

Rodia-Elliott House

Property Owner: Brian Eisenbeis, Ryan Haughey,
Melinda Haughey

Parcel No.: 170340-0250

Mailing Address: 4757 36th Ave S Seattle, WA 98118

Legal Description:

APN: 170340-0250, S 18' LT 1555, All of LT 1556, Blk 56, Columbia Suppl No. 1

Property Address (Location): 4757 36th Ave S Seattle, WA 98118



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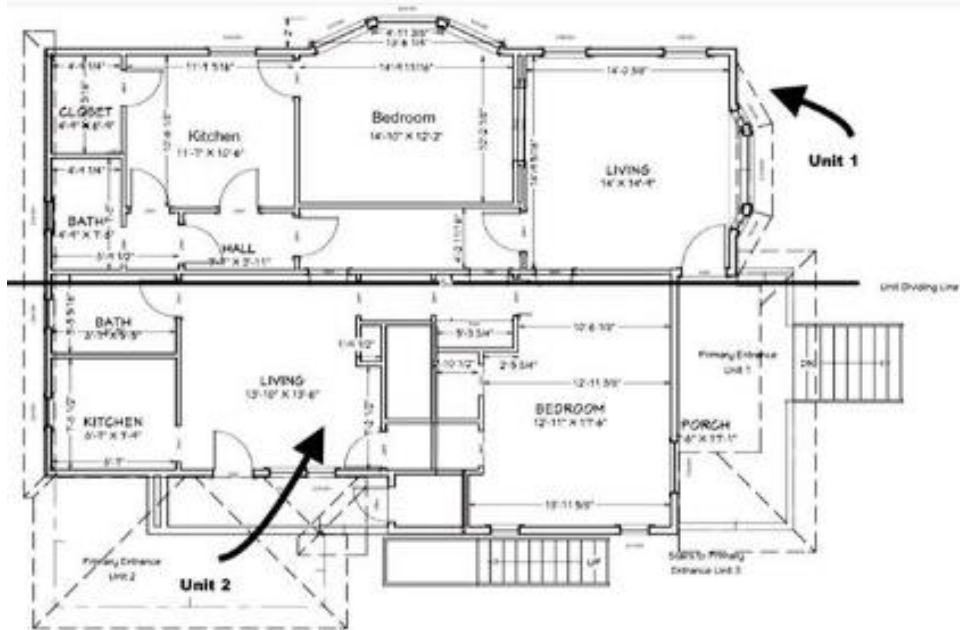
Time period during which rehabilitation occurred

- Construction permits were opened 11/21/2018 (Floor 1) and 12/17/2018 (Floor 2)
- Construction permits were closed 12/19/2019
- Follow-on minor touch ups and additional costs occurred until 9/27/2020

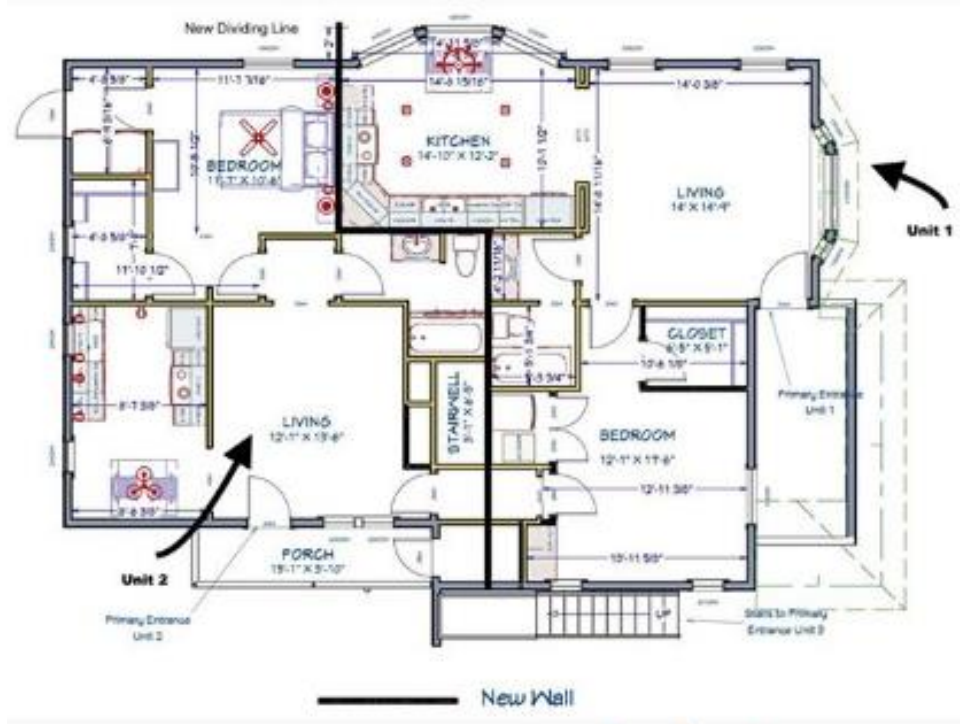
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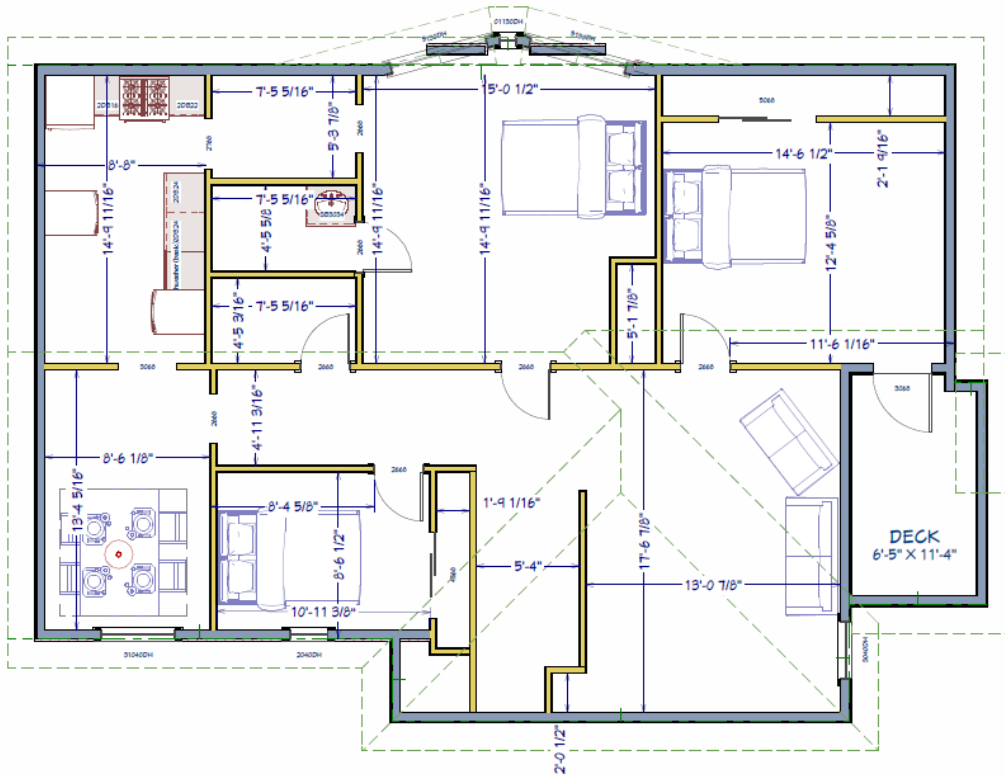
Units 1 & 2 (1st Floor) – Old



Units 1 & 2 (1st Floor) – New

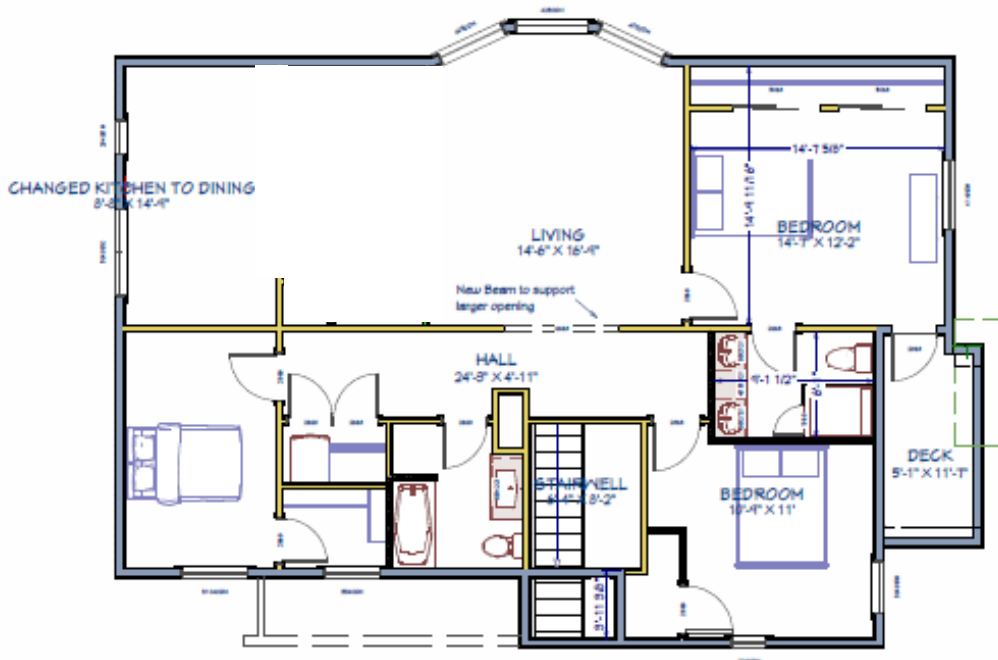


Unit 3 (2nd Floor) – Old



LIVING AREA
1417 SQ FT

Unit 3 (2nd Floor) – New



| OLD | NEW |
|---|---|
| Unit 1 (1st Floor) – Living Room | |
|  A photograph of the old living room. The walls are a light, neutral color. The floor is covered in light-colored wood paneling. A white door is visible on the left side of the frame. The room appears somewhat dated and less bright. |  A photograph of the new living room. The walls are a warm, light beige color. The floor is made of dark-stained wood. A modern ceiling fan with lights is installed. The room is bright and open, with a view into the kitchen area in the background. |
|  A photograph of the old living room with furniture. A large, light-colored sectional sofa is positioned against the wall. A patterned area rug is on the floor. A large bay window with white curtains is on the left. A teal door is visible in the background. A floor lamp is on the right. The room is lit with warm, indoor lighting. |  A photograph of the new living room focusing on the bay window. The window has white trim and looks out onto a green lawn. The floor is dark wood. The walls are a light beige color. The room is bright and clean. |

Unit 1 (1st Floor) – Bedroom changed to Kitchen



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Unit 1 (1st Floor) – Bathroom (New)



Unit 1 (1st Floor) – Bedroom



Unit 1(1st Floor) – Bedroom Walk-in Closet (New)



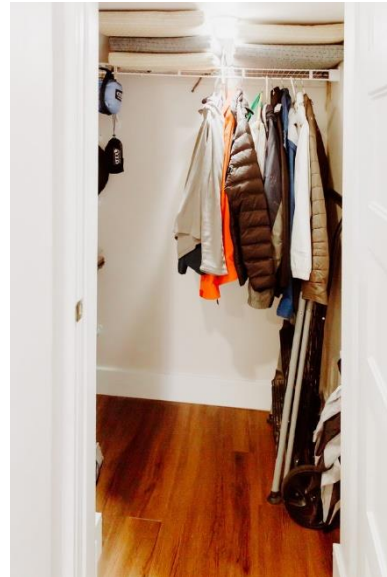
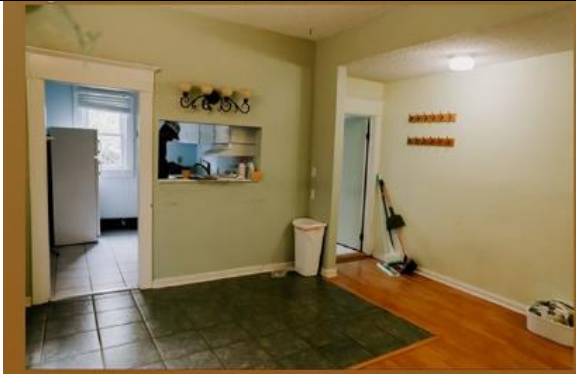
Unit 1(1st Floor) – Bedroom Standard Closet



Unit 1(1st Floor) – Laundry (New)



Unit 2 (1st Floor) – Living Room



Unit 2 (1st Floor) – Kitchen and Bathroom Changed to Dining Area and Kitchen



Unit 2 (1st Floor) – Hallway Changed to Bathroom



Unit 2 (1st Floor) – Kitchen Changed to Bedroom



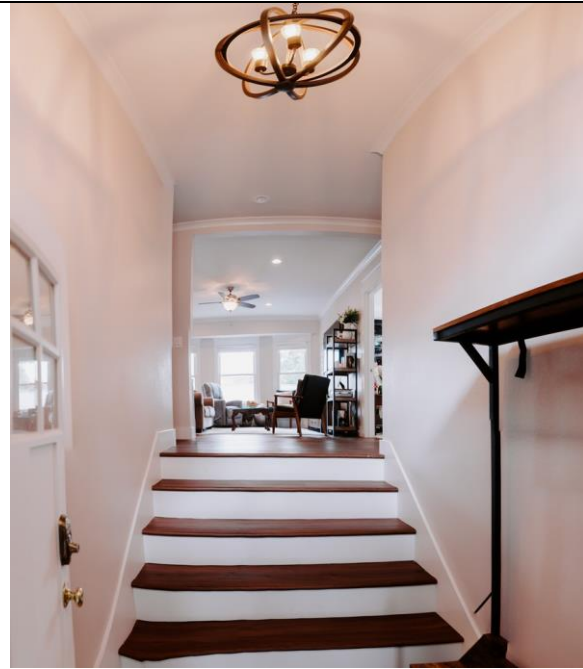
Unit 2 (1st Floor) – Bathroom Changed to Walk-in Closet



Unit 2 (1st Floor) – Laundry Room



Unit 3 (2nd Floor) - Entry



Unit 3 (2nd Floor) – Master Bedroom, Hall Bath, Master Bath, and Pantry Changed to Living Room and Dining Area



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Unit 3 (2nd Floor) – Kitchen

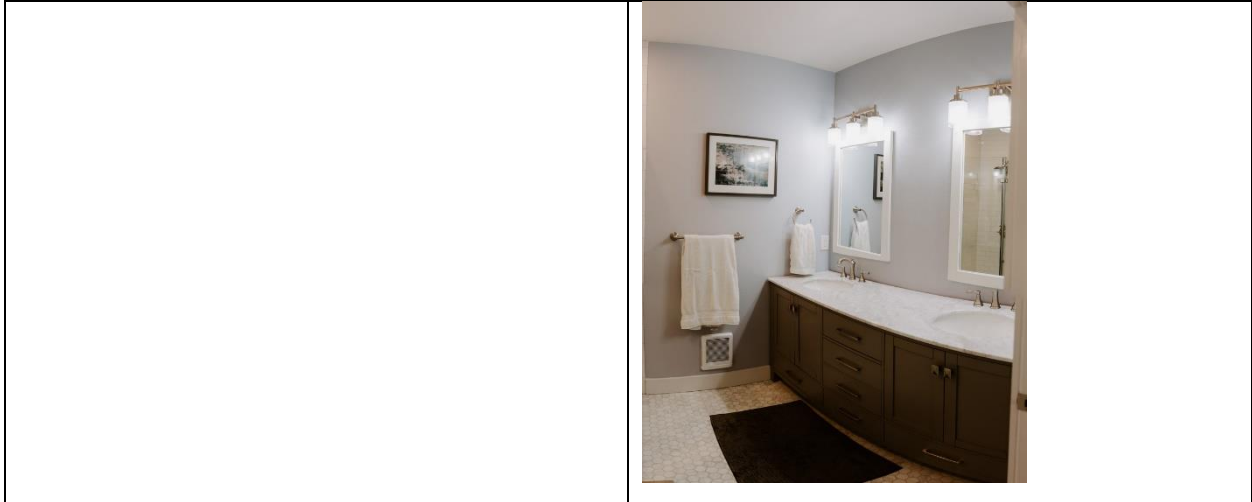


Unit 3 (2nd Floor) – Bedroom 2 Changed to Master Bedroom



Unit 3 (2nd Floor) – Living Room Changed to Bedroom 2 and Master Bath

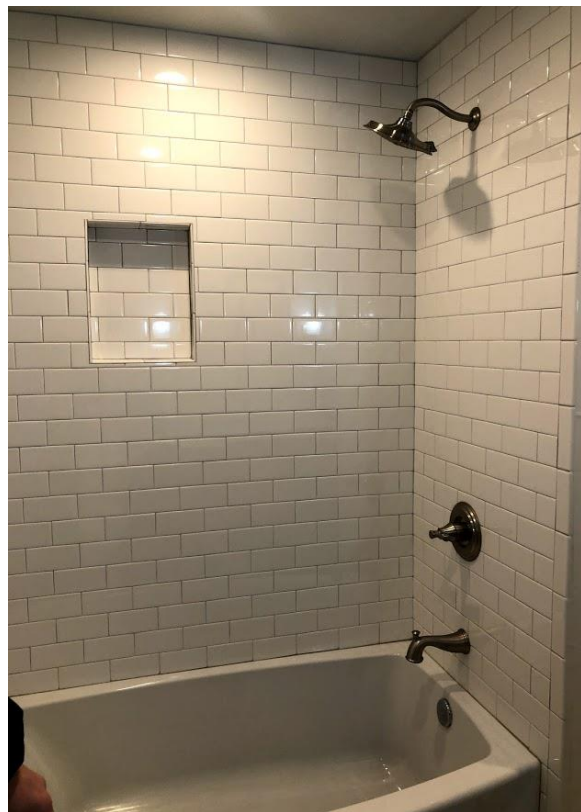


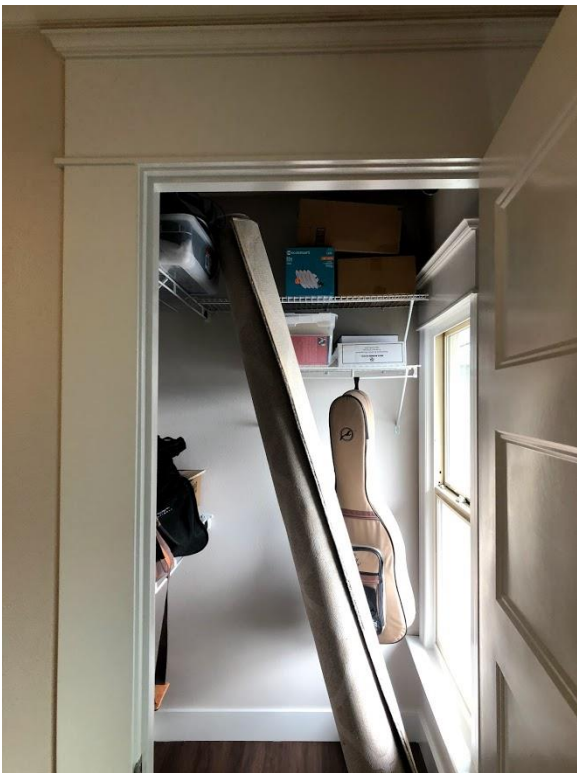


Unit 3 (2nd Floor) – Dining Room Changed to Bedroom 3



Unit 3 (2nd Floor) – Bedroom 3 Changed to Hall Bath, Laundry Room, and Walk-in Closet



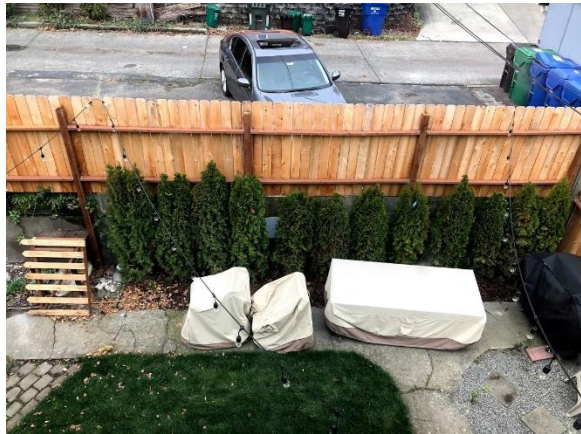


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Exterior - Front



Exterior - Back



Detailed description of the rehabilitation

Full interior renovation for 3 units. Includes:

- Demo of internal space to the studs for 3 units
- Minor framing including multiple new doorways, 3 new headers for enabling open concept spaces, foundation supports for all headers, minor framing for several new spaces such as closets and laundry rooms
- All new electrical including 4 new meters (3 units + basement), 4 panels, all wiring, and all internal fixtures including outlets (120V and 240V), lighting mounts, in-wall heaters, fire alarms, etc.
- All new plumbing including all piping, 1 gas connection for a stove, and all fixtures and hardware for 4 bathrooms (4 bath tubs, 4 toilets, 4 vanity sinks and faucets), 3 kitchens (3 sinks and faucets, 3 refrigerator hookups, 3 dishwashers, 3 garbage disposals), 3 washing machine connections
- 3 new hot water heaters with connections and venting fan
- All HVAC including reconfiguring existing mini-splits AC and heat for 2 units and all new in-wall heaters for 3 units
- All new insulation for 3 units including wall insulation, ceiling insulation, piping sound-proof insulation, and floor sound-proof insulation
- All drywall and ceilings, taping, and mudding
- All internal primer and paint
- All luxury vinyl planking floors, plywood for floors, new floor joist leveling for 1 kitchen
- All new doors and door hardware. All doors were in the same style as the original doors.
- 2 new windows
- All new base trim, door/window trim, and crown molding. All trim modeled after the original historical Queen Anne style trim in the house which was badly damaged
- All new lighting fixtures including all canned lights in every room, ceiling fans in 5 bedrooms, ceiling fans in 3 living rooms, laundry room fans, 1 hanging chandelier, 3 porch lights
- New kitchen cabinetry for 3 kitchens, quartz countertops
- All new appliances included 3 dishwashers, 3 refrigerators, 3 oven/ranges, 3 cabinet installed microwaves, 1 range hood, 2 washing machines, 2 dryers, 1 washing machine/dryer combo
- All bathroom cabinetry including 4 vanities and fixtures including towel rods, mirrors, etc
- 7 new closet installations, 4 shelving units for laundry rooms and bathrooms
- All other minor indoor fixtures
- Landscaping including removal of weeds, bamboo, and overgrowth, re-sodding of both back and front yard, and adding 24 shrubs, and laying down bark and gravel
- Replacement of back, side, and front fence with approval of the historic society
- All operational activities such as renting a dumpster, multiple trips to the dump, Honey Bucket porta-potty, etc.

Detailed information about the costs incurred. Eligible rehabilitation expenditures are based on the IRS definition of Qualified Rehabilitation Expenditure and is explained in the enclosed information piece, Special Valuation for Rehabilitated Historic Properties. I will need documentation to confirm your expenditures. This can be in the form of receipts, check ledgers or income tax returns.

\$415,462.32 was identified as the eligible rehabilitation expenditures.

See the following attachments:

| Filename | Description |
|---|---|
| 4757 36th Ave S Seattle - Analysis v10.xlsx | Provides detailed categorization and analysis of all expenditures and calculates the eligible total. On the tab Category Summary, the eligible expenses are identified and the total expense is calculated. The other 3 tabs provide the expenditure details for all expenses from the house checking account, house credit card account, and separate individual payment reimbursements. Official documentation of the expenses in the 3 tabs are described below. |
| Checking Account Statements - Redacted.pdf | All checking account statements making up the table of expenditures in the Exp - Debit Acct tab of the analysis file. Redacted to remove account numbers. |
| Credit Card Account Statements - Redacted.pdf | All credit card account statements making up the table of expenditures in the Exp - Credit Acct tab of the analysis file. Redacted to remove account numbers. |
| Reimbursement Receipts v2.docx | All receipts making up the table of expenditures in the Exp – Reimbursements Owed tab of the analysis file. Redacted to remove account numbers. |

Rodia-Elliott House - Addendum

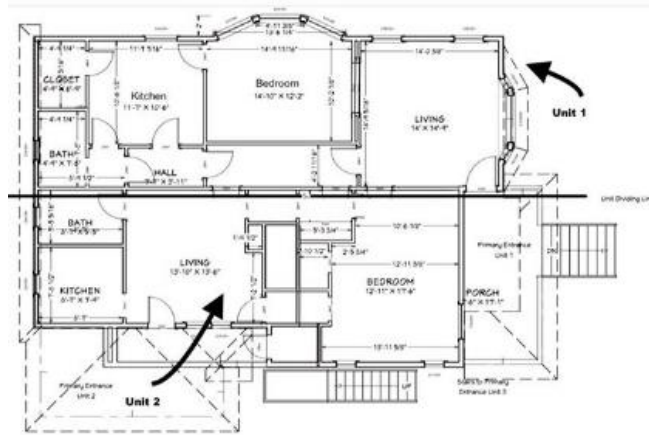
| | |
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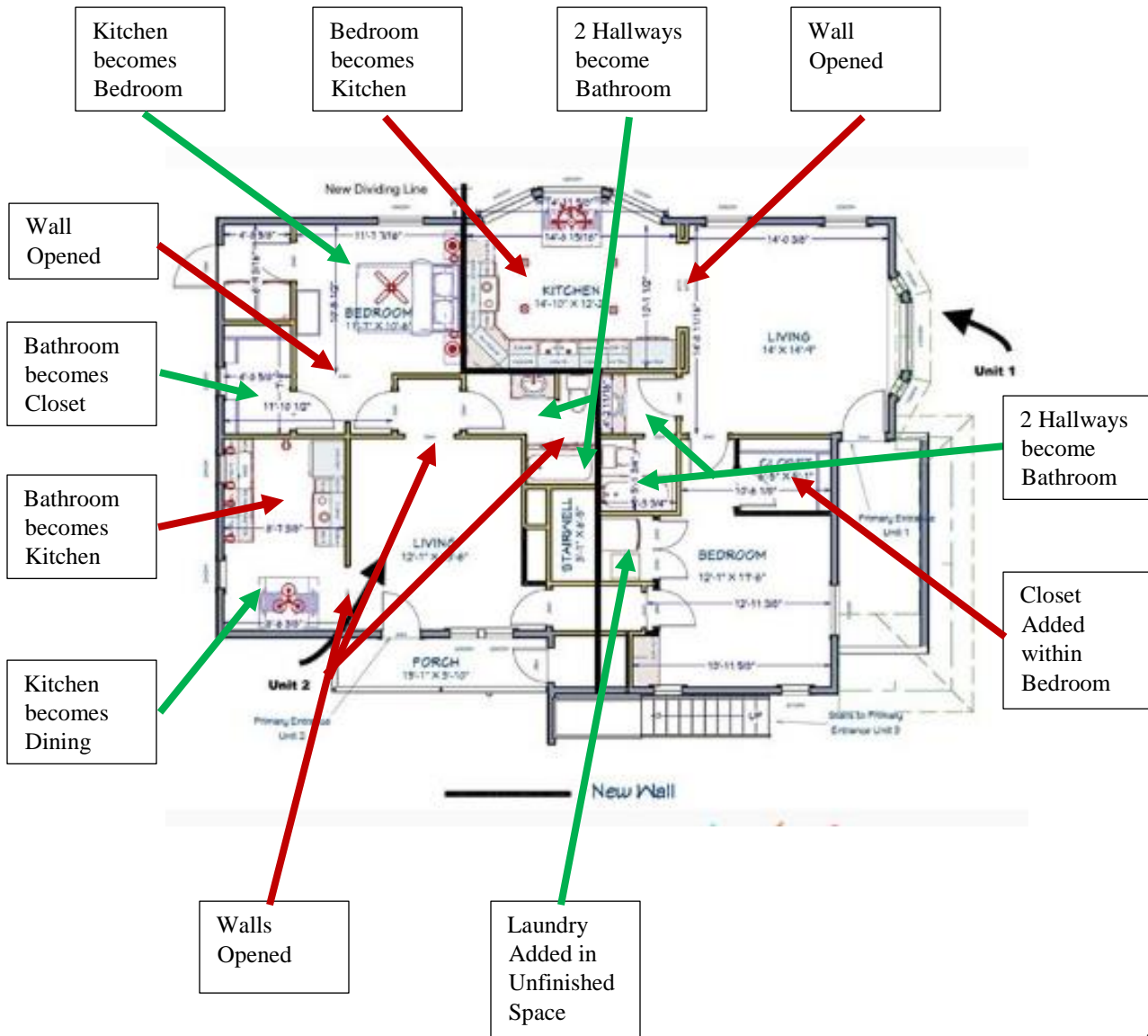
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Additional Description of Changes

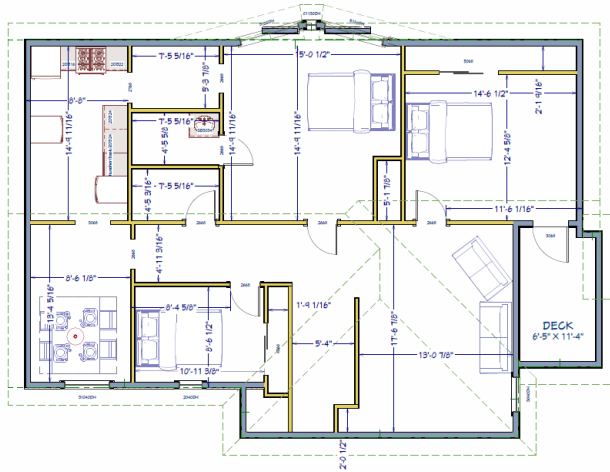
Units 1 & 2 (1st Floor) – Old



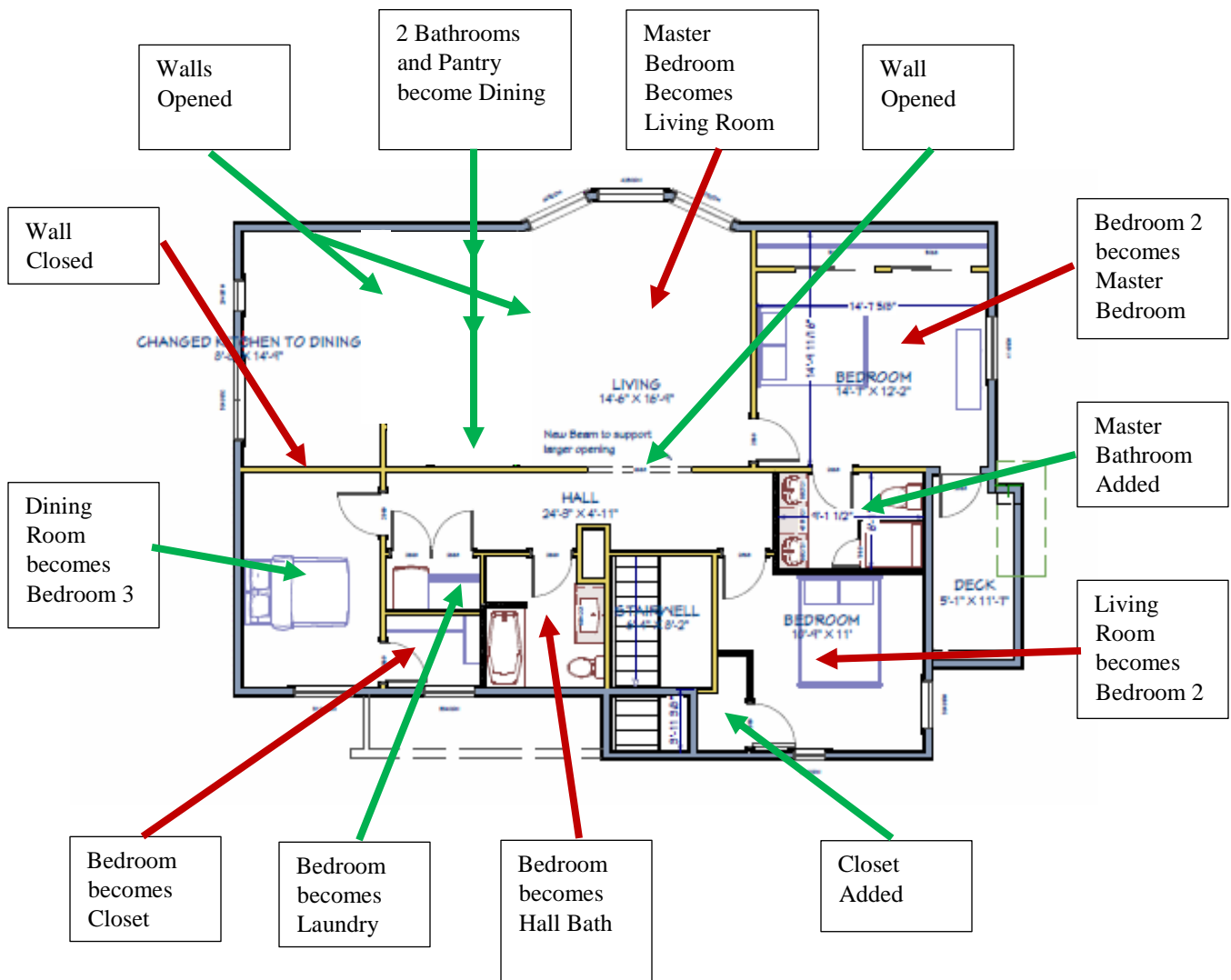
Units 1 & 2 (1st Floor) – New



Unit 3 (2nd Floor) – Old



Unit 3 (2nd Floor) – New



True for Every Photo in All Units

- New drywall, insulation, and paint
- New ceilings (including framing)
- New vinyl floors or new carpet, new plywood sheeting below floor, and floor sound insulation
- New doors
- New trim (baseboards, door frames, window frames, crown molding)
- New electrical (wiring, outlets, and fixtures)
- New canned lighting and fans
- New plumbing (piping and fixtures)
- New heating

UNIT 1 (1st Floor)

| DESCRIPTIONS | NEW |
|--|--|
| Unit 1 (1st Floor) – Living Room | |
| <p>Wall demoed and header added</p> <p>Bedroom changed to Kitchen</p> <p>2 Hallways changed to a Bathroom</p> <p>2 new doors frames added</p> <p>Mini-split style air conditioning re-routed to a new location</p> <p>Structural post added in corner to support opening in unit 3 above</p> |  |
| Unit 1 (1st Floor) – Bedroom changed to Kitchen | |
| <p>Bedroom door removed</p> <p>Bedroom closet and sink removed</p> <p>Ducting added</p> <p>New Kitchen cabinets, counters, tiling, and appliances added</p> <p>Significant new electrical and plumbing</p> |  |

| | |
|--|--|
| Unit 1 (1st Floor) – Bathroom (New) | |
| <p>2 Hallways converted to a 2 room Bathroom with 2 new walls added</p> <p>2 door frames added</p> <p>Bathtub, tiling, toilet, and vanity added</p> <p>Significant new plumbing added</p> <p>New fan ducting routed in ceiling</p> |  |
| Unit 1 (1st Floor) – Bedroom | |
| <p>New doors added</p> <p>New Walk-in Closet framed and added</p> <p>Laundry room added in existing unfinished space under stairs</p> <p>Existing closet re-framed</p> |  |
| Unit 1(1st Floor) – Bedroom Walk-in Closet (New) | |
| <p>New closet framed within previous bedroom</p> <p>All new shelving added</p> <p>Plumbing added behind wall for unit 3 master bathroom above</p> |  |

| | |
|---|--|
| Unit 1(1st Floor) – Bedroom Standard Closet | |
| <p>Door reframed to get full-sized door</p> <p>New shelving added</p> | |

| | |
|--|--|
| Unit 1(1st Floor) – Laundry (New) | |
| <p>Laundry room added in existing unfinished space under stairs</p> <p>New door frame added, bi-fold door added (not shown in photo)</p> <p>New shelving added</p> <p>New washing machine and dryer</p> <p>New fan ducting routed in ceiling</p> | |

UNIT 2 (1st Floor)

| | |
|--|--|
| Unit 2 (1st Floor) – Living Room | |
| <p>Structural wall opened with header beam to open space to new dining room and kitchen</p> <p>Prior bathroom door enclosed with wall</p> <p>Structural wall opened with header beam to open new hallway to new bedroom and new bathroom</p> <p>Beam added in wall to support opening in Unit 3 above</p> <p>Walls added to remove previous hall space</p> <p>Wall reframed to remove notch</p> <p>Major plumbing in ceiling / wall for bathroom above</p> | |




| Unit 2 (1st Floor) – Kitchen and Bathroom Changed to Dining Area and Kitchen | |
|--|--|
| <p>Ceiling height raised</p> <p>New ducting added</p> <p>Prior wall and Bathroom demoed to become new Kitchen with all new cabinets, counters, tiling, and appliances</p> <p>Window glazing damaged during construction and replaced</p> <p>Prior Kitchen becomes Dining Room</p> <p>Subfloor removed, leveled, and reconstructed</p> <p>Opening to living room added with structural header</p> <p>Significant electrical and plumbing throughout</p> | |
| Unit 2 (1st Floor) – Hallway Changed to Bathroom | |
| <p>2 hallways become a single L-shaped bathroom</p> <p>Structural header added to open load bearing wall</p> <p>Structural beam added in wall to support upstairs opening</p> <p>All new vanity, toilet, bathtub, and tiling</p> <p>New fan ducting routed in ceiling</p> | |
| Unit 2 (1st Floor) – Kitchen Changed to Bedroom | |
| <p>Kitchen removed and becomes bedroom</p> <p>Structural header added to open bedroom space</p> <p>Plumbing for upstairs kitchen added</p> <p>Prior Bathroom removed and new walk-in closet created</p> | |

| Unit 2 (1st Floor) – Bathroom Changed to Walk-in Closet | |
|---|--|
| <p>Bathroom removed and becomes new walk-in closet</p> <p>Ceiling raised</p> <p>New shelving added</p> <p>Structural support added next to doorframe to support bedroom header</p> <p>Subfloor demoed, releveled, and reconstructed</p> | |

| Unit 2 (1st Floor) – Laundry Room | |
|---|--|
| <p>New laundry unit</p> <p>New shelving</p> <p>Subfloor demoed, releveled, and reconstructed</p> <p>New fan ducting routed in ceiling</p> | |

UNIT 3 (2nd Floor)

| Unit 3 (2nd Floor) – Master Bedroom, Hall Bath, Master Bath, and Pantry Changed to Living Room and Dining Area | |
|--|--|
| <p>Structural header added to open wall to hallway</p> <p>Master Bedroom becomes Living Room</p> <p>Hall Bath, Master Bath, and Pantry demoed and become open Dining Room</p> <p>Structural header added to open Kitchen wall</p> <p>New doorway to Master Bedroom added</p> | |

| | |
|--|--|
| <p>Unit 3 (2nd Floor) – Kitchen</p> <p>Ceiling raised</p> <p>New ducting added</p> <p>Structural header added to open wall</p> <p>All new cabinets, counter, tiling, and appliances</p> <p>Wall framed in to change prior Dining Room to new Bedroom 3</p> <p>Significant new electrical and plumbing work</p> |  |
| <p>Unit 3 (2nd Floor) – Bedroom 2 Changed to Master Bedroom</p> <p>New Master Bath added</p> <p>Door frame shifted several feet (Bedroom door becomes Bathroom door)</p> <p>New Bedroom entrance added</p> <p>Closet reframed and new shelving added</p> |  |
| <p>Unit 3 (2nd Floor) – Living Room Changed to Bedroom 2 and Master Bath</p> <p>Door added to convert prior Living Room to new Bedroom 2</p> <p>Wall framed to create new Master Bath</p> <p>New closet framed and added</p> |  |

| | |
|--|--|
| <p>New Master Bath created in prior Living Room by framing in wall</p> <p>High end glass shower</p> <p>Dual sink vanity and backsplash</p> <p>High end marble tile flooring</p> <p>Significant plumbing added</p> <p>New door frame added</p> <p>New fan ducting routed in ceiling</p> | |
|--|--|

Unit 3 (2nd Floor) – Dining Room Changed to Bedroom 3

| | |
|---|--|
| <p>Wall to kitchen framed in</p> <p>Door frame added to convert prior Dining Room into Bedroom 3</p> <p>Part of prior bedroom converted into new walk-in Closet, door added</p> <p>Window glazing replaced</p> <p>Floor releveled</p> | |
|---|--|

Unit 3 (2nd Floor) – Bedroom 3 Changed to Hall Bath, Laundry Room, and Walk-in Closet

| | |
|---|--|
| <p>Part of prior Bedroom becomes new Hall Bathroom by framing in wall behind bath tub</p> <p>Prior Bedroom closet demoed</p> <p>New large vanity, toilet, and bath tub</p> <p>New bathroom shelving added</p> <p>High end marble tile flooring</p> <p>Significant plumbing added</p> <p>New fan ducting routed in ceiling</p> | |
|---|--|

| | |
|---|--|
| <p>Part of prior Bedroom converted to Laundry Room by framing in new side and back walls</p> <p>New bi-fold doors framed</p> <p>New shelving</p> <p>New washing machine and dryer</p> <p>New Bedroom 3 door framed</p> <p>Fan ducting routed in ceiling</p> | |
|---|--|

EXTERIOR

| | |
|---|--|
| <p>Exterior - Front</p> <p>Significant cleanup of bushes and weeds, replaced with new sod, bark and gravel added</p> <p>Tall fence replaced by new picket fence (approved by historic society)</p> <p>New house display lighting added</p> <p>Side fence and fence door added (approved)</p> <p>Broken mail box replaced</p> | |
|---|--|

| | |
|--|--|
| <p>Exterior - Back</p> <p>Chain link fence and broken side fence replaced with 6' fence wood (approved by historic society)</p> <p>Bamboo removed and replaced with bushes</p> <p>Broken deck railings replaced</p> <p>Significant cleanup of bushes and weeds, replaced with new sod</p> <p>Bark and gravel added</p> <p>Security camera added</p> | |
|--|--|

Additional Before Photos

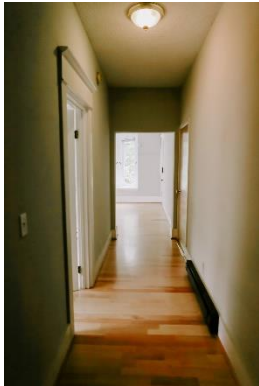
Bathroom becomes Unit 2 Closet



Bathroom Entry becomes Unit 2 Bedroom



Hallway become Unit 1 and Unit 2 Bathrooms



Kitchen becomes Unit 2 Bedroom



Unit 2 Living Room



Hallway becomes Unit 1 & Unit 2 Bathrooms



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Unit 3 Living Room section becomes Master Bath



Additional After Photos

Hot water heaters added in basement (Previously had 1 old in basement and 1 old in attic), new piping and ducting added, 1 required a powered vent



4 new electrical meters going to new electrical panels in 3 unit and basement, also connected to solar panel



Additional Construction Photos

1st FLOOR

Unit 1 Demo



Unit 2 Demo



Unit 1 Framing + Electrical



Unit 2 Framing + Electrical



Unit 1 Kitchen Electrical



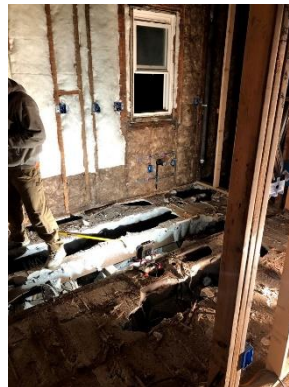
Unit 1 Kitchen & Bathroom
Plumbing, Electrical, &
Unit Barrier Insulation



Unit 2 Laundry Plumbing
and Coax panel



Unit 2 Kitchen Floor Demo



Upstairs Kitchen supply lines
Running from Unit 2 Downstairs
Drop Ceiling Framing and insulation



Unit 2 Electrical Panel and Framing



New basement electrical,
framing, and doors for upstairs



Ceiling Hanging



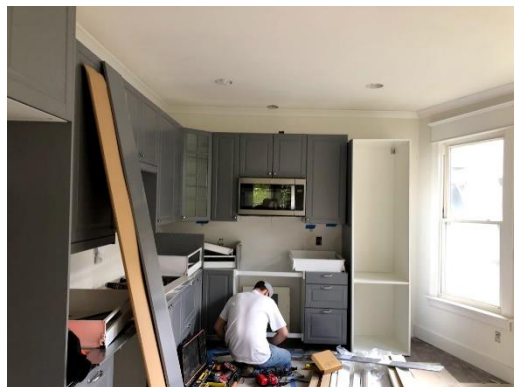
Drywall Hanging



Unit 1 Floors



Unit 1 Kitchen



Unit 1 Bathroom Install



Unit 2 Kitchen



Trim, Paint, and Doors



2nd FLOOR

Entry and Master Demo to become Living Room



2 Bathroom and Pantry Demo to become Dining



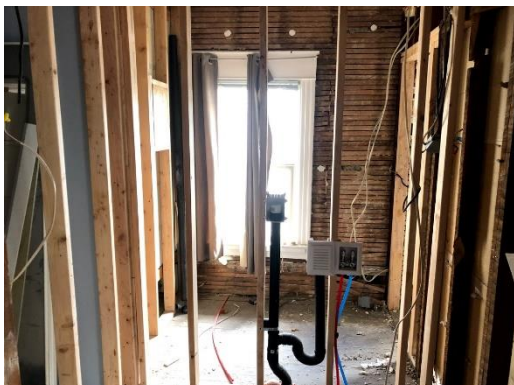
Bedroom 3 and Laundry Framing



Master Bath Framing



Laundry Plumbing



Electrical



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4757 36th Ave S Seattle, WA 98118

Insulation, Ceilings, and Electric Panel



Kitchen Plumbing



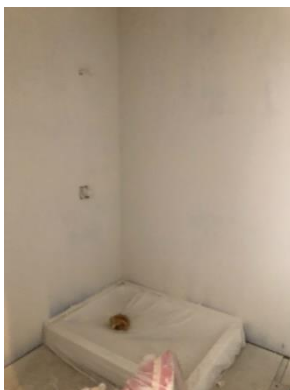
Bedroom 2 Framing and Drywall



Master Closet Framing and Insulation



Master Shower Install



Floor Sound Insulation and Plywood



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Living Room, Dining, and Kitchen Flooring



Kitchen Install



EXTERIOR

Front Yard Demo



Back Yard Demo



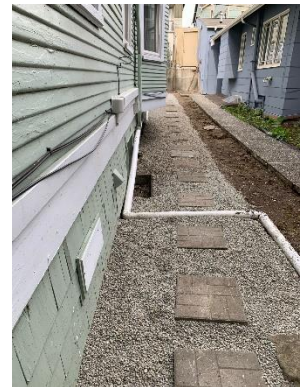
Side Yard Demo



Sod, Bark, and Bushes



Gravel and pavers



Additional Financial Summary

Described in detail in the electronically attached file: 4757 36th Ave S Seattle - Analysis v11.xlsx, details in the Debit, Credit, and Reimbursement tabs. Spend is for the period **9/16/2018 – 9/15/2020**.

| <i>Category</i> | <i>Eligible Spend</i> | <i>Description</i> |
|------------------------------------|-----------------------|---|
| Cleaning / Maintenance | (1,454.11) | Post construction site cleanup |
| Insurance | (3,041.00) | Separated homeowners insurance from mortgage escrow |
| Legal / Professional Fees | (1,855.39) | Non-purchase related inspections, asbestos inspections, and design fees |
| Repairs | (1,384.10) | Plumbing repairs, appliance repairs |
| Supplies | (11,956.27) | Building materials purchased for construction including lumber, fasteners, minor fixtures, minor electrical, minor plumbing, etc. |
| Taxes | (26,548.10) | Sales taxes paid on general contractor invoices |
| Utilities | (2,733.48) | Gas, electrical, water, sewage, garbage |
| Construction - Electrical | (46,788.99) | Contractor labor and materials for full rewiring of house, 4 new panels, new meters, re-integration of solar panels |
| Construction - Electrical Fixtures | (1,726.38) | Major items: Ceiling fans (x8), sconce lighting for bathrooms (x8), canned lights for all rooms, 1 chandelier |
| Construction - Plumbing | (33,399.30) | Contractor labor and materials for full re-plumbing of entire house |
| Construction - Plumbing Fixtures | (5,625.68) | Major items: hot water heater (x3), expansion tank (x1), bath tub (x3), shower enclosure (x1), toilet (x4), bath/sink fixtures (x4) |
| Construction - Demo | (14,057.24) | Contractor labor and materials for demolition work |
| Construction - Framing | (58,139.35) | Contractor labor and materials for framing work, including multiple new rooms and multiple headers for open concept |
| Construction - Drywall | (11,159.74) | Contractor labor and materials for installing new drywall, including tape, mud, sanding, and texture (walls and ceiling) |
| Construction - Floors | (13,927.05) | Contractor labor and materials for new carpet and LVP flooring |
| Construction - Trim | (24,673.12) | Contractor labor and materials for trim installation and caulking, including baseboard, door, window, and crown |
| Construction - Paint | (13,664.32) | Contractor labor and materials for painting of interior |
| Construction - Insulation | (4,388.83) | Contractor labor and materials for insulating exterior and interior walls, ceilings, and floor sound dampening |
| Construction - Labor | (32,415.73) | Contractor labor billed throughout project, primarily for framing, trim, and general demolition work |
| Construction - General Contractor | (768.80) | Additional miscellaneous labor hours for general contractor support |
| Construction - Waste | (8,960.33) | Major items: dumpster and portable toilet rentals |
| Construction - Engineering | (3,308.95) | Engineering inspection and assessment of project plan |
| Construction - Foundation | (1,981.00) | Contractor labor and materials for reinforcing subfloor |
| Construction - HVAC | (4,004.40) | Contractor labor and materials for relocating HVAC unit in new layout |
| Appliances | (10,040.08) | Major items: oven (x3), fridge (x2), oven hood (x1), built-in microwave (x3), dishwasher (x2), washer (x2), dryer (x1), washer/dryer combo (x1) |
| Cabinets / Countertops | (36,766.89) | Major items: three full kitchen cabinet installations, including uppers, lowers, and countertops, and all associated installation labor, bath 3 bathroom vanities |
| Windows and Doors | (6,943.42) | Interior doors throughout three units, replacement window glazings (x2), and associated installation labor |
| Construction - Deck / Fence | (8,314.50) | Contractor labor and materials for replacing existing front, side, and back fencing |
| Landscaping | (8,687.89) | Contractor labor and materials for extensive removal of existing weeds, leveling of yard, and planting new sod and shrubs in back of house |
| Permits | (1,431.50) | Permitting fees with various agencies over the course of the project |
| Construction - Tile | (14,285.73) | Contractor labor and materials for tiling kitchen (x3) and bathroom (including 4 bath/shower enclosures and 2 floors) |
| Total | (415,462.32) | |

Rodia-Elliott House
4757 36th Ave S Seattle, WA 98118