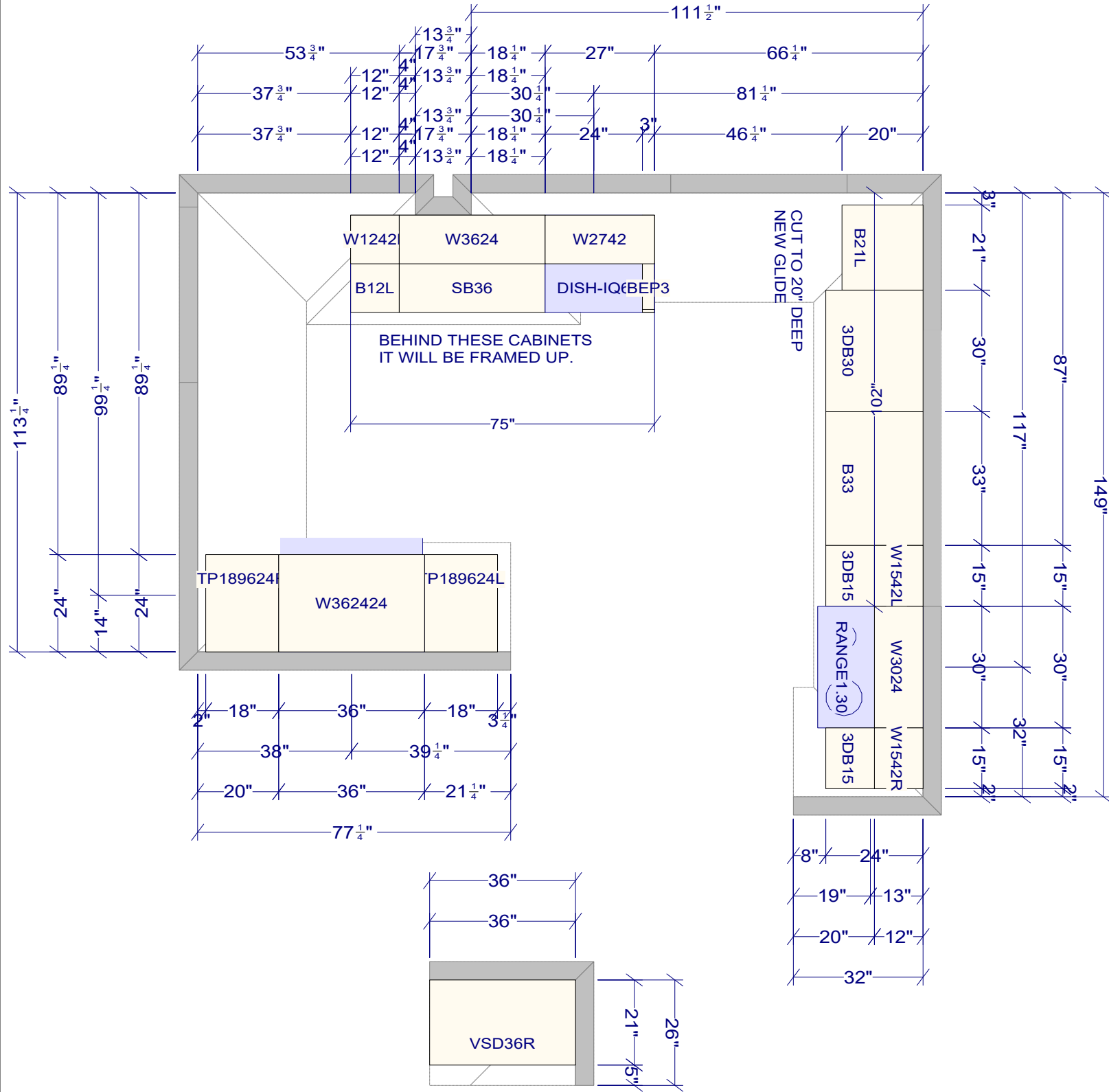
This document does not replace the required Homeowner Contractor Agreement which specifically assigns the responsibilities of Contractor, Borrower, and Lender in the completion of projects financed using a renovation mortgage.

| Client Signature  | Name               | Date                     |
|---|--------------------|--------------------------|
| DocuSigned by:<br><br>B55E5E014264453... | Rebecca Monteleone | 04/12/2023   12:27:43 PM |

| Client Signature  | Name               | Date                  |
|---|--------------------|-----------------------|
| DocuSigned by:<br><br>AB767CBCE929405... | William Monteleone | 04/12/2023   12:32:07 |

| Contractor Signature  | Name       | Date                  |
|---|------------|-----------------------|
| DocuSigned by:<br><br>0B226D1D66114A6... | Jake Allen | 04/12/2023   12:22:04 |





|  |  |  |   |           |
|--|--|--|---|-----------|
| All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions. |  | This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. | Designed: 3/21/2023<br>Printed: 3/21/2023 |           |
|  |  |  | Design1                                   | No Scale. |



**Certificate Of Completion**

Envelope Id: BD533071855B4814897A847097440777

Status: Completed

Subject: Complete with DocuSign: Contractor statement regarding licensed sub.docx, Homestyle Borrowers A...

Source Envelope:

Document Pages: 26

Signatures: 22

Envelope Originator:

Certificate Pages: 5

Initials: 13

Bernie Armendariz

AutoNav: Enabled

4750 S. Biltmore Ln.

Enveloped Stamping: Enabled

Madison, WI 53718

Time Zone: (UTC-08:00) Pacific Time (US &amp; Canada)

berniea@fairwaymc.com

IP Address: 209.163.181.85

**Record Tracking**

Status: Original

Holder: Bernie Armendariz

Location: DocuSign

4/12/2023 11:36:29 AM

berniea@fairwaymc.com

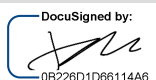
**Signer Events**

Jake Allen

jake@recreatecontracting.com

Owner/Operator

Recreate Contracting LLC

Security Level: Email, Account Authentication  
(None)**Signature**DocuSigned by:  
  
0B226D1D66114A6...Signature Adoption: Drawn on Device  
Using IP Address: 73.254.50.27**Timestamp**

Sent: 4/12/2023 11:44:28 AM

Viewed: 4/12/2023 12:05:44 PM

Signed: 4/12/2023 12:22:04 PM

**Electronic Record and Signature Disclosure:**

Accepted: 4/12/2023 12:05:44 PM

ID: cf2a43c3-6a36-4f0c-88e2-6be1e20cd289

Jason Paull

paulteam@fairwaymc.com

Security Level: Email, Account Authentication  
(None)DocuSigned by:  
  
B5776181C5FC4B6...Signature Adoption: Pre-selected Style  
Using IP Address: 209.163.181.85

Sent: 4/12/2023 11:44:29 AM

Viewed: 4/12/2023 11:54:21 AM

Signed: 4/12/2023 11:54:41 AM

**Electronic Record and Signature Disclosure:**

Accepted: 4/12/2023 11:54:21 AM

ID: d68b6837-f22f-45a1-9df0-9637dff29ce6

Rebecca Monteleone

rebecca.deehr@gmail.com

Security Level: Email, Account Authentication  
(None)DocuSigned by:  
  
B55E5E014264453...Signature Adoption: Pre-selected Style  
Using IP Address: 75.172.74.145

Sent: 4/12/2023 11:44:28 AM

Viewed: 4/12/2023 12:02:45 PM

Signed: 4/12/2023 12:27:43 PM

**Electronic Record and Signature Disclosure:**

Accepted: 4/12/2023 12:02:45 PM

ID: 40f4423a-bf0c-4fbc-9352-25516b2f6a4a

William Monteleone

bill.monto@gmail.com

Security Level: Email, Account Authentication  
(None)DocuSigned by:  
  
AB767CBCE929405...Signature Adoption: Pre-selected Style  
Using IP Address: 75.172.74.145  
Signed using mobile

Sent: 4/12/2023 11:44:29 AM

Viewed: 4/12/2023 12:27:34 PM

Signed: 4/12/2023 12:32:07 PM

**Electronic Record and Signature Disclosure:**

Accepted: 4/12/2023 12:27:34 PM

ID: 619dd5ec-afb2-45c5-8982-b43e7b53c144



|  |                  |                       |
|--|------------------|-----------------------|
| In Person Signer Events                    | Signature        | Timestamp             |
| Editor Delivery Events                     | Status           | Timestamp             |
| Agent Delivery Events                      | Status           | Timestamp             |
| Intermediary Delivery Events               | Status           | Timestamp             |
| Certified Delivery Events                  | Status           | Timestamp             |
| Carbon Copy Events                         | Status           | Timestamp             |
| Witness Events                             | Signature        | Timestamp             |
| Notary Events                              | Signature        | Timestamp             |
| Envelope Summary Events                    | Status           | Timestamps            |
| Envelope Sent                              | Hashed/Encrypted | 4/12/2023 11:44:29 AM |
| Certified Delivered                        | Security Checked | 4/12/2023 12:27:34 PM |
| Signing Complete                           | Security Checked | 4/12/2023 12:32:07 PM |
| Completed                                  | Security Checked | 4/12/2023 12:32:07 PM |
| Payment Events                             | Status           | Timestamps            |
| Electronic Record and Signature Disclosure |                  |                       |



**Certificate Of Completion**

Envelope Id: 620CAA6258E84CEFAFF935B9F7A2EE18

Status: Completed

Subject: Complete with DocuSign: Extracted pages from signed bid perm cert.pdf

Source Envelope:

Document Pages: 1

Signatures: 0

Envelope Originator:

Certificate Pages: 5

Initials: 2

Bernie Armendariz

AutoNav: Enabled

4750 S. Biltmore Ln.

Envelope Stamping: Enabled

Madison, WI 53718

Time Zone: (UTC-08:00) Pacific Time (US &amp; Canada)

berniea@fairwaymc.com

IP Address: 209.163.181.85

**Record Tracking**

Status: Original

Holder: Bernie Armendariz

Location: DocuSign

4/17/2023 2:52:19 PM

berniea@fairwaymc.com

**Signer Events**

Rebecca Monteleone

rebecca.deehr@gmail.com

Security Level: Email, Account Authentication  
(None)**Signature****Timestamp**

Sent: 4/17/2023 2:56:05 PM

Viewed: 4/17/2023 3:03:45 PM

Signed: 4/17/2023 3:03:58 PM

Signature Adoption: Pre-selected Style

Using IP Address: 75.172.74.145

Signed using mobile

**Electronic Record and Signature Disclosure:**

Accepted: 4/17/2023 3:03:45 PM

ID: a5a7404f-c1d0-48aa-85dc-a1d76606be03

William Monteleone

bill.monto@gmail.com

Security Level: Email, Account Authentication  
(None)

Sent: 4/17/2023 2:56:06 PM

Viewed: 4/18/2023 11:00:08 AM

Signed: 4/18/2023 11:00:13 AM

Signature Adoption: Pre-selected Style

Using IP Address: 75.172.74.145

Signed using mobile

**Electronic Record and Signature Disclosure:**

Accepted: 4/18/2023 11:00:08 AM

ID: 892b9c3f-b101-4cfb-9699-e2cf0a44bc63

**In Person Signer Events****Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp****Witness Events****Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

4/17/2023 2:56:06 PM

Certified Delivered

Security Checked

4/18/2023 11:00:08 AM



| Envelope Summary Events                    | Status           | Timestamps            |
|--|------------------|-----------------------|
| Signing Complete                           | Security Checked | 4/18/2023 11:00:13 AM |
| Completed                                  | Security Checked | 4/18/2023 11:00:13 AM |
| Payment Events                             | Status           | Timestamps            |
| Electronic Record and Signature Disclosure |                  |                       |



## Bernie Armendariz

---

**From:** Jake Allen <jake@recreatecontracting.com>  
**Sent:** Monday, April 17, 2023 3:36 PM  
**To:** Bernie Armendariz  
**Subject:** Re: Montelone

Hi Bernie,

For newly installed drywall and repair areas yes.

RE: W9 we need to change it to "S-corp". We elected for S-corp beginning 2023. If you can resend, I'll get it signed asap.

Thanks!

Best Regards,

Jake Allen

Owner/Operator Recreate Contracting LLC  
| 206-334-7649 | [jake@recreatecontracting.com](mailto:jake@recreatecontracting.com)



On Mon, Apr 17, 2023 at 2:48 PM Bernie Armendariz <[berniea@fairwaymc.com](mailto:berniea@fairwaymc.com)> wrote:

Hey Jake – Hope all is well.

On the drywall work, the painting is included right?

Also, I'm going to send the W9 so you can date it, as the one we had, was dated last year when you finish the other property 😊



| Drywall & Plaster | Not applicable <input type="checkbox"/>                           | Material      | Labor   | Total   |
|-------------------|---|---------------|---------|---------|
|                   |   | 2135.49       | 5228.28 | 7363.77 |
| Details:          | - drywall main floor bathroom<br>- spot drywall repair in kitchen |               |         |         |
| Location:         |   | Level / Story |         |         |

Thank You 😊

**\*\*\*\*PLEASE NOTE, DUE TO COMPLEXITY OF THE FILE, RENO LOANS WILL NOT BE RUSHED. PLEASE HAVE ALL PARTIES PROVIDE DOCUMENTS IN A TIMELY MANNER TO AVOID CLOSING DELAYS, TURN TIMES ARE 24/48 HOURS\*\*\*\***





A&L Tree Service, LLC

7912 E Bigelow Gulch Rd  
Spokane, WA 99217 US  
+1 2075226894  
altreesandreno@gmail.com



INVOICE

BILL TO  
Bill & Becca Monteleone  
2124 W 2nd Ave  
Spokane, WA 99201

INVOICE 1226  
DATE 09/07/2023  
TERMS Due on receipt  
DUE DATE 09/07/2023

| DATE | ACTIVITY         | DESCRIPTION   | QTY | RATE   | AMOUNT    |
|------|------------------|---|-----|--------|-----------|
|      | Pruning/Deadwood | Deadwood maple in the backyard as well as minor pruning to cleanup the tree and pickup the canopy/skirting  | 1   | 800.00 | 800.00T   |
|      | Misc Tree Work   | Remove grape vine in backyard (cut down as close to ground level as we can get) and remove vines crawling on fence and into the neighboring maple   | 1   | 300.00 | 300.00T   |
|      | Tree Removal     | Oak tree removal, back yard   | 1   | 600.00 | 600.00T   |
|      | Tree Removal     | 2 leaning skinny pines covered in vines removed, front yard   | 2   | 750.00 | 1,500.00T |
|      | Tree Removal     | Removing 3 smaller trees along the property's edge, front yard  | 1   | 600.00 | 600.00T   |
|      | Pruning/Deadwood | Deadwood and cleanup maple, front yard/walkway  | 1   | 400.00 | 400.00T   |
|      | Misc Tree Work   | Cleanup & beautification of the front yard to include removing vines from trees left standing, cleaning up pruning cuts from previous branch removals and general cleanup of all the trees left standing. | 1   | 800.00 | 800.00T   |

Do not water lawn 24 hours prior to schedule tree work and pick up pet deposits prior to crew arrival.

Minimal lawn damage is to be expected with tree work.

Only debris from the tree(s) being worked on will be removed unless otherwise agreed upon. We will clean up the debris generated by our work to the best of our ability, but with any tree work some smaller debris may still remain on site.

Stumps will be cut as close to the ground as the chainsaw can get unless otherwise specified.

Payment is due upon completion of work unless other arrangements

|             |                   |
|-------------|-------------------|
| SUBTOTAL    | 5,000.00          |
| TAX         | 450.00            |
| TOTAL       | 5,450.00          |
| BALANCE DUE | <b>\$5,450.00</b> |





# INVOICE

Rebecca Montoleone  
2124 w 2nd ave  
SPOKANE WA 99201  
US

**Invoice Date**  
Jul 26, 2024

**Invoice Number**  
24 -1329

**Reference**  
Porch - Final Balance

Recreate Contracting, LLC  
LIC # RECRECL843D8  
4606 E Silver Pine Rd  
Colbert WA 99005

| Description   | Quantity | Unit Price | Tax | Amount USD |
|---|----------|------------|-----|------------|
| Scope of work:<br>- Remove debris piled beside porch<br>- Remove non-historic brick short porch wall<br>- Remove non-historic metal railing<br>- Haul & dispose off site<br>- Temp support porch roof<br>- Excavate for new stem wall beside porch<br>- Form new 12" wide footing below frost line<br>- Form brick ledge at base of wall<br>- Form new 6" stem wall<br>- Form new 16" x 16" post pier<br>- Strip & clean forms<br>- Build and install brick facing on concrete wall & pier<br>(Mutual Materials "Red Roman" to match original historic brick)<br>- Lift porch roof to level existing support beams<br>- Mount & re-install existing post to new pier at edge of stairs<br>- Install era specific railing already on site<br>- Remove & re-install new angled crown between drip edge flashing & fascia around SE enclosed porch | 1.00     | 5,686.9266 | 9%  | 5,686.93   |
| Subtotal  |          |            |     | 5,686.93   |
| TOTAL TAX   |          |            |     | 511.82     |
| TOTAL USD   |          |            |     | 6,198.75   |
| Add credit card processing fee  |          |            |     | 179.76     |
| Less Amount Paid  |          |            |     | 6,378.51   |
| AMOUNT DUE USD  |          |            |     | 0.00       |

## Due Date: Jul 26, 2024

Thank you for giving us the opportunity to serve you! Please let us know if you have any questions and we'd be happy to help!



Michael's Meticulous Painting & Remodeling

12205 S Spotted Rd  
Cheney, WA 99004 US  
mmpspokane@gmail.com  
michaelsmeticulouspainting.net



INVOICE

|  |  |  |
|--|--|--|
| <b>BILL TO</b><br>Becca Monteleone<br>2124 W 2nd Ave<br>Spokane, WA 99201<br>206.390.9199<br>rebecca.deehr@gmail.com | <b>SHIP TO</b><br>Becca Monteleone<br>2124 W 2nd Ave<br>Spokane, WA 99201<br>206.390.9199<br>rebecca.deehr@gmail.com | <b>INVOICE</b><br>1056<br><b>DATE</b><br>12/13/2023<br><b>TERMS</b><br>Due on receipt<br><b>DUE DATE</b><br>12/13/2023 |
|--|--|--|

| DATE | SERVICE            | DESCRIPTION  | QTY       | RATE     | AMOUNT    |
|------|--------------------|--|-----------|----------|-----------|
|      | General remodeling | Labor: Repair cracks   | 1.1264368 | 435.00   | 490.00T   |
|      | General remodeling | Labor: Skim coat with mud the walls and ceiling and sand to create an even surface | 1.2683706 | 1,565.00 | 1,985.00T |
|      | Materials          | Materials: Mud and caulking  | 1         | 200.00   | 200.00    |

Thank-you for your business!!

|             |                   |
|-------------|-------------------|
| SUBTOTAL    | 2,675.00          |
| TAX         | 222.75            |
| TOTAL       | 2,897.75          |
| BALANCE DUE | <b>\$2,897.75</b> |

Pay invoice



We would love your feedback about how your project went! Please feel free to email [info@recreatecontracting.com](mailto:info@recreatecontracting.com) about your experience with us! Thank you!

✂

PAYMENT ADVICE

To: Recreate Contracting, LLC

LIC # RECRECL843D8

4606 E Silver Pine Rd

Colbert WA 99005

Customer

Invoice Number

Amount Due

Due Date

Amount Enclosed

Rebecca Montoleone

24 -1329

0.00

Jul 26, 2024

Enter the amount you are paying above





# INVOICE

Bill & Rebecca Monteleone  
2124 W 2nd Ave  
SPOKANE WA 99201  
USA

**Invoice Date**  
Sep 8, 2023

**Invoice Number**  
INV-1299

**Reference**  
Post & Beam work

Recreate Contracting, LLC  
LIC # RECRECL843D8  
4606 E Silver Pine Rd  
Colbert WA 99005

| Description  | Quantity | Unit Price | Tax | Amount USD |
|--|----------|------------|-----|------------|
| Scope of work:<br>- Structurally stabilize main level with the addition of posts & beams per plan sent by David Hiller on 8/28, modified by Rebecca 8/29<br>- Install (3) sections of 6x8 DF beam at locations B1, B3 (only 8' length beginning at C1 working south)<br>- Install new 6x6 DF posts (3) at B1, (2) at B3<br>- Install (2) 6x6 DF posts at east & west side of chimney<br>- Permanentize post & beam connections with simpson hardware per plan<br>- Post bases to rest on existing floor (no concrete cutting or footing work)<br>- During process of structural beam and post work, effort will be made to reduce the existing sag in floor between kitchen and dining room as much as is reasonably feasible. | 1.00     | 7,250.00   | 9%  | 7,250.00   |

\*\*\*Added swap (3) existing posts along beam line, new 6x8 between furnace and chimney, short post below kitchen sink area\*\*\*

|                       |                 |
|-----------------------|-----------------|
| Subtotal              | 7,250.00        |
| TOTAL TAX             | 652.50          |
| <b>TOTAL USD</b>      | <b>7,902.50</b> |
| Less Amount Paid      | 2,000.00        |
| <b>AMOUNT DUE USD</b> | <b>5,902.50</b> |

## Due Date: Sep 23, 2023

Thank you for giving us the opportunity to serve you! Please let us know if you have any questions and we'd be happy to help!



We would love your feedback about how your project went! Please feel free to email [info@recreatecontracting.com](mailto:info@recreatecontracting.com) about your experience with us! Thank you!



[View and pay online now](#)



|  |  |
|--|--|
| <b>PAYMENT ADVICE</b>  |  |
| To: Recreate Contracting, LLC<br>LIC # RECRECL843D8<br>4606 E Silver Pine Rd<br>Colbert WA 99005 |  |
| <b>Customer</b>  | Bill & Rebecca Monteleone                        |
| <b>Invoice Number</b>  | INV-1299   |
| <b>Amount Due</b>  | <b>5,902.50</b>                                  |
| <b>Due Date</b>  | Sep 23, 2023                                     |
| <b>Amount Enclosed</b>   | <div>Enter the amount you are paying above</div> |



# G.S.I COMPLETE GLASS INC.

1101 S. Frontage  
Deer Park, WA. 99006  
(509) 276-7988 Fax:(509) 276-6415  
Fed Id#911562215

gsi@gsiglass.com www.gsiglass.com

## Bill To

Rebecca Monteleone  
2124 W 2nd Ave.  
Spokane WA 99201

206-390-9199

We now sell window coverings!  
We have a large variety.  
Call today to have a rep come show you what we have.  
276-7988.

## Invoice

| Date     | Invoice # |
|----------|-----------|
| 7/3/2024 | 37183     |

## Job Site

| P.O. No. | Terms | Rep   |
|----------|-------|-------|
|          |       | Brian |

| Item  | Quantity | Description                               | Price Each | Amount      |
|-------|----------|---|------------|-------------|
| 40555 | 1        | Marvin#<br>See Attached WINDOWS INSTALLED | 18,245.50  | 18,245.50T  |
|       |          |   | Subtotal   | \$18,245.50 |
|       |          |   | Tax (9.0%) | \$1,642.10  |
|       |          |   | Total      | \$19,887.60 |
|       |          |   | Payment    | -\$9,943.00 |

All material sold on this invoice is guaranteed to be as specified, and is not safety glazed material unless so marked. It is sold with the understanding that this material will not be glazed in a "hazardous location" as defined by the Consumer Product Safety Commission. All merchandise will be considered abandoned and discarded after 90 days. All merchandise returned for credit, refund or exchange must be in resalable condition, authorized for return, accompanied by this receipt, and may be subject to restocking fee. No returns will be authorized for special orders or cut flat glass. Warranty is valid only after payment is made in full. GSI is not responsible for delays in scheduling due to inclement weather.

**Balance Due**  
\$9,944.60

Received by:



# G.S.I COMPLETE GLASS INC.

1101 S. Frontage  
Deer Park, WA. 99006  
(509) 276-7988 Fax:(509) 276-6415  
Fed Id#911562215

gsi@gsiglass.com www.gsiglass.com

## Invoice

| Date      | Invoice # |
|-----------|-----------|
| 2/15/2024 | 36511     |

|   |
|---|
| Bill To   |
| Rebecca Monteleone<br>2124 W 2nd Ave.<br>Spokane WA 99201 |
| 206-390-9199  |

PAID  
05/31/2024

|          |
|----------|
| Job Site |
|          |

|  |
|--|
| We now sell window coverings!<br>We have a large variety.<br>Call today to have a rep come show you what we have.<br>276-7988. |
|--|

| P.O. No. | Terms | Rep   |
|----------|-------|-------|
|          |       | Brian |

| Item  | Quantity | Description   | Price Each | Amount      |
|-------|----------|---|------------|-------------|
| 40555 | 1        | Marvin#GSI00509<br>See Attached WINDOWS INSTALLED<br>Completed 5/28/24 Austin and Chris | 8,211.35   | 8,211.35T   |
|       |          |   | Subtotal   | \$8,211.35  |
|       |          |   | Tax (9.0%) | \$739.02    |
|       |          |   | Total      | \$8,950.37  |
|       |          |   | Payment    | -\$8,950.37 |

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**Balance Due**  
\$0.00

Received by:



8:11



## Payment details



**Adriano Da Silva**



**- \$2,000**

### Social activity



### Status

**Complete**

### Payment method



**Mastercard Debit**

Debit •••• 9498

### Transaction details

May 29, 2023, 11:25 AM •  **Private**

### Paid to

**@Adriano-DaSilva-7**

### Type of transaction

**Payments between friends**

### Transaction ID

**3813601767280721997**

**[Need help?](#)**



# ***Perfection Roofing***

PERFER\*785QA  
3512 E 28th Ave  
Spokane Wa 99223  
509 993 2757  
Adrian Da Silva

## ***Roof Repair Estimate***

Date: 3/10/23

Name: Att: Sara Houk

Address: 2124 W 2nd Ave

\_Cell No.: \_\_\_\_\_

City: Spokane

State: Wa

Zip: 99202

Work No:

The Contractor proposes to furnish all necessary materials and labor for the completion of this project.

### Repair Details

1. Repair Ridge cap close to the north east side due to having holes/ a lot of nails exposed
2. Repair chimney flashings on Northeast side due to having gaps on top and bottom corners and cause of leaking when a lot of snow piles up
3. Repair dead valley- where ice and snow stays and doesn't drain until it thaws and may be also backing up to the wall causing water intrusion

- Recommend also to repair top Chimney due to having aluminum step flashing



Total for labor and materials \$1,600

- \$ 400 extra if top chimney is added

Submitted by: Adrian Da Silva

Check Can be sent or picked up

Adriano Da Silva  
3512 E 28th Ave  
Spokane Wa 99223