

SPECIAL VALUATION APPLICATION

WAIKIKI RANCH HOUSE
1120 W. WAIKIKI

AKA WAIKIKI DAIRY HOUSE
12720 N. VISTAWOOD CT.

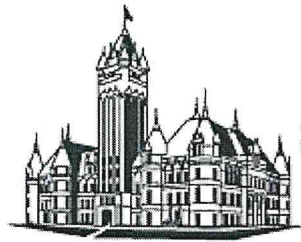
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SUBCONTRACTORS**



Spokane County
WASHINGTON

TOM KONIS
SPOKANE COUNTY ASSESSOR

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

CC: Shirlee Hachman-Chatterton

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

March 25, 2022

RE: Application for Special valuation as Historic Property

Enclosed please find the application received March 25, 2022 from:

Hachman Survivors Trust

For the property at:

12720 N Vistawood Ct, Spokane, WA 99218
County Parcel ID: 36066.9045

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

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

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

Chapter 84.26 RCW *Application # 10209580*

RECEIVED

MAR 25 2022

SPOKANE COUNTY
ASSESSORS OFFICE

File With Assessor by October 1

File No: 36066.9045

I. Application

County: Spokane

Property Owner: S.J. Hachman Survivor's Trust
Shirlee Hachman-Chatterton Trustee Parcel No./Account No: 36066.9045

Mailing Address: 12720 N. Vista Wood Ct. Spokane, WA 99218

E-Mail Address: ShirleeJoy@Comcast.net Phone Number: 509-467-3218

Legal Description: PT N SW 1/4 6-24-43 + NW 1/4 7-26-43 Spokane County WA.
Full Legal Description Set forth on Exhibit "A"

Property Address (Location): 12720 N. Vista Wood Ct. Spokane, WA 99218

Describe Rehabilitation:

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

Building Permit No: E-B 2003918-ROOF Date: 11-2-2020 Jurisdiction: Spokane
County/City

Rehabilitation Started: May 2020 Date Completed: March 2022

Actual Cost of Rehabilitation: \$224,424.09

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):

Shirlee Hachman-Chatterton

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: \$ 270,500

Date: 3/25/22

Joye Mendoza
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.

AFFIDAVIT
ATTESTING ACTUAL REHABILITATION COSTS
FOR SPECIAL VALUATION

I/WE Shirley Bachman - Chatterbox manager
The undersigned, swear that the costs for rehabilitating the property at
(address) 12720 N. Vistawood Ct. (AKA 1120 Waikiki)
commonly known as (historic name) Waikiki Dairy House
are accurately represented in the enclosed Application for Special Valuation for Rehabilitating Historic
Properties. The actual amount of rehabilitation costs incurred are \$

Signature: Shirley Jackson-Chattahoochee

Date: 9-10-2021

Signature: _____

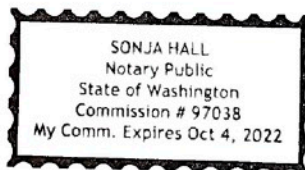
Date: _____

STATE OF WASHINGTON :
COUNTY OF SPOKANE : ss.

On this day personally appeared before me

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

Given under my hand and official seal this 10 day of Sept, 2021



Steven
Notary Public in and for the State of Washington

Print Name Sanja Haul
Residing at Spokane, WA
My Commission expires Oct 04, 2022

C. PROJECT INTRODUCTION AND RENOVATION EXPENSE SUMMARY

PROJECT INTRODUCTION:

The well known Spokane business man, J.P. Graves and his wife purchased the Waikiki Ranch House property in 1901 from Adolph Sellheim. At that time the home was a small single family residence which was constructed in 1885. The residence was built in stages - a ca. 1885 gable front and wing farmhouse with ca. 1885-1900, ca 1905, and ca. 1910-1925 additions - the house achieved its present appearance ca. 1905 when the renowned architectural firm of Cutter & Malmgren extensively remodeled the building for mining and railroad magnate Jay. P. Graves as part of his Waikiki model farm.

During this upgrade a high gabled addition with a moderately steep Tudor Revival roof and a large corbeled chimney was built onto the west side of the residence, the entire building was modernized with decorative Tudor Revival false half timbering, and open eaves with decoratively shaped rafter ends, hand-crafted chevron design wooden doors, a large arched stone fireplace. Graves hired the renowned architectural firm of Kirkland Cutter and Karl Malmgren to make some impressive changes to the little cottage home, along with the addition of many other ranch buildings on his property at that time. His plan result was his very impressive and well known Waikiki Dairy Ranch operation.

It is noted in the history that Graves intended to use this home as their summer cottage. However, the family lived there until their Manson was built on the hill overlooking the Little Spokane River valley which was part of the original piece of property.

Years later, The Ranch House, walk-way and detached garage have become known as the Historic Waikiki Dairy House. History notes that Graves probably lived here for a few years, until the Manson was completed, and it mentions several joyous occasions that were had at the Ranch House. Graves found fondness in using the big granite stones that were found here on his property, and you will see them in the design of the foundation of the new addition, in the huge fireplace in the meeting room and in the adjoining stone wall.

This historic home is nestled on the banks of the little Spokane River. The Historic Waikiki Dairy Ranch house sits just below the Graves Manson, which is now known as the Bozarth Manson owned by Gonzaga University of Spokane.

This property consists now of a large historical Tudor Revival style home, and an associated detached garage, also with Tudor Revival ornamentation situated at the base of a steep forested slope along the south-eastern margin of the Little Spokane River valley. Both structures are tied together with a similar Architectural design covered walkway. The house and the adjoining garage and walkway reflect the Tudor style architecture. A never ending generous stream of water comes from the little dam above the home providing water year around for the home and property. After Graves moved to the Manson, this home was used to house and feed some of the employees of the Dairy.

It appears that at the closing of the dairy, or shortly following, the home was left abandoned for 16 years. It was rescued by the Rahn family, whom began the restoration work. Currently the home is in

need of many up-grades and much deferred maintenance, but its original appearance has been beautifully maintained.

The property is bordered on the East by tall fir and pine trees owned now by the Fish and Wildlife Organization, which includes a public hiking trail to access the Fish and Wildlife property, with many hiking trails and many out pouring of streams of water. To the West, open fields and timbered mountains recently changed ownership and is now owned by Inland NW. Public Land Conservancy, currently being manicured for active recreational activities with hiking trails and is buzzing with nature lovers.

There is one private residence across the street from the home. There is a private, gated road, allows entry into this area by auto mobile, leading to 5 other homes along the water.

When in the upper rooms of the home you have an eagle's eye view of the huge meadow valley nourished by the Little Spokane River showing lush green grasses and massive amounts of huge trees, a variety of birds, a wild life of unharnessed nature. This would have been Graves breathtaking view of his property while living here. Morning often brings the mist of fog hanging over the valley for a short time, prior to the sunrise shining into the valley, all is easily seen and enjoyed from the upstairs master suite on the west. This almost unbelievable view would have been totally his at the time he lived here, prior to the house being built across the street. A glimpse of the Little Spokane River can still be seen from the master suite, as it meanders thru the lush meadow to the Northwest, as morning breaks. During the evening and early morning the howl of the coyote can often be heard.

This little river valley was purchased from the United States Treasury and the Railroad when Washington was a Territory by Frank L. Sanborn in December 1888 for cash. Sanborn sold the property to Adolph Sellheim, maybe around 1889. Graves purchased it from Sellheim in 1901. Private ownership of this property is few in number, and we wish to protect this part of the architecture of this historical place and area of its beginnings. This house remains as a remnant of the once incredible dream of an ambitious pioneer with a vision for growth.

This area of The Little Spokane River was a well known fishing area for the local Indian tribes, as well as hay for their animals. The Spokane and the Colville Indian tribes have recently replanted Salmon in the river in hopes to bring the fish back to this area to spawn. Currently many people, especially children, enjoy fishing in this quiet little Spokane river.

The area is well used by the Mead school athletes, the local residence, the Whitworth students, and now being used by people from a wide surrounding area enjoying the new Inland NW Land Conservancy, for running, hiking, photography, family relaxation and bird and wildlife watching.

RENOVATION EXPENSES SUMMARY

Shirlee's, family and friends, and hired contractors have worked on the project from time of purchase, and will need to continue long after the March deadline. A very important part of this sale was that the home be put on the Spokane County Historical Registry. Shirlee signed the agreement to get the house into the Historic Registry within 18 months of purchase. Unfortunately consequences of Covid 19, an unforeseen disruption, has made it very difficult, first to get products and later made it difficult to find someone to do the work. This has definitely been a problem, trying to get many things accomplished during the given time frame, without the normal access to

products or workers. Our renovation that began in May 2020 will end in March 2022. However the deadline to achieve admittance to the Historical Society was accomplished.

Project expenses, including payments for labor, materials and subcontractors were paid by S Hachman's Trust, 2020 Hachman Financial properties LLC or LLC credit cards. Payment was usually at the beginning of a project, as partial payment and then at final when project completed. On occasion, when additional unplanned supplies were needed, I purchased them myself, or paid the contractor so that he could pick it up from the supplier.

All the persons having worked on the property have been paid in full and no liens are on the property.

Appendix A lists all suppliers and subcontractors, the amount paid, the dates their products and services were provided and a description of the scope of work for the projects for all upgrades done beginning May 2020 and ending in March 2022. **Appendix B** contains copies of supporting invoice documentation for all major expenditures (project amounts exceeding **\$10,000**). Additional supporting invoice documentation for project amounts less than **\$10,000** is available upon request.

MAJOR SUPPLIERS AND SUBCONTRACTORS

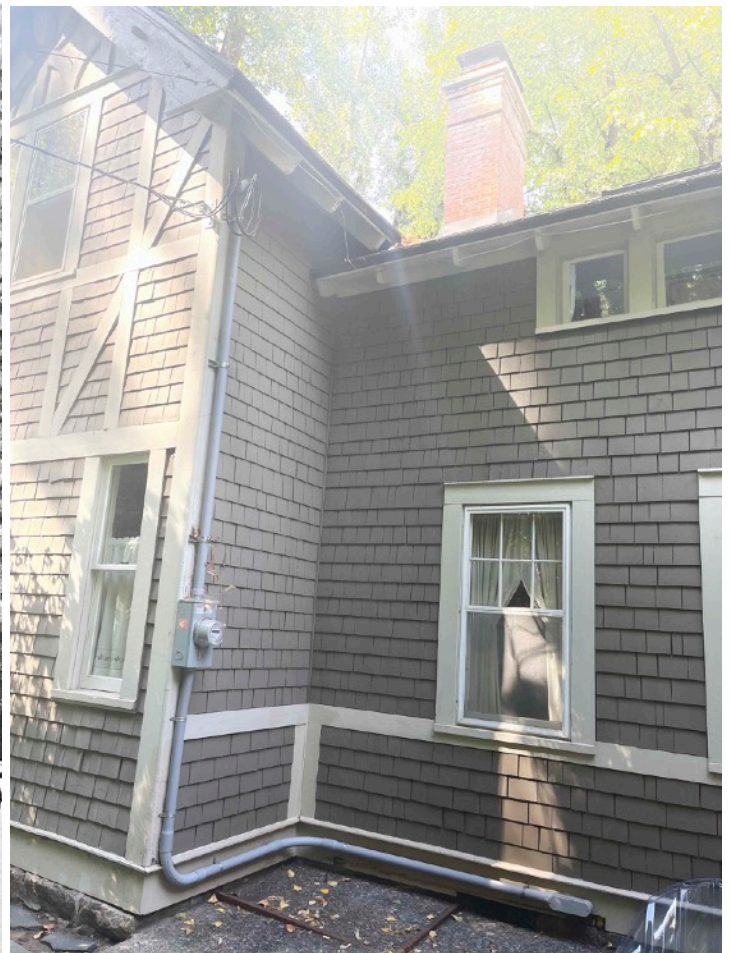
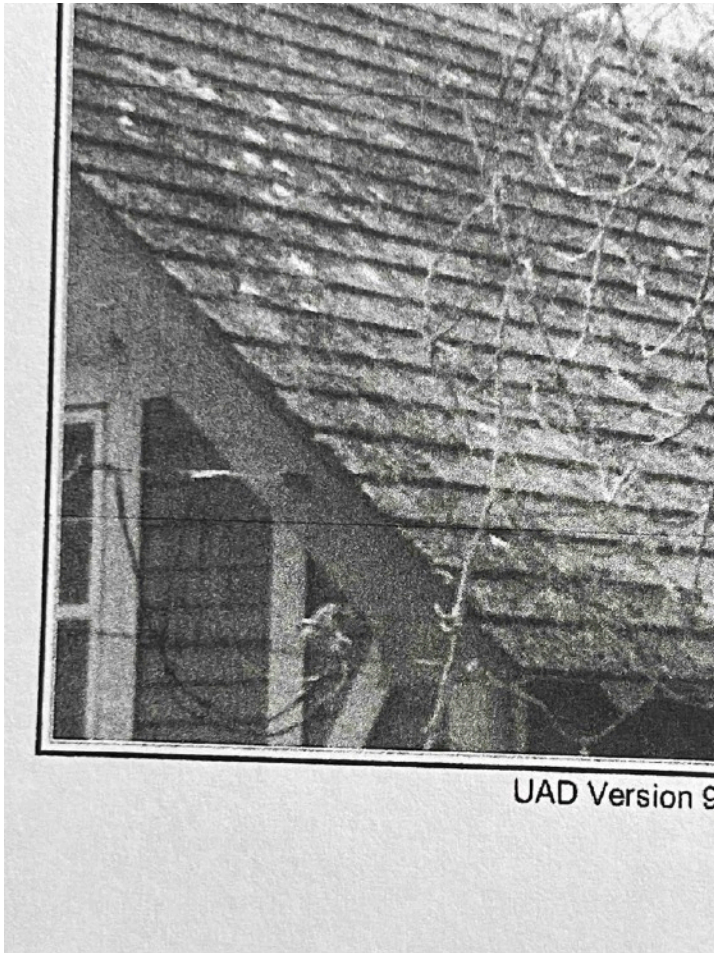
SECTION 1: SUMMARY BREAKDOWN OF PROJECTS COSTS

See **Appendix A** - Itemized Upgrade Costs

SECTION 2: BEFORE AND AFTER PHOTOS

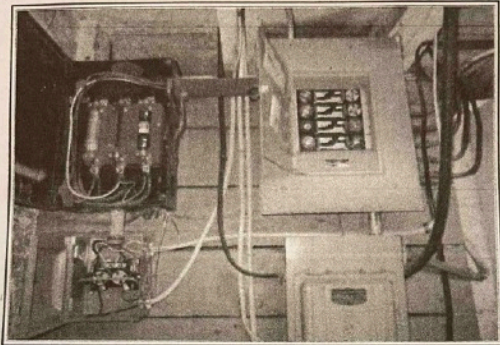
AMPED ELECTRICAL

5/28/2020 - 6/22/2020

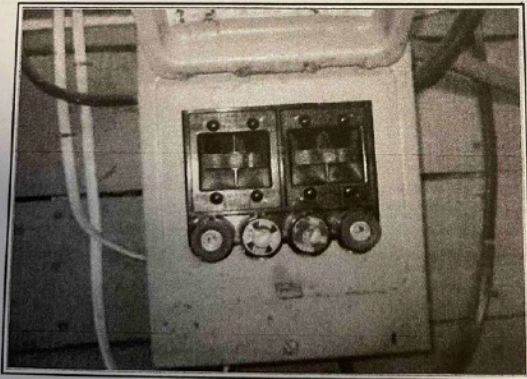


Borrower: Shirlee Hachman-Chatterton
Property Address: 12720 N Vistawood Ct
City: Spokane County: Spokane State: WA Zip Code:
Lender/Client: Penrith Home Loans Address: 801 Union St Suite 2217, Seattle, WA 98101

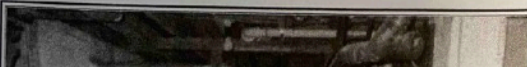
Loan no.: 89000



Fuse Boxes



Fuse Box Detail



Unfinished Utility



DOBSON CHIMNEY AND MASONRY
6/19/20 - 10/14/2021



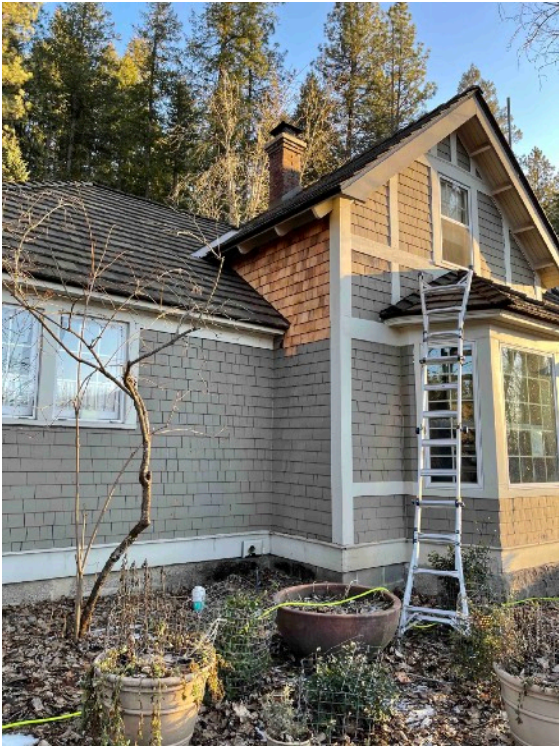
SHANE DREHER APPLIANCES REPAIRS
6/12/20



PALMER CONSTRUCTION-ROOFING
7/30/2020 - 3/18/202







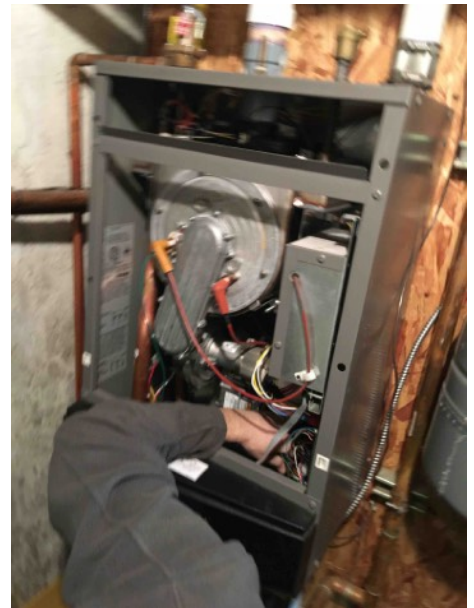
MIKE SCHMEDDING TALL TREE'S-
9/16/2020



AAA GLASS REPAIR AND REPLACE WINDOW GLASS
9/25/2020

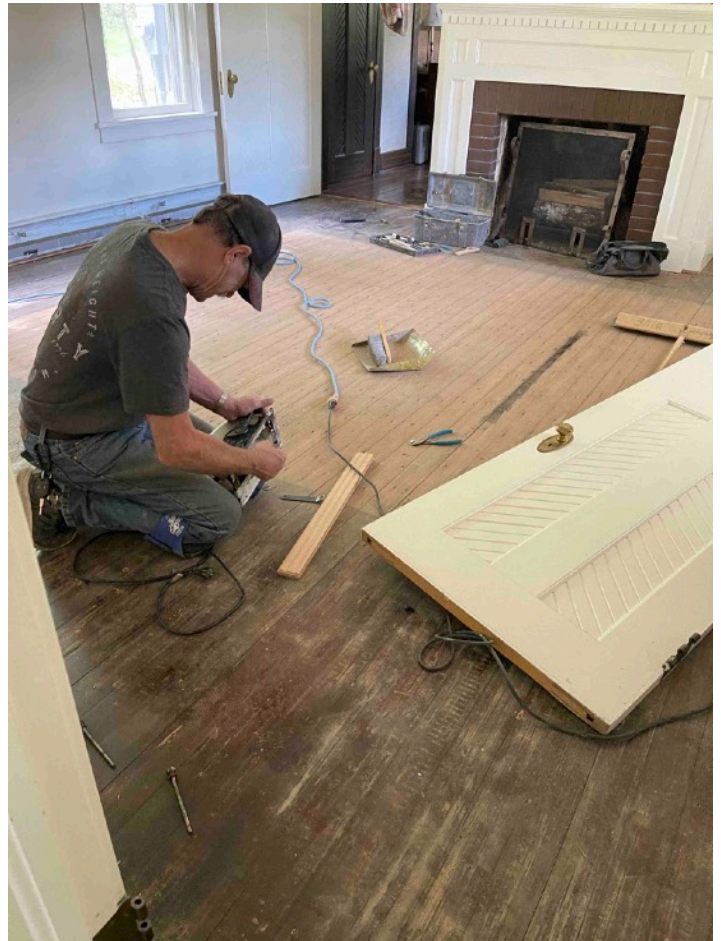


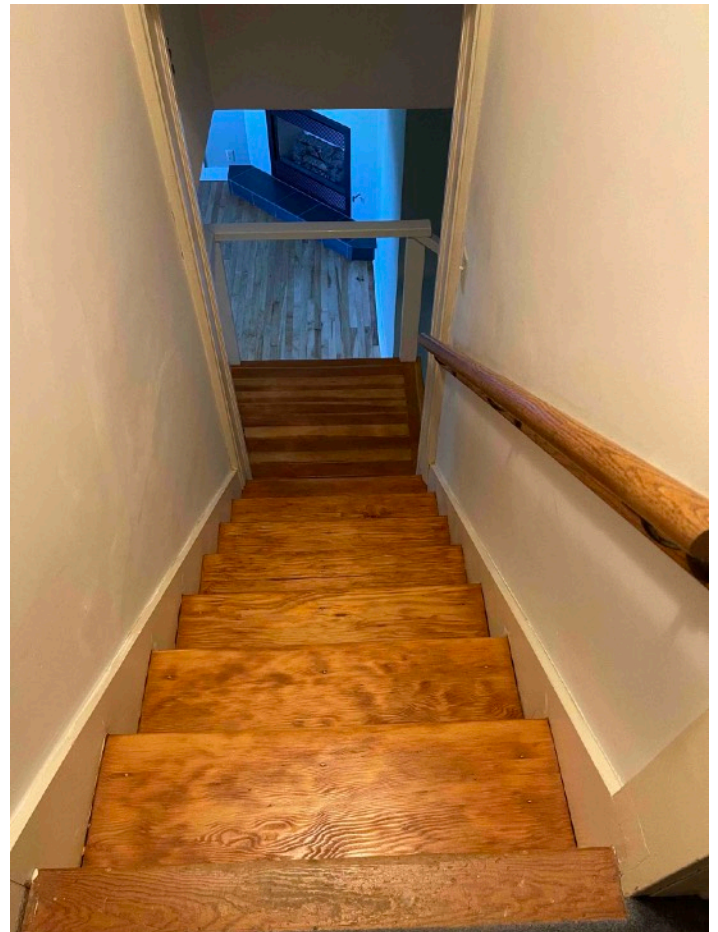
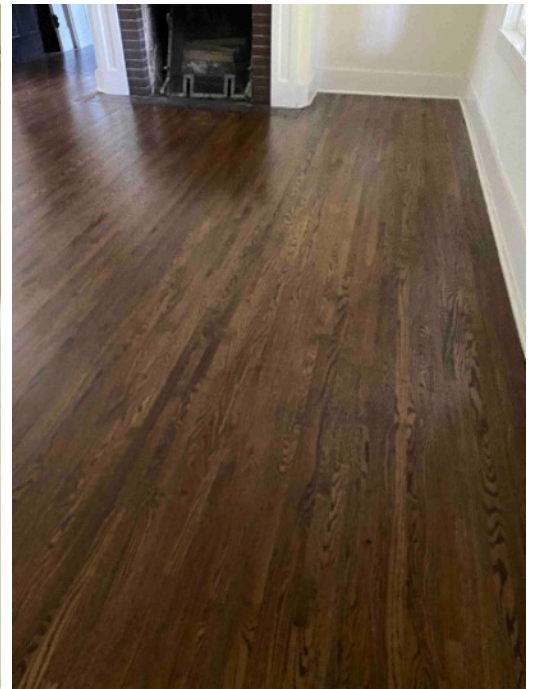
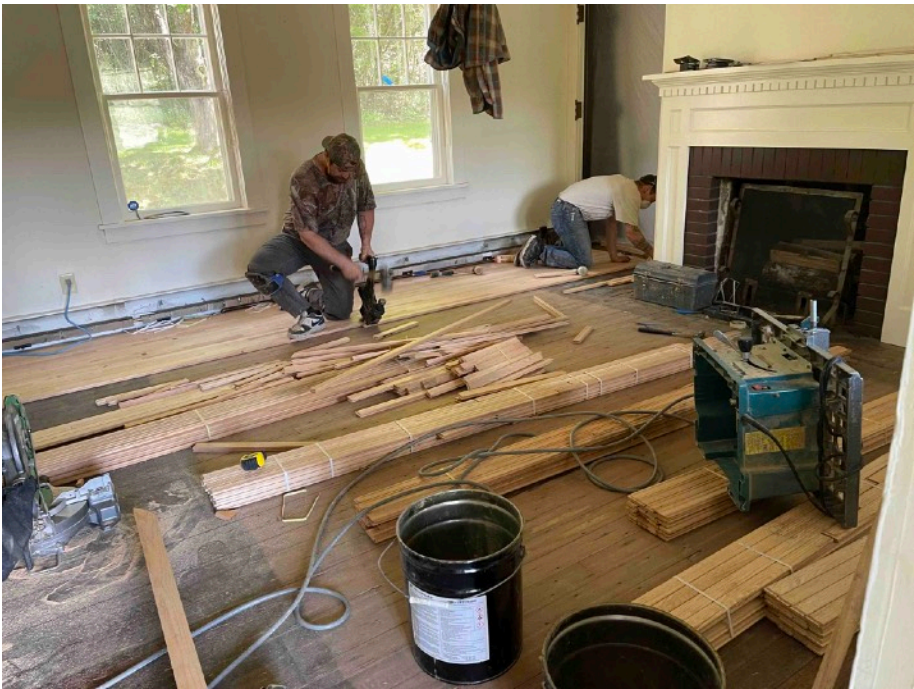
NORCO HEATING - BOILER AND HOT-WATER TANK REPLACEMENT
1/6/2021

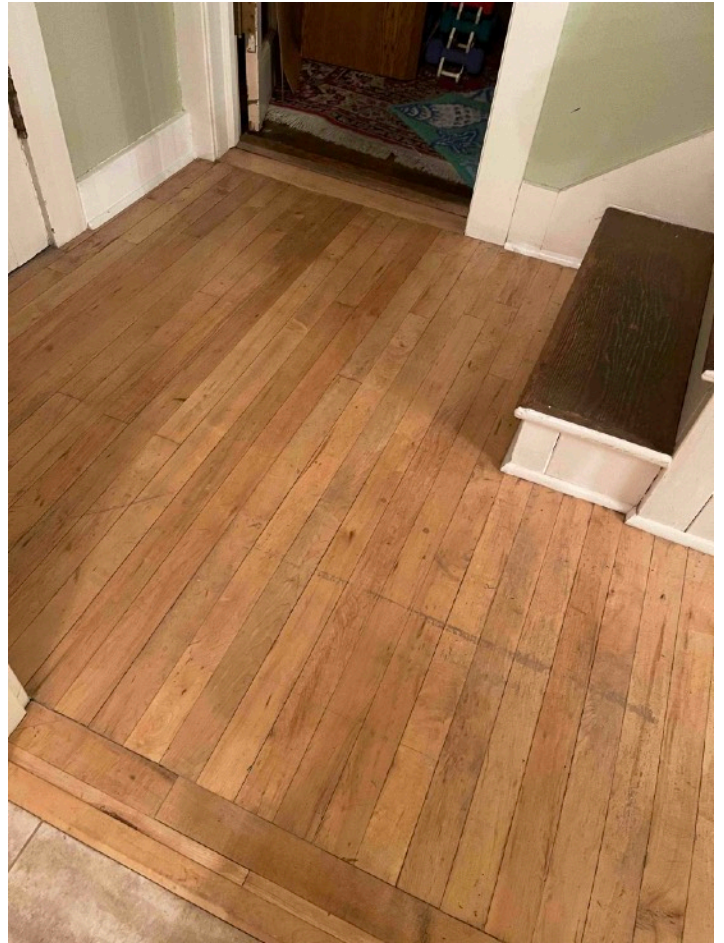




QUALITY HARDWOOD FLOORS
3/26/2021- 5/14/21









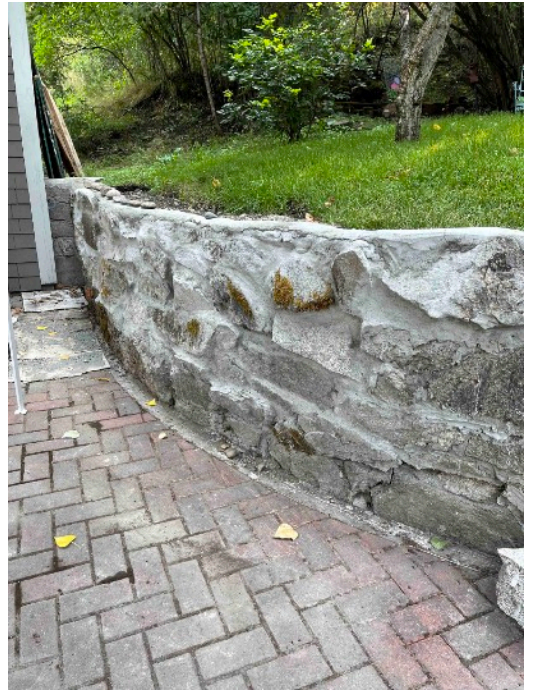
ROBERT CLINE CONSTRUCTION
6/11/2021 - 7/19/2021





CHISTOPHER VERNON
7/4/2021





HISTORICAL CONSULTANT Ann Sharley
9/15/2020 - 7/8/2021

1

1

AHA!

ARCHITECTURAL HISTORY & ARCHAEOLOGY! LLC

AGREEMENT FOR CONSULTING SERVICES

This agreement is made and entered into by and between:

Architectural History & Archaeology! LLC (AHA!) located at
109 S. Holiday Rd., Spokane Valley, WA 99016 ("Consultant") and

Shirlee J. Hachman Survivor's Trust

located at
(Firm/Individual)
12720 N. Vistawood Ct., Spokane, WA 99218
(Address) ("Client").

In consideration of promises and covenants hereinafter set forth, the parties agree as follows:

1. Consulting Services.

a.) The services provided for this project by the Consultant shall be Waikiki Dairy Caretaker's

House: Nomination to the Spokane Register of Historic Places

as described in Exhibit A ("Project").

b.) In addition to the services described in paragraph 1a, the parties may from time to time agree in writing during the term of this agreement that the Consultant shall perform additional services in connection with the Project. Such additional services may include, but are not limited to:

- i.) Changes in the services described in Exhibit A because of changes in the Project design;
 - ii.) Research and analysis in addition to the requirements set forth in Exhibit A;
 - iii.) Additional studies or modification of existing documents because of changes in any laws, rules, regulations or policies of any state, federal, or local governmental authority having jurisdiction over the Project;
 - iv.) Attendance by Consultant at meetings or public hearings for which charges for time and materials exceed the budgeted amount; and
 - v.) Preparation of responses to public comments for which charges for time and materials exceed the budgeted amount.
- c.) Nothing in this Agreement shall operate or be construed to preclude or inhibit the Consultant from rendering similar services to any other person or entity.

2

2.) Duties of the Client.

- a.) Provide such information concerning the Project as the Consultant may require from time to time enabling the Consultant to complete the scope of services in Exhibit A;
- b.) Promptly inform Consultant of any pending or confirmed changes in the design of the Project;
- c.) Promptly review any and all documents and materials submitted to Client by Consultant for Client's comment to avoid unreasonable delays in the progress of Consultant's services; and
- d.) Promptly notify Consultant of any fault or defect in the Project in any way relating to the performance of Consultant's services hereunder.

3. Personnel.

- a.) Consultant agrees that it will employ, at its own expense, all personnel reasonably necessary in its discretion to perform the services required by this Agreement, and in no event shall such personnel be the employees of the Client. All of the services required hereunder shall be performed by Consultant or under its direction, and all personnel engaged therein shall be fully qualified under applicable state, federal, and local law to undertake the work performed by them.
- b.) In addition to personnel employed directly by Consultant, Consultant shall have the right to engage such subcontractors as it may deem necessary to the performance of its services hereunder with the prior approval of the Client, which approval shall not be unreasonably withheld.

4. Compensation. Client shall pay to Consultant the fixed fee cost of \$3,587.00 as consideration for the performance of the services set forth and shown in Exhibit A. Such compensation shall be payable in the following manner:

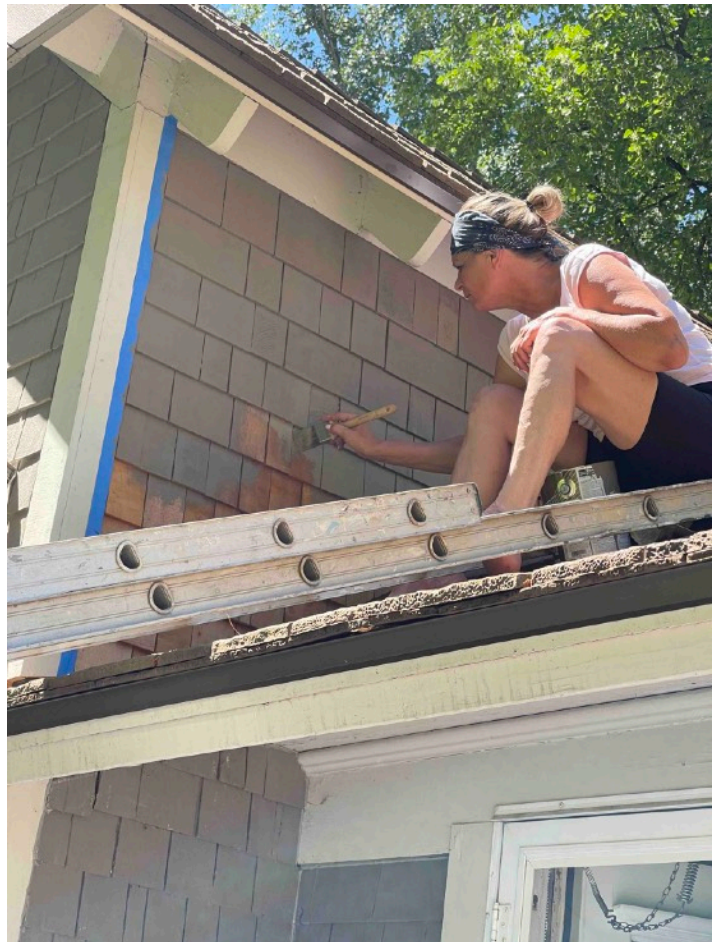
- a.) Client shall pay Consultant within thirty (30) days after receipt of invoice for services. Invoices for services provided shall be in one statement at the end of the project submitted to Client by Consultant, describing in reasonable and understandable detail the services rendered, fees charged, and expenses incurred by Consultant during the previous month, including fees and expenses for additional services authorized by Subparagraph (b) of Section 1 above.
- b.) Upon client's failure to pay within sixty (60) days of receipt the full amount set forth in the statement submitted to Client by Consultant, said unpaid balance will bear interest at the rate of one and one-half percent per month until the amount of said unpaid balance plus interest thereon shall be paid in full. If, for any reason whatsoever, the payment of any sums by Client pursuant to the terms of this Agreement will result in the payment of interest which would exceed the amount which Consultant may legally charge Client under the laws of the State of Washington, the amount by which payment exceeds the lawful interest rate shall be automatically deducted from said unpaid balance or otherwise credited to Client's account, so that in no event shall Client be obligated under the terms of this Agreement to pay interest which would exceed the maximum lawful rate.

Architectural History & Archaeology! LLC

BELMONT FINANCE LLC
8/5/2021

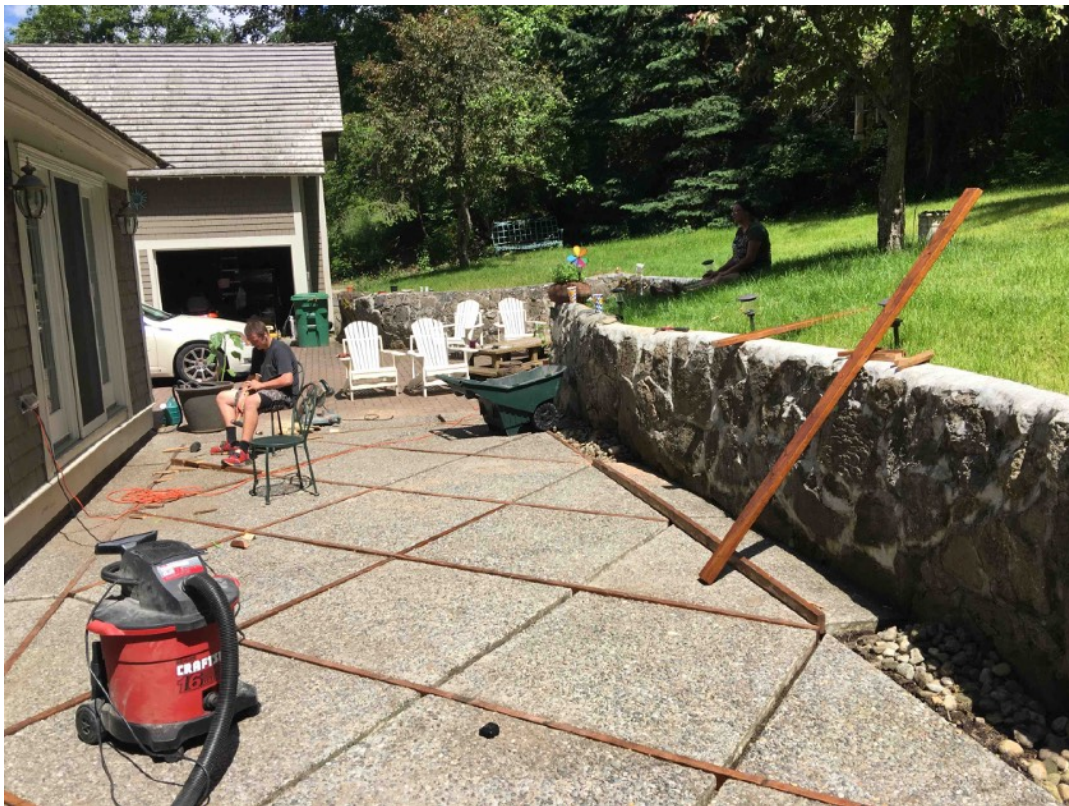
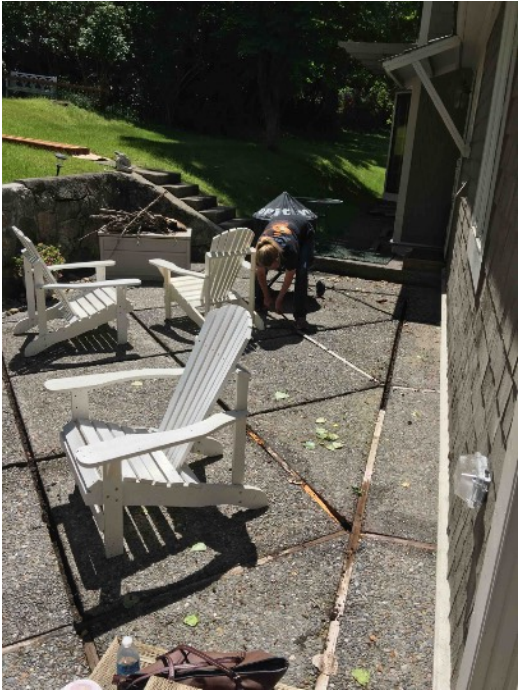


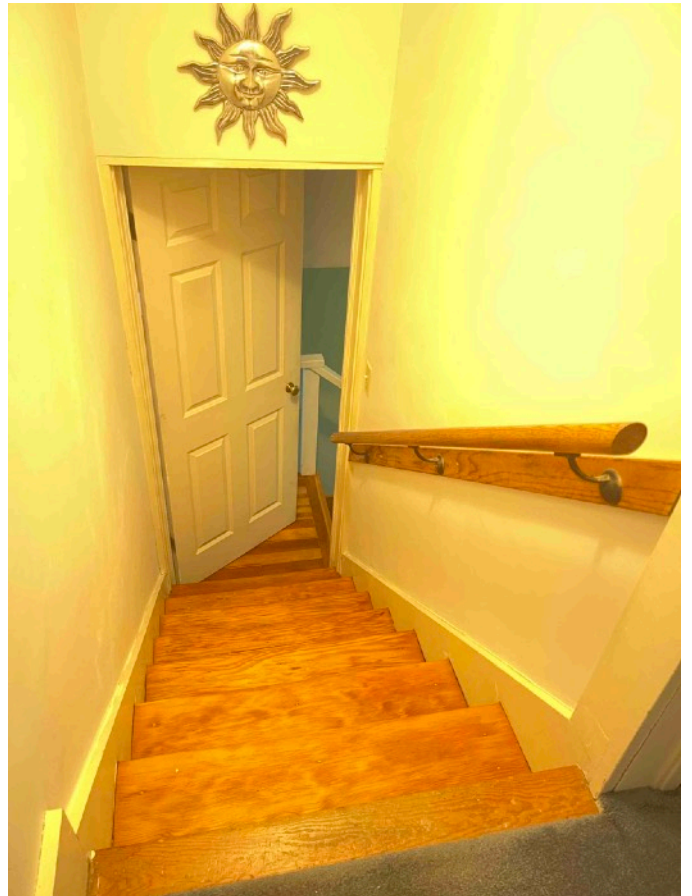
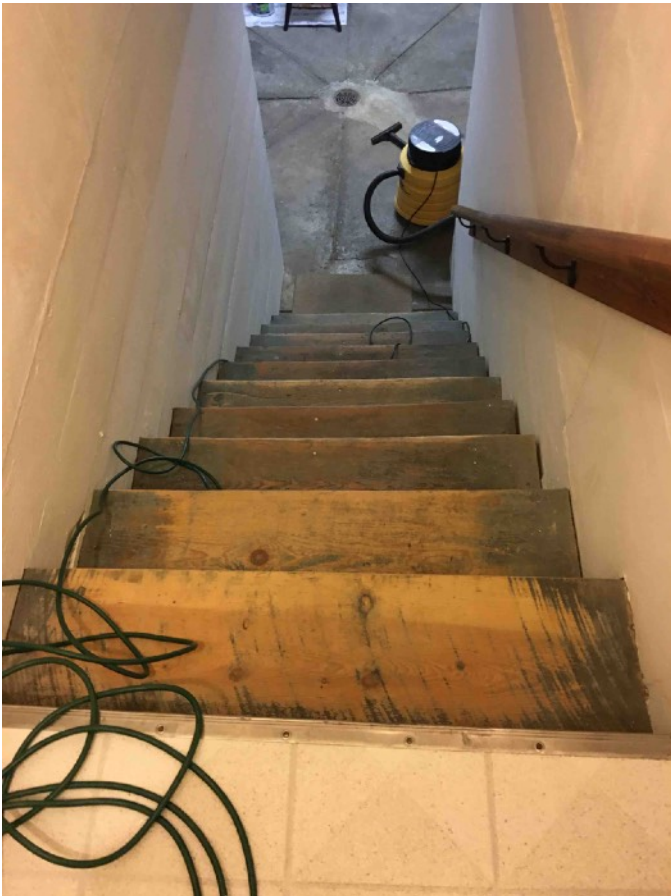
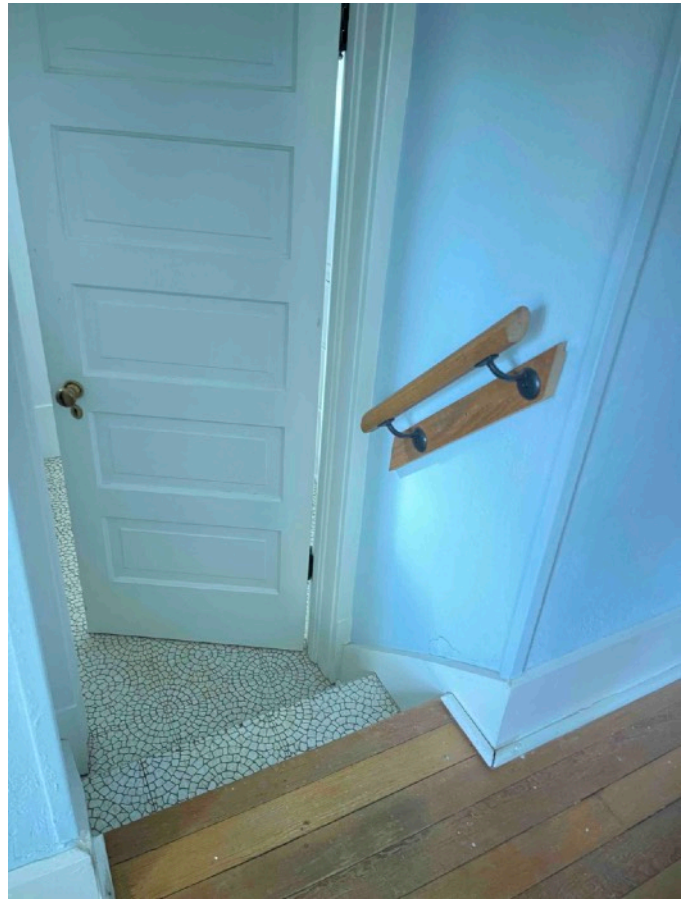
SHERWIN WILLIAMS / LOWES
3/1/2021 - 6/24/2021





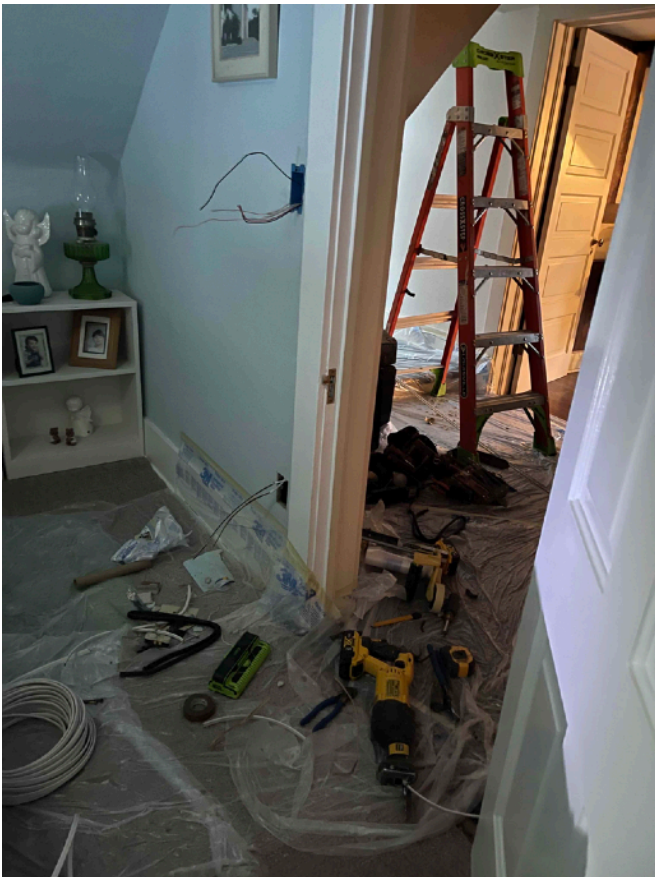
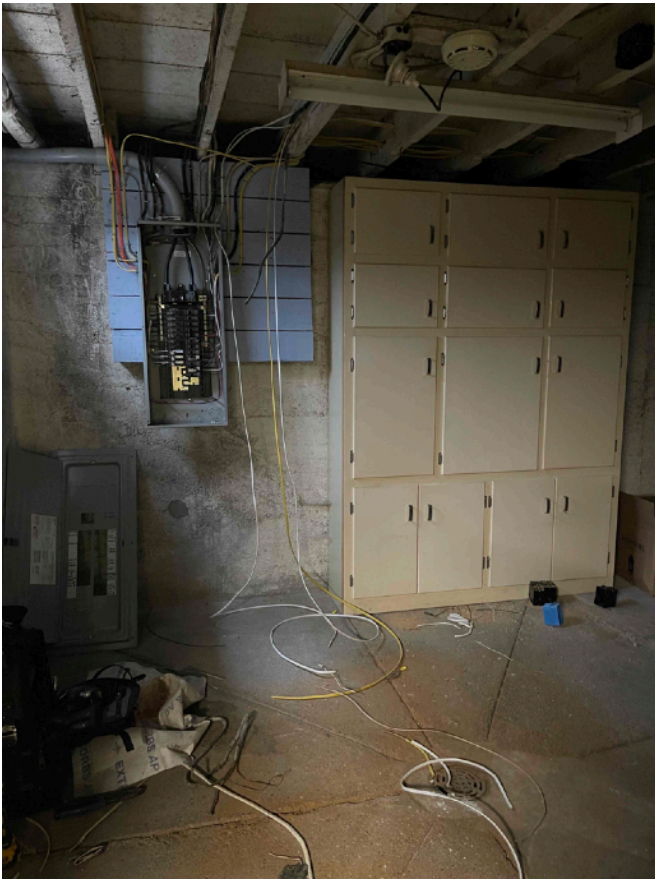
Home Depot
4/15/2021 - 6/15/2021







Amped Electrical Service
2/1/2022 - 3/10/2022



Spokane Tree Pros
3/22/2022



SECTION 3: INVOICES AND RECEIPTS FOR MATERIAL SUPPLIERS AND SUBCONTRACTORS

See **Appendix A** - Itemized Upgrade Costs and **Appendix B** - Invoices and Receipts

Appendix A - Itemized Upgrade Costs


WHO WAS PAID?	HOW MUCH DID YOU PAY?	WHEN DID YOU PAY?	HOW DID YOU PAY? (CHECK#, CREDIT CARD)	WHAT DID THEY DO? (BRIEFLY; PAINTER, DRYWALL, MASONRY, ETC)
Amped Electrical	\$6,848.96	3/2020-6/22/21	#3007;#97;#1008;#1030; #1036	Electrical upgrading to 200A with proper grounding, including new meter/mast/and 40 circuit panel. Remove existing, Install weather rated exterior GFI and replace GFI/2prong as needed throughout home; install new 50A and 30A circuit for range and dryer, permit fee. Added receptacles inside and outside.
Dobson Chimney & Masonry	\$6,414.21; \$974.66	6/19/20-10/14/22; 3/16/22	Check #9904;#1005; #2734	Masonry brick fireplace chimney exterior top restoration two chimneys. Install 2 new top terra cotta clay flue liner tiles and new stainless steel spark arrestor rain caps to keep out the leaves from the tall trees. Ground out the deteriorated mortar joints on all sides done to the roof line apex 13 courses and tuck point with new masonry mortar into the cleaned joints, Install 1 new projected concrete crown, new counter flashing all sides at the base of the chimney, clean out both (2) fireplace fireboxes and damper cleaning and new mortar into firebox as needed. Added blue liner extension for moisture prevention.
Palmer Construction (see detail support at Appendix B)	\$107,616.20	7/30/20-3/23/21	DW; #1006;#1022;#1023	Ce-DUR-synthetic Cedar shake roof to home, remove old, dispose of old, install new. Meet manufacturers recommendations and building codes. Includes cedar siding replacement, flashing and counter flashing both chimney. Locations. Includes flashing for skylights. Upgrade to continuous ridge vent. Includes complete clean up, standard lifetime warranty.
Norco Heating. (see detail support at Appendix B)	\$10,027.36; \$201.07; \$166.47; \$238.71	2/27/20—1/6/21; 9/30/21	#2500;#2472;#2530;#1015;CC #5195	Up-grades and Repairs on original boiler and fireplace, until boiler had to finally be replaced.
Shane Dreher-Appliance repairs	\$165.00	6/12/21-6/19/21	#9901;#9902	Repair stove and replace burners, repair dryer and replace faucets.
Tall Trees Inc.	\$1,500.00	6/16/20	#1001	Removal of dangerous branches from tall Brown Cottonwood, Maple and Chestnut trees near house.
AAA Glass Repair	\$922.38; \$2,622.38; \$902.79	6/11/21	#1034; #1002	Billing is included on invoice with some other wood work done in the same period. Repair broken glass and screen in storm door back entry. Clear silicone on broken windows throughout the house, preserving the old glass in the windows. Replace broken window.
Quality Hardwood Floors	\$8,828.00	3/26/21-5/14/21	#1024;#1029	Sand and finish 1 floor, 14 treads on stairs, cut off and reset 3 doors and reset 1 threshold. Pull up old 3/8 flooring & nails, install new, sand & finish & stain.
Country Style Plumbing.	\$2,466.59	6/5/21	#1033	Booster pump installed and labor. Filter system installed and extra filters. Camera done in line to find problem.
Robert Cline Construction	\$8,850.88	6/11/21; 6/29/21; 7/19/21	#1034;#1035;#1038;#1042	Install 20 2x11 boards on foundation, install 20 1x2 boards on top of other boards. Paint with sprayer 40 boards, caulk behind 1x11 boards and face of boards. Added black tar paper around foundation underneath the boards. Dump removal of old boards. New threshold to back entry doorway.
Christopher Vernon	\$60.00, \$104.41	7/4/2021; 9/13/21	#1040; #1048 I have only copy of cancelled checks.	Only charged for the mortar, cement and rebar.
Christopher Vernon	\$1,750.00	6/24/21	#1037	Purchased vintage bathtub and sink (via K. Hachman)
Architectural History & Archaeology ! LLC	\$3,587.00	9/13/20-7/8/21	#1041	The services provided for this project by the Consultant shall be Waikiki Dairy Caretaker's House: Nomination to the Spokane Register of Historic Places. Attendance by Consultant at meetings or public hearing for which preparation of responses to public comments or information must be shared as the expert to the information she researched and found and has offered. Consisted of Historical research, fieldwork, form preparation , project management, mileage and report flash drives.
Sherwin Williams-paint	\$253.26	6/4/21;6/24/21; 3/1/21	CC5195;CC7863	Paint for repairs done exterior of the house.
Lowes	\$37.96, \$8.98	6/15/2021	CC5195;CC7863	Paint and natural wood front porch.
Home Depot	\$35.88, \$45.98, \$57.71; \$333.51 \$224.71, \$35.02	11/21/20; 4/11/21; 5/15/21; 5/20/21; 6/11/21; 7/23/21	#2458;#2488;#2503	Materials for applying hand rails on steep steps for safety. Lumber for repairing the patio, wood to finish 2nd patio repairs.
Roofing Consultant Devin Beach	\$1,633.50	3/15/21	#1021 I have only copy of cancelled check.	Hired a Certified Roof Inspector to determine if roof was completed per manufactures specifications and make sure it would pass State inspection. Also to make sure of the documentation that I needed to have if anything were to fail on the roofing application.

OMNISHIELD-Alarm system. Belmont Finance	\$2,915.37	8/21/21; 9/5/21; 10/6/21; 11/4/21; 12/3/ 21; 1/10/22; 3/9/22	Several checks, monthly and then final lump sum. #1045; #2655; #2669; 2633; #2692; #1054; #1057.	Installation and service of Fire Alarm monitor in house and garage; CO2 Alarm through out house, Water alarm in basement and laundry room. Alarm shaker under mattress in bedroom. Phone message to me and family members at time of alarm.
Andrews Mechanical, Inc.	\$291.87	8/11/21	#1046	Follow-up from initial install- Fix boiler air in radiators.
Greg Rahn	\$104.41	8/13/21	#1048	Reimburse for rebar, cement, mortar rock wall repair.
Amped Electrical Service. <i>(see detail support at Appendix B)</i>	\$37,056.68	2/22/22; 2/4/22; 2/20/22; 3/10/22;	#1056; #2020; #1058; #2023	Rewired house up to updated electric codes, replaced knob and tub through-out house with new electrical switches and outlets added throughout the house. Some lights added and replaced.
Finishline Drywall	\$3,133.75	3/10/22	#2022	Repair holes from electrical upgrade. Tape, plaster walls, ceiling, outlets.
Amazon	\$939.60	2/23/22	#2723	Light fixture up-grade
Spirit Pruners	\$4,743.20	3/23/2022	#1060	Removal of two complete trees at risk of damaging house.
Spokane Tree Pro <i>(see detail support at Appendix B)</i>	\$2,013.00; \$11,192.00	3/22/2022	#1059	Removal of two complete trees at risk of damaging house.
Total >>>	\$229,393.46			

Appendix B - Detail of Major Invoices and Receipts

WHO WAS PAID?	HOW MUCH DID YOU PAY?	WHEN DID YOU PAY?	HOW DID YOU PAY? (CHECK #, CREDIT)	WHAT DID THEY DO? (BRIEFLY; PAINTER, DRYWALL, MASONRY, ETC)
Palmer Construction	\$58,372.68+ \$43,500.00+ \$5,743.52= Total: \$107,616.20	7/30/20- 3/23/21	DW; #1006;#1022;#1023	Ce-DUR-synthetic Cedar shake roof to home, remove old, dispose of old, install new. Meet manufacturers recommendations and building codes. Includes cedar siding replacement, flashing and counter flashing both chimney. Locations. Includes flashing for skylights. Upgrade to continuous ridge vent. Includes complete clean up, standard lifetime warranty.
Norco Heating.	\$10,027.36+ \$201.07+ \$166.47+ \$238.71= Total: \$10,633.61	2/27/20 —1/6/21; 9/30/21	#2500;#2472;#2530;# 1015;CC#5195	Up-grades and Repairs on original boiler and fireplace, until boiler had to finally be replaced.
Amped Electrical Service.	\$34,280.00+ \$2,776.68= Total \$37,056.68	2/22/22; 2/4/22; 2/20/22; 3/10/22;	#1056; #2020; #1058; #2023	Rewired house up to updated electric codes, replaced knob and tub through-out house with new electrical switches and outlets added throughout the house. Some lights added and replaced.
Spokane Tree Pro	\$2,013.00+ \$11,192.00= Total \$13,295.00	3/22/2022	#1059	Removal of two complete trees at risk of damaging house.
Total >>>	\$168,601.49			

Palmer Construction:

<p>Palmer Construction PALMEC*843JJ, 12018 E 1st Ave Spokane Valley, WA 99216 (509) 607-2487</p>	<p>Sales Representative Makenzie Reynoldson (509) 607-2487 makenzie.palmerconstruction@gmail.com</p>	
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<p>Shirlee Hachman-Chatterton Job #1309 - CHATTERTON/VISTAWOOD CT 12720 N Vistawood Ct Spokane, WA 99218</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">PAID</div> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Invoice #</td> <td>1269</td> </tr> <tr> <td>Date</td> <td>2/13/2021</td> </tr> <tr> <td>Amount Due</td> <td>\$0.00</td> </tr> <tr> <td>Due Date</td> <td>Due on Receipt</td> </tr> </table>	Invoice #	1269	Date	2/13/2021	Amount Due	\$0.00	Due Date	Due on Receipt
Invoice #	1269								
Date	2/13/2021								
Amount Due	\$0.00								
Due Date	Due on Receipt								

Item	Description	Qty	Price	Amount
CeDUR-SYNTHETIC CEDAR ROOF SHAKE				
CEDUR ROOFING	Tarp and protect all grounds and vegetation. Remove and dispose of existing cedar shake. Install 7/16 osb where there is only skip sheathing to meet manufacturers recommendations and building codes. Install ice and water barrier per state code. Install synthetic underlayment to rest of deck. Install new 2" x 2" G style drip edge per code requirements. Install valley metal flashing along with W metal in the valleys. Install roof to wall and step flashing under siding at dormers and transitions. Includes upto 2 bundles of cedar siding replacement for step flashing install. Includes flashing and counter flashing both chimney locations. Includes flashing of skylight. Install new power boots and pipe jacks where necessary. Upgrade to continuous ridge vent at no additional charge. Install CeDUR synthetic cedar shake roofing. Includes CeDUR specific starter and Hip and Ridge. Install all CeDUR products with CeDUR fasteners - 1 3/4" ring shank. Includes limited trailer access. Includes complete clean up. Includes standard lifetime warranty. Includes all permitting, inspections and deliveries.	58.00	\$1,500.00	\$87,000.00
Discount	Discount from Cedur for taking delivery in winter NO CREDIT GIVEN DUE TO CUSTOMER TAKING PRODUCT INSTEAD	1.00	\$0.00	\$0.00
SKYLIGHT FLASHING	Install new custom flashing around skylight. Current skylight was missing a piece of flashing.	1.00	\$150.00	\$150.00
CUSTOM METAL INSTALLATION - WEATHERED COPPER				
CUSTOM COLOR D METAL DRIP EDGE	Upgrade to custom color D Metal Drip Edge.	680.00	\$2.50	\$1,700.00

Item	Description	Qty	Price	Amount
VALLEY W METAL	Upgrade exposed W Valley Metal in the valleys to custom color.	157.00	\$5.00	\$785.00
MISC	Upgrade metal to custom color: -Chimney Flashing -Chimney Counter Flashing -Roof to Wall Flashing -Step Flashing	752.00	\$2.50	\$1,880.00
FREE UPGRADE OF REST OF METAL TO CUSTOM COLOR				
Discount	DISCOUNT Upgrade all metal (except drip edge) to custom color for free.	1.00	(\$1,880.00)	(\$1,880.00)
Discount	DISCOUNT Price discount on W Valley Metal.	157.00	(\$3.00)	(\$471.00)
BREEZEWAY SHEETING				
7/16 OSB	7/16 OSB ROOF SHEATHING	523.00	\$2.00	\$1,046.00
CEDAR SIDING				
CEDAR SHAKE SIDING	Remove and install new cedar siding. The first two bundles were no charge per our contract. (Each bundle is 25 sq ft) - Project required an additional 50 sq ft (2 bundles)	50.00	\$12.80	\$640.00
CAULKING				
Exterior Caulk - D & W	Re-caulk exterior of house: -Trim -Doors -Windows	1.00	\$3,500.00	\$3,500.00
MISC	Upgrade caulk tubes to colored caulking to best match house.	24.00	\$4.00	\$96.00
MISC	25% of caulking credited back	1.00	(\$899.00)	(\$899.00)
DEPOSIT				
DEPOSIT	DEPOSIT	1.00	(\$43,500.00)	(\$43,500.00)

Sub Total	\$50,047.00
WA-Spokane Valley (8.9000 %)	\$8,325.68
Total	\$58,372.68
Payment 10/28/2020	\$6,109.29
Payment 3/18/2021	\$52,263.39
Amount Paid	\$58,372.68
Balance Due	\$0.00

SPECIAL INSTRUCTIONS

Palmer backs the manufacturers warranty in full of 50 year limited warranty.
Any leaks or concerns are to be reported within 72 hours via a telephone call and/or in writing for warranty to stay in tact. The warranty is void and null if if any persons gets on the roof other than Palmer Construction.

Job #1309 - CHATTERTON/STANWOOD CT
Palmer Construction Co.
Spokane, WA 99218

Invoice #	1309
Date	3/18/2021
Amount Due	\$5,743.52
Due Date	4/2/2021

Item	Description	Qty	Price	Amount
MISC	5/4 X8 X16 - 2EA - 5/4 X8 X8 - 1EA - 5/4 X12 X16 - 40 EACH - 1X2X1/2 THICK - 60 -	1.00	\$5,274.12	\$5,274.12
NOTE	PALMER CONSTRUCTION WILL DELIVER TO SITE ONCE PAYMENT IS RECEIVED. THIS WAS A CUSTOM ORDER AND CUSTOMER WILL BE RESPONSIBLE FOR ANY RESTOCKING FEES AND/OR SHIPPING FEES TO RETURN PRODUCT IF CHANGES TO	1.00	\$0.00	\$0.00

Lumber Yd -
Parr Lumber -
509-467.6615
8am-1pm.

Sub Total	\$5,274.12
WA-Spokane Valley (8.9000 %)	\$489.40
Total	\$5,743.52
Amount Paid	
Balance Due	\$5,743.52

SPECIAL INSTRUCTIONS

Not taking phone calls
Sent e-mail

pd 3/23/21
Ben here its
Cacek
Chimney

Job # 1309, Invoice #? - \$5,743.52

Norco Heating:

Subject: Invoice 35831
Date: January 12, 2021 at 9:29 AM
To: shirlee4joy@comcast.net

Call + check - **IS**

Dear SHIRLEY HACHMAN :

Your PAID IN FULL invoice is attached.

Thank you for your business - we appreciate it very much.

Sincerely,

Norco Heating and Air Conditioning
509-534-4975

To view attachment

Open the attached PDF file. You must have [Acrobat® Reader®](#) installed to view the attachment.

NORCO HEATING AND AIR CONDITIONING
5103 E TRENT
SPOKANE, WA 99212
PH: 509-534-4975 FAX: 509-1572
e-mail: info@norcoha.com

Invoice

Date	Invoice #
12/18/2020	35831

Bill To
SHIRLEY HACHMAN S TRUST
12720 N VISTAWOOD CT
SPOKANE, WA 99218

PAID
01/12/2021

Ship To
SHIRLEY HACHMAN S TRUST
12720 N VISTAWOOD CT
SPOKANE, WA 99218

P.O. No.	Terms	Project
	Due on receipt	JOB #9452

Quantity	Description	Rate	Amount
	NORCO HEATING TO INSTALL ONE NAVIEN NCB-240 COMBI BOILER	8,400.00	8,400.00T
	CIRCULATING PUMP	876.00	876.00T
	Sales Tax	8.10%	751.36

THANK YOU, WE APPRECIATE YOUR BUSINESS!!		Total	\$10,027.36
		Payments/Credits	-\$10,027.36
		Balance Due	\$0.00

Phone #	Fax #	E-mail
509-534-4975	509-534-1572	info@noroeba.com

Invoice #35831 page 2 - \$10,027.36

From: Intuit E-Commerce Service quickbooks@notification.intuit.com
Subject: Invoice I1259 from Norco Heating and Air Conditioning
Date: July 30, 2020 at 2:46 PM
To: shirlee4joy@comcast.net

Dear SHIRLEY HACHMAN :

Your invoice is attached. Please remit payment at your earliest convenience.

Thank you for your business - we appreciate it very much.

Sincerely,

Norco Heating and Air Conditioning
509-534-4975

To view attachment

Open the attached PDF file. You must have Acrobat® Reader® installed to view the attachment.

NORCO HEATING AND AIR CONDITIONING
5103 E TRENT
SPOKANE, WA 99212
PH: 509-534-4975 FAX: 509-1572
e-mail: info@norcoha.com

Invoice

Date	Invoice #
5/26/2020	I1259

Bill To
SHIRLEY HACHMAN 12720 N VISTAWOOD CT SPOKANE, WA 99218

Ship To
SHIRLEY HACHMAN 12720 N VISTAWOOD CT SPOKANE, WA 99218

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
1	tank	\$7.00	\$7.00T
1	trip fee	99.00	99.00T
	Sales Tax	8.10%	15.07
			201.07

Invoice #11259 - \$201.07

ACCOUNT ACTIVITY

Date of Transaction	Merchant Name or Transaction Description	\$ Amount
10/05	Payment Thank You-Branch Check	-251.25
09/30	IN *NORCO HEATING AND AIR 509-5344975 WA SHIRL TRANSACTIONS THIS CYCLE (CARD 5195) \$12.54- INCLUDING PAYMENTS RECEIVED	238.71 ✓

2021 Totals Year-to-Date

Total fees charged in 2021	\$0.00
Total interest charged in 2021	\$0.00

Year-to-date totals do not reflect any fee or interest refunds you may have received.

INTEREST CHARGES

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Balance Type	Annual Percentage Rate (APR)	Expiration Date	Balance Subject to Interest Rate	Interest Charges
PURCHASES				
Introductory Purchases	0.00% (d)	01/27/22	- 0 -	- 0 -
Purchases	13.24% (d)	-	- 0 -	- 0 -
CASH ADVANCES				
Cash Advances	24.99%(v)(d)	01/27/22	- 0 -	- 0 -
Cash Advances	24.99%(v)(d)	-	- 0 -	- 0 -
BALANCE TRANSFERS				
Balance Transfer	13.24%(v)(d)	01/27/22	- 0 -	- 0 -
Balance Transfers	13.24%(v)(d)	-	- 0 -	- 0 -

30 Days in Billing Period

(v) = Variable Rate

(d) = Daily Balance Method (including new transactions)

(a) = Average Daily Balance Method (including new transactions)

Please see Information About Your Account section for the Calculation of Balance Subject to Interest Rate, Annual Renewal Notice, How to Avoid Interest on Purchases, and other important information, as applicable.

*If you change your payment due date, the date your promotional rate(s) ends also changes. Please be assured, the promotional rate will last for the time period promised in your offer.

IMPORTANT NEWS

Your account is a business account,
to be used only for business transactions.
It is not intended for personal, family
or household purposes.

Credit Card # ending in 5195 - \$238.71

Miss. go call me
From: Norco Heating and Air Conditioning, Inc. email: notification@norcoedge.com
Subject: Your Invoice is Ready
Date: September 23, 2020 at 6:28 AM
To: shirlee4joy@comcast.net

Hello!

Your invoice 12343 is attached to this message and is ready for review. Please contact the office at 509-534-4975 if you have any questions.

Thank you,

Norco Heating and Air Conditioning



Norco Heating and Air Conditioning, Inc.
5103 E Trent Ave
Spokane, WA 99212

Phone: (509) 534-4975
Fax: (509) 534-1572
info@norcoha.com
www.norcoha.com

Bill to
SHIRLEY HACHMAN
12720 N VISTAWOOD CT
SPOKANE WA 99218

Ship to
SHIRLEY HACHMAN
12720 N VISTAWOOD CT
SPOKANE WA 99218

Work Order #: 3097

Transaction Date: 9/23/2020

Terms: Due on receipt

Invoice 12343

Item	Description	Quantity	Price	Amount
SERVICE		1	\$69.00	\$69.00
Parts - Service		1	\$85.00	\$85.00
Subtotal:				\$154.00
Tax:				\$12.47
Total:				\$166.47
Payments:				\$0.00
Balance Due:				\$166.47

Every day you either win
or learn - there is no losing

My wife -
Collagen Pro. Vanelle

Invoice #12343 - \$166.47

Amped Electrical:

From: ampedelectrical.llc@gmail.com
Subject: Invoice 1497 from Amped Electrical Services, LLC
Date: February 23, 2022 at 10:18 PM
To: shirlee4joy@comcast.net

A

Amped Electrical Services, LLC

Invoice Due: 02/04/2022
1497

Amount Due: **\$17,056.68**

Shirlee,

That last email didnt have the attachment on it I think. Here is another one.

Sincerely,
Brent Avery Neel

Amped Electrical Services, LLC
LIC #AMPEDES831LG
(509) 953-9692

19059.00
18528.84
8528.84
17056.68

Amped Electrical Services, LLC

27639 N. Calabria Lane
Spirit Lake, ID 83869
(509) 953-9692
ampedelectrical.llc@gmail.com



LIC# AMPEDES831LG

INVOICE

BILL TO

SHIP TO

12720 Vistawood Ct
Spokane, WA 99218

INVOICE # 1497

DATE 2/4/2022

DUE DATE 2/4/2022

DESCRIPTION	Serviced	QTY	RATE	AMOUNT
Permit/Inspection fee		1	250.00	250.00T
Remove/re-install owner-provided fixture		20	65.00	1,300.00T
Provide AFCI/GFCI protection as required per code		12	95.00	1,140.00T
Provide and install smart switch		8	100.00	800.00T
Provide and install remodel fan/heater/light combo		1	750.00	750.00T
Remove existing 15A and 20A knob/tube and un-grounded wiring throughout home and re-feed each device with new grounded branch circuitry and homeruns to panel. This includes all new devices/coverplates to code.			22,000.00	22,000.00T

Customer understands that walls may need to be opened in order to access wiring/devices that cannot be pished. Wall repair/patching is to be done by others. Every effort to pish/conceal wiring in walls will be made before removing plaster/drywall
 Add/remove/relocate switch/light/or receptacle as needed
 Provide and install LED lighting for bsmt
 Install 4" LED remodel can light/branch circuitry
 Provide and install pendant lighting/switch for kitchen
 Provide and install remodel fan/heater/light combo

30	155.00	4,650.00T
10	250.00	2,500.00T
4	95.00	380.00T
1	85.00	85.00T
1	425.00	425.00T

Subtotal **\$34,280.00**
 Sales Tax (8.1%) **\$2,776.68**
 Payments/Credits -\$20,000.00
 Balance Due **\$17,056.68**

2020 HACHMAN FINANCIAL PROPERTIES, LLC 19-7076/3250 1058
 12720 N VISTAWOOD CT
 SPOKANE, WA 99218-6000
 DATE 3/10/2022
 PAY TO THE ORDER OF Comped Electrical Services \$ 7057.00 ^{xx}/₁₀₀
Seven thousand & fifty-seven & 100/100 DOLLARS
 CHASE JPMorgan Chase Bank, N.A. www.Chase.com
 MEMO Remainder Inv 1497 Hachman-Chaterton manager

SHIRLEE HACHMAN-CHATTERTON 19-7076/3250 2023
 SHIRLEE J. HACHMAN SURVIVOR'S TRUST
 12720 N VISTAWOOD CT
 SPOKANE, WASHINGTON 99218
 DATE 3/10/2022
 PAY TO THE ORDER OF Comped Electrical Services \$ 10,000.00 ^{xx}/₁₀₀
Ten thousand & 100/100 DOLLARS
 CHASE JPMorgan Chase Bank, N.A.
 MEMO Five Remainder Inv. 1497 Shirlee Hachman Chaterton manager trustee

Spokane Tree Pro:

Shirlee Hachman <shirlee4joy@comcast.net>

Re: Estimate 3331 from Spokane Tree Pro

To Spokane Tree Pro tree pro <spokanetreepro@gmail.com>

Hi Kaimi,

Thanks for the Lien release for Spokane Tree Pro.

I'm not clear on this, but wasn't the Hugh White Crane owned and operated by a subcontractor? If so I need to have him sign a Lien release also, unless he's part of Spokane Tree Pro, then Ben's signature will be adequate.

Thanks so much for getting this together, let me know if you will be sending one for him or that he's part of the Spokane Tree Pro company.

You are the best!

Sincerely,
Shirlee

On 04/25/2022 12:41 PM Spokane Tree Pro tree pro <spokanetreepro@gmail.com> wrote:

Shirlee,

Please see the attached lien release as requested. Please let me know if there is anything additional that you may need.

Thank you!

Kaimi,
Spokane Tree Pro
509-998-2771

On Thu, Apr 21, 2022 at 3:46 PM Shirlee Hachman <shirlee4joy@comcast.net> wrote:

On 04/18/2022 11:39 AM Spokane Tree Pro <quickbooks@notification.intuit.com> wrote:

Dear Shirlee Hackman-Chatterton,

Please review the estimate below. Feel free to contact us if you have any questions.
We look forward to working with you.

Thanks for your business!
Spokane Tree Pro

----- Estimate -----

18323 E Bow Ave
Spokane Valley, WA 99016 US
509-998-2771
www.spokanetreepro.com

Estimate #: 3331
Date: 03/04/2022
Exp. Date: \$13,295.00

*more info
for Computer.*

Address:

Shirlee Hackman-Chatterton
12720 N Vistawood ct gate code #8210

Activity	Qty	Rate	Amount
Tree Removal	1	7,750.00	7,750.00T
Tree Removal	1	7,000.00	7,000.00T
Winter Discount	1	-2,355.00	-2,355.00T
Tree Pruning	1	0.00	0.00T
Crane cost	1	900.00	900.00T
SubTotal:			\$13,295.00
Tax (0):			\$0.00
Total:			\$13,295.00

Yes, minus the \$2103.00 I've already paid in advance.

\$13,295.00 minus \$2103.00 = \$11192.00. Which I am happy and prepared to send you.

release from anyone

I also need a lien release signed by you as the contractor, and a lien who may have provided services who were not your employees.

60.04.250.

You can get a Lien release form from L&I as required under law RCW

situation.

Thank you so very much for the fantastic work you provided in a difficult

Gratefully,

Shirlee, Manager of Trust.