TRIANGLE
RADIANT BARRIER

1030 N Rogers Lane, Suite 121
Raleigh, NC 27610
Phone: (919) 986-8808
www.TriangleRadiantBarrier.com

Crawlspace Improvement Contract & Invoice

Customer:	
Name:	Tyler Church
Street Address:	2720 Glastonbury Road
City, State, Zip:	Apex, NC 27539
Telephone:	503-910-4852
Email Address:	icloud@tylerchurch.com

Service:	
Date of Contract:	23 Jan 2026
Document Version:	v20260118
Service Address:	Same
Service City, State:	Same
Contract #:	MP2601191IN

Option 1: Mold Remediation, Closed Crawlspace with Environment Conditioning (NOT RECOMMENDED)

Code	Scope of Work:	Units:	$ / unit:	Price:
999	Temporary HEPA Air Scrubber Operation at access, High pressure fresh air fans at foundation vents	1	$102.79	$102.79
1005	Spot remove and haul-away the worst-condition existing fiberglass insulation	80	$0.51	$40.48
1006	Remove and haul-away existing vapor barrier	1,276	$0.07	$93.44
1014	**Spray fungicide** to kill mold and **HEPA vacuum scrubbing** to to help reduce mold stains on wood	635	$2.16	$1,372.87
1092	Spot install new R-19 fiberglass insulation to living space subfloor	80	$3.05	$243.80
Upgrade 3: **Rake** to remove, haul away ground debris, rocks >2" (no digging, leaves drainage gravel)		1,276	$0.06	$74.75
Upgrade 4: **Sanitize** crawlspace utility surfaces (HVAC components and ducts, plumbing pipes, electrical wires and plates, etc) with hospital-grade Disinfectant, Sanitizer, Virucide		1,276	$0.49	$630.98
Upgrade 5: **Consolidate** / hang loose wires, cables, HVAC ducts to joists/trusses		1,276	$0.06	$74.75
1095	Install 10-mil vapor barrier, 6-12 inch overlap at seams, full roll-up on piers, 8-inch roll-up ramset and foam bead sealed to perimeter walls, tape on piers/seams/liner staples. 16 square feet double-layer	1,276	$1.71	$2,186.43
Upgrade 8: Upgrade from 10-mil Vapor Barrier to **10-mil Reinforced Vapor Barrier**		1,276	$0.43	$542.94
1252	Install drain cover in vapor barrier above foundation drain, per building code	1	$50.31	$50.31
1037	Seal foundation vents with foam board and spray; seal utility penetrations in foundation wall with concrete patch, foam board, foam spray, and/or silicone caulk	480	$0.45	$215.28
1257	Install Double Bubble Radiant Barrier and weather stripping to air-seal and insulate entry hatch	1	$148.06	$148.06
1152	Install AprilAire® E070 Dehumidifier with ducting (promotes even dehumidification, prevents short-cycling, dampens noise), drainage to exterior	1	$2,942.56	$2,942.56
1247	Install smartphone capable thermo-hygrometer to allow customer monitoring and tracking of crawlspace temperature and relative humidity (for wi-fi, add $55)	1	$56.93	$56.93

Initial Contract Price:	**$8,776.36**
Promotional Discount:	**($1,490.59)**
Additional Discount (Free 10-Mil Reinfoced Upgrade):	**($542.94)**
Sales Tax:	**$0.00**
Final Contract Price, due upon final QA inspection:	**$6,742.83**

Payment Options:

9.99%, 84 months [1] :	*0%, 24 months [2] :*	Debit/Credit Card[3]:	Discounted for Cash/Check:
$111.93 per mo	*$281.18 per mo*	$6,945.12	$5,731.41

Warranty:

Limited lifetime warranty on 10-mil reinforced vapor barrier. Guaranteed dehumidifier performace at/below 55% relative humidity. Guarantee against any odors on vapor barrier. Limited five-year manufacturer warranty on AprilAire Dehumidifier. One year warranty on labor.

Customer:	Tyler Church	02 / 06 / 2026	Tyler Church
	Printed Name	Date	Signature

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Special Notes, Payment Terms:
Customer will separately provide for the needed electrical to power the to-be-installed dehumidifier. Customer will need to have removed all personal items from the crawlspace prior to work commencement. Should Customer prefer to have TRB provide content movement, Customer will need to designate where and how to store the items temporarily out of the crawlspace and the install crew will do so and will return the items into the crawlspace after work completion at a rate of $65 per labor hour, invoiced for the actual number of labor hours required to do so. If the Customer would like to have TRB haul-away any personal items, commensurate time involved in the hauling and any dump fees will be added to the final invoice. **If Customer opts to subsequently install upgrades after the completion of any contracted work, additional charges for travel and post-install considerations will be charged, above and beyond the prices listed in this Estimate, as follows: $350 for deodorization, $350 for sump pump without French drain (plus Electrician costs, if applicable, as described herein), $650 for sump pump and French drain (plus Electrician costs, if applicable, as described herein).** All prices above reflect all currently available discounts and special offers. No payment is due until project completion. [1] Subject to credit approval. Loan term is 84 months at fixed rate of 9.99% APR. For example, assuming the full credit limit is used on loan approval date, for every $1,000 financed at 9.99% APR, 84 monthly payments of $16.60. This example is an estimate only. Actual payment amounts based on amount and timing of purchases. [2] Subject to credit approval. Loan term is 24 months at fixed rate of 0.00% APR. For example, assuming the full credit limit is used on loan approval date, for every $1,000 financed at 0% APR, 24 monthly payments of $41.67. This example is an estimate only. Actual payment amounts based on amount and timing of purchases. [3] 3% transaction fee on debit/credit card payments. 3% transaction fee added to debit card, credit card, or any financing payments that process as a credit card. XVII: Call 866-936-0602 for financing costs and terms. Loans for the GreenSky® consumer loan program are offered and made by federally insured, federal or state chartered financial institutions providing credit without regard to age, race, color, religion, national origin, gender, disability, or familial status. A list of financial institutions currently providing loans through the GreenSky®: www.greensky.com/bank-partners. GreenSky Servicing, LLC services the loans on behalf of your lender, NMLS #1416362. www.nmlsconsumeraccess.org. GreenSky® is a registered trademark of GreenSky, LLC and is licensed to banks and other financial institutions for their use in connection with that consumer loan program. GreenSky Servicing, LLC is a financial technology company that manages the GreenSky® consumer loan program by providing origination and servicing support to banks and other financial institutions that make or hold program loans. GreenSky, LLC and GreenSky Servicing, LLC are not lenders. All credit decisions and loan terms are determined by program lenders.

Customer:	Tyler Church	02 / 06 / 2026	Tyler Church
	Printed Name	Date	Signature

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TERMS AND CONDITIONS

I. The Customer may cancel this contract within three (3) business days from the Contract Date. After such date (the "Binding Date"), this Contract becomes binding and the Customer may not modify this Contract without the express written consent of Triangle Radiant Barrier (TRB). Any modification proposed by the Customer after the Binding Date will be subject to additional charges as appropriate and as agreed to between TRB and the Customer(s). TRB may suspend work during the pendency of any requested modification. Should the Customer desire to cancel this Contract after the Binding Date, the Customer shall be liable for twenty percent (20%) of the full Contract price. This Contract represents the entire and complete agreement between parties superseding any/all prior or contemporaneous discussions, promises, or representations, whether written or oral.

II. Customer must provide a minimum 72 business hours' notice to delay/reschedule a project. If less than 72 business hours' notice is provided, a non-refundable, non-creditable fee of 10% must be paid before the project can be rescheduled.

III. Customer must allow TRB the opportunity to complete any contracted work within 60 days of the signed contract unless delay beyond 60 days is approved in writing by TRB and/or unless TRB is unable to logistically perform the work within that period.

IV. Should any work performed by TRB be deemed unsatisfactory by the Customer(s), the Customer agrees that TRB will have the right to remedy, in any reasonable manner, the error, defect or omission having given rise the unsatisfactory condition. The Customer agrees to allow reasonable access to TRB and/or TRB's sub-contractors to effect said remedy. Failure to grant such reasonable access to the serviced property will constitute a waiver by the Customer's claim(s) of error, defect or omission.

V. Customer must be available for TRB to perform a Quality Assurance (QA) inspection within five business days following work completion. If Customer is unavailable as such, Customer agrees to pay the full balance due no later than the fifth business day after work completion and will waive the requirement for TRB to conduct a QA inspection. Any work for which a QA inspection is not applicable shall be payable upon work completion.

VI. Payments not received upon the due date (QA inspection, or per item V above, or upon work completion if QA is not applicable) shall bear a late penalty of 23.99% per annum or the maximum rate allowed by law, commencing from the date of the QA inspection, the sixth day after work completion, or the day after work completion respectively. If the Customer fails to pay TRB any amount due under this Contract within fifteen (15) calendar days after the due date, the Customer agrees to pay an additional late penalty of 5% of the final Contact amount due as well as interest due and all costs related to collection to include collection agency and/or attorney's fees

VII. On Customer request, TRB will administer and process for a Building Permit with the applicable jurisdiction office. Customer understands that such a request would entail an additional minimum charge to the Customer on the final invoice in the amount of $750.00 for Orange County and Town of Hillsborough, $550.00 for all other jurisdictions (discounts do not apply).

VIII. TRB is not responsible for any scope of work not included in this contract, to include any work related to previously unknown conditions. Should such conditions be found that immediately impact the integrity and safety of TRB scope of work, TRB shall notify the Customer immediately for rectification by the Customer. Neither party has offered any inducement to agree except the inducements in this Contract. This Contract is not executed in reliance upon any statement or representation of any person or party or their representatives. This Contract contains the entire agreement between the parties and supersedes any prior agreements or understandings. The language in the Contract is the language chosen by the parties to express their mutual intent, and no rule of strict construction shall apply nor shall any provision be interpreted against any party regardless of which party drafted that provision.

IX. The Customer(s) have read the accompanying "Crawlspace Option Descriptions" and understand the 'pros' and 'cons' of the options offered.

X. If the Customer is opting for spray/fogging fungicide, wood cleaning spray, sanitization, and/or deodorization, the Customer confirms that he/she has reviewed and understands the associated Material Safety Data Sheet(s) available at https://www.triangleradiantbarrier.com/msds. The Customer evaluated said information and will take appropriate self-precautions and ensure that appropriate precautions are taken by any/all other persons who may be impacted by the use of said product(s) as part of this Contract's Scope of Work.

XI. If a single Customer is signing this form, that Customer represents that he/she is duly authorized and legally able to sign this Contract and that such signature shall be equally binding upon any other persons who may have an ownership/custodial right/interest to the property.

XII. The Customer(s) agree(s) to submit any legal claim against TRB to binding arbitration and agrees, in advance, to abide by the arbitrator's decision. This Contract is performable under North Carolina state law. If any provision of the Contract is determined to be unenforceable, such determination shall not affect the remaining terms of the Contract, which shall remain fully effective and enforceable. The Customer agrees that Wake County, North Carolina shall be the exclusive and mandatory venue for any disputes arising out of any aspect of this Contract or in any way related to the negotiation, formation, performance, non-performance, interpretation, or termination of any aspect of this Contract.

XIII. If the crawlspace is to be non-venting, closed, or fully sealed as part of the scope of work, the Customer is advised to refer to an HVAC and/or plumbing professional regarding proper ventilation requirements for gas-burning, crawlspace-installed utility system components. The Customer understands that TRB does not retain responsibility for post-installation ventilation requirements for gas-burning appliance safety and/or operation. If Customer suspects or is concerned about the prospect of Radon, please discuss testing and remediation options with TRB.

XIV. Dehumidifiers are warranted by AprilAire for five year from installation. The warranty covers parts only, up to and including possible replacement of the dehumidifier. AprilAire policy requires that Customers first contact the installer (TRB) if the dehumidifier is malfunctioning so that the installer (TRB) can troubleshoot the unit. AprilAire does not warrant for service / labor costs, which would be the responsibility of the Customer to pay. TRB charges $125 per service visit. In most cases, a single visit will suffice to repair the unit with parts provided by AprilAire. In those cases where on-site repair is not possible, TRB will assist Customer to submit a claim with AprilAire. If directed by AprilAire, TRB will assist Customer in boxing and shipping the unit within the single service charge. Customer is responsible for keeping the original box and packing material for the unit. If the original box and packing material are not available or usable for any reason, Customer will also need to pay costs related to packing for safe shipment. If not paid by AprilAire, Customer would be responsible to pay any shipping costs. If Customer desires TRB to install the replacement dehumidifier, an additional $125 service charge would apply. After the five-year warranty period, Customer would be responsible for all parts and service / labor costs for any repairs.

XV. 'No Mold Guarantee' is contingent on conditions in crawlspace remaining below 65% relative humidity at all times, verified by full and complete (no substantive time gaps) recorded data on the Customer's thermo-hygrometer app and the Customer maintaining an active Annual Service Plan (ASP). See the ASP Terms & Conditions for details.

XVI. Full conditions of TRB's Warranty are included in the Warranty Certificate.

Customer:	Tyler Church	02 / 06 / 2026	Tyler Church
	Printed Name	Date	Signature

Description of Available Options and Upgrades for Crawlspace Improvement

Please initial the pages below to acknowlege the Options and Upgrades offered.

Spray Fungicide and HEPA Vacuum Scrubbing



Scope of work: Temporary use of HEPA air scrubber (negative pressure) and high-pressure fans at the foundation vents (positive pressure) to ensure high-pressure ventilation during the blasting process. Spayer/fogger application of mold-killing fungicide. HEPA Vacuum Scrubbing to remove assumulated mold growth from wood surfaces (joists, subfloor, pony walls, etc).

Pros: Most affordable mold remediation method. Effective at killing mold and removing accumulated mold growth from wood.
Cons: Use of chemicals, though non-caustic / toxic. Does not remove mold staining embedded on wood; appearance of mold will remain on wood surfaces.

Spray Fungicide and Soda Blasting



Scope of work: Temporary use of HEPA air scrubber (negative pressure) and high-pressure fans at the foundation vents (positive pressure) to ensure high-pressure ventilation during the blasting process. Sprayer/fogger application of mold-killing fungicide. Soda Blasting to remove mold and mold staining from wood surfaces (joists, subfloor, pony walls, etc).

Pros: Lower cost the Dry Ice Blasting. Effective at killing mold and removing accumulated mold growth on wood surfaces. Approx. 70% effective at removing mold staining on wood surfaces. Soda acts as a natural deodorizer.
Cons: Higher cost than HEPA Vacuum Scrubbing. Use of chemicals, though non-caustic / toxic. Soda residue left on surfaces (may need Sanitization upgrade to clean). While rare, blasting can cause some residue intrusion into the living space; such intrusion will not represent any health risk but may cause the need for aesthetic cleaning via Customer's separate effort / expense. On average, leaves about 30% of mold staining too embedded in the wood.

Dry Ice Blasting: Chemical-Free Full Crawlspace Mold Remediation and Stain Removal



Scope of work: Temporary use of HEPA air scrubber (negative pressure) and high-pressure fans at the foundation vents (positive pressure) to ensure high-pressure ventilation during the blasting process. Dry Ice Blasting at -115° F instantly freezes and kills mold spores and simultaneously helps remove mold staining and accumulated growth on wood surfaces (see our website for more information and a demonstration video).

Pros: Best performance in killing mold, removing accumulated mold from wood surfurces (100%), and removing mold staining on wood surfaces (approx. 90%). Chemical-free and residue-free.
Cons: Higher cost than other remediation methods. While rare, blasting can cause some residue intrusion into the living space; such intrusion will not represent

Sanitization

Scope of work: Manual cleaning of all crawlspace utility surfaces (HVAC air handler/distribution boxes/ducts, plumbing pipes, electrical wires/plates, etc) with a hospital-grade disinfectant / sanitizer / virucide.
Pros: Highly effective against sickness and disease-causing mold, bacteria, germs, fungi, and viruses. Results in visibly clean utility surfaces.
Cons: Cost related to this optional service. Introduction of chemicals into the crawlspace, which may concern some homeowners.

Crawlspace Deodorization / Odor Remediation

Scope of work: Spray application of a non-caustic blend of natural enzymes and non-pathogenic bacteria that encapsulate and neutralize decaying organic matter in the soil, which is a primary source of bad odors in crawlspaces.
Pros: Effective against odors existing in the crawlspace, some of which can become specifically more pronounced upon crawlspace sealing / encapsulation without deodorization. Deodorizing a crawlspace as part of the encapsulation process is substantially less in cost than doing so after the encapsulation process has been completed.
Cons: Cost related to this optional service. Introduction of chemicals into the crawlspace, which may concern some homeowners.

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Air Quality Monitoring System

Description: Radon is naturally and randomly occuring in North Carolia soil and, in sufficient concentration, can be a signficant health risk to humans, including death. Radon is colorless and odorless and levels can change and fluctuate over time. The best way to know if radon is a concern is to have a professional test performed (but this only gives you results for one moment in time) or to have a air quality monitorin / radon system installed.
Scope of work: Installs a sensor that, in addition to temperature and relative humidity, also monitor for radon.
Pros: Effective means to determine if radon is a concern in your home, which would otherwise be unknown.
Cons: Cost related to installing this sensor. Powered by batteries that require changing, approx once per year.

Crawlspace Radon & Soil Odor Mitigation System



Scope of work: Installs perforated pipe under the vapor barrier, solid PVC above vapor barrier and exiting the crawlspace, negative-pressure mitigation fan, solid PVC exhaust pipe up exterior of home, vented above roof level.
Pros: Mitigates radon and reduces soil-based moisture, vapors, and odors.
Cons: Cost related to this optional service. Additional energy consumption for fan operation.

Encapsulated / Sealed Crawlspace with CrawlBarrier® and Environment Conditioning



Scope of work:
- Air-seal crawlspace foundation vents, exterior wall penetrations
- 10-mil (or better) polyethylene vapor barrier to crawlspace ground
- Insulate and air-seal crawlspace entry hatch/door
- Install CrawlBarrier® to crawlspace foundation walls
- Install HVAC air inducer and/or dehumidifier
- Install wireless, Bluetooth, or WiFi-capable thermo-hygrometer

Pros: Most affordable fully encapsulated / sealed crawlspace option. CrawlBarrier®. Greatly improved indoor air quality. In conjunction with a quality ground vapor barrier and environmental conditioning (HVAC air inducer and/or dehumidifier), will help to moderate relative humidity in the crawlspace. Can help to hinder intrusion by insects, rodents, snakes.
Cons: A thermo-hygrometer will allow monitoring of the temperature and relative humidity in the crawlspace. Unlike the rigid foam board (see below), does not have an anti-termite additive. Any gas-burning appliances in the crawlspace will require adequate HVAC intake and outtake ventilation.

Encapsulated / Sealed Crawlspace with Bora-Foam® Rigid Foam Board and Environment Conditioning



Scope of work:
- Remove existing fiberglass insulation from the crawlspace
- Air-seal crawlspace foundation vents, exterior wall penetrations
- 10-mil (or better) polyethylene vapor barrier to crawlspace ground
- Insulate and air-seal crawlspace entry hatch/door
- Bora-Foam® installed to crawlspace perimeter walls
- Install HVAC air inducer and/or dehumidifier
- Install wireless, Bluetooth, or WiFi-capable thermo-hygrometer

Pros: Optimal indoor air quality improvement. All of the 'pros' from the "Encapsulated / Sealed Crawlspace with Spray Foam" in addition to a cleaner finished look. Pre-treated with Borate (an anti-termite additive).
Cons: Highest price, relative to the other options. Any gas-burning appliances in the crawlspace will require adequate HVAC intake and outtake ventilation

Sealed Rim Joists

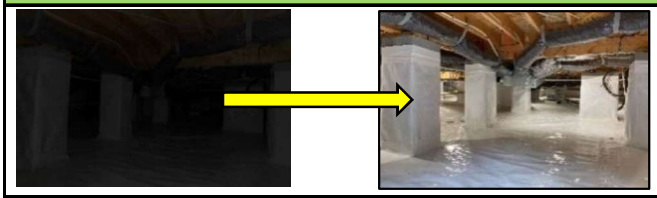
Scope of work: Insulate and air seal the crawlspace rim joists with either CrawlBarrier® (edges sealed with foam spray), 2" closed cell spray foam, or Bora-Foam® (edges sealed with foam spray)
Pros: Provides better insulation and air sealing benefit than fiberglass insulation.
Cons: Negates access to the rim joists for termite inspection (not required by Code but desired by some pest control companies). Cost related to this optional service.

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LED Lighting



Our optional LED String Lights can fully light your entire crawlspace. In combination with the white vapor barrier and white or reflective wall covering, crawlspaces become very bright, making it more comfortable for access and home maintenance. Each 50' LED String Light provides 7,500 lumens. Installation includes a light on/off control at the crawlspace entry.

Annual Service Plan

Our Annual Service Plan (ASP) provides a No Mold Guarantee which will remediate, at no cost to the Customer, any mold that forms in the crawlspace while that crawlspace has ASP coverage. The ASP includes two visits per year by TRB to provide for all crawlspace improvement maintenance needs to include cleaning your dehumidifier filter and condensate drain line, changing thermo-hygrometer and smoke/carbon monoxide detector batteries, sealing any vapor barrier punctures (if any; applies to 10-mil reinforced of better), leaf blower cleanout, wipe down/clean any mud or other stains on the vapor barrier, and general performance inspection.

Material Safety Data Sheets

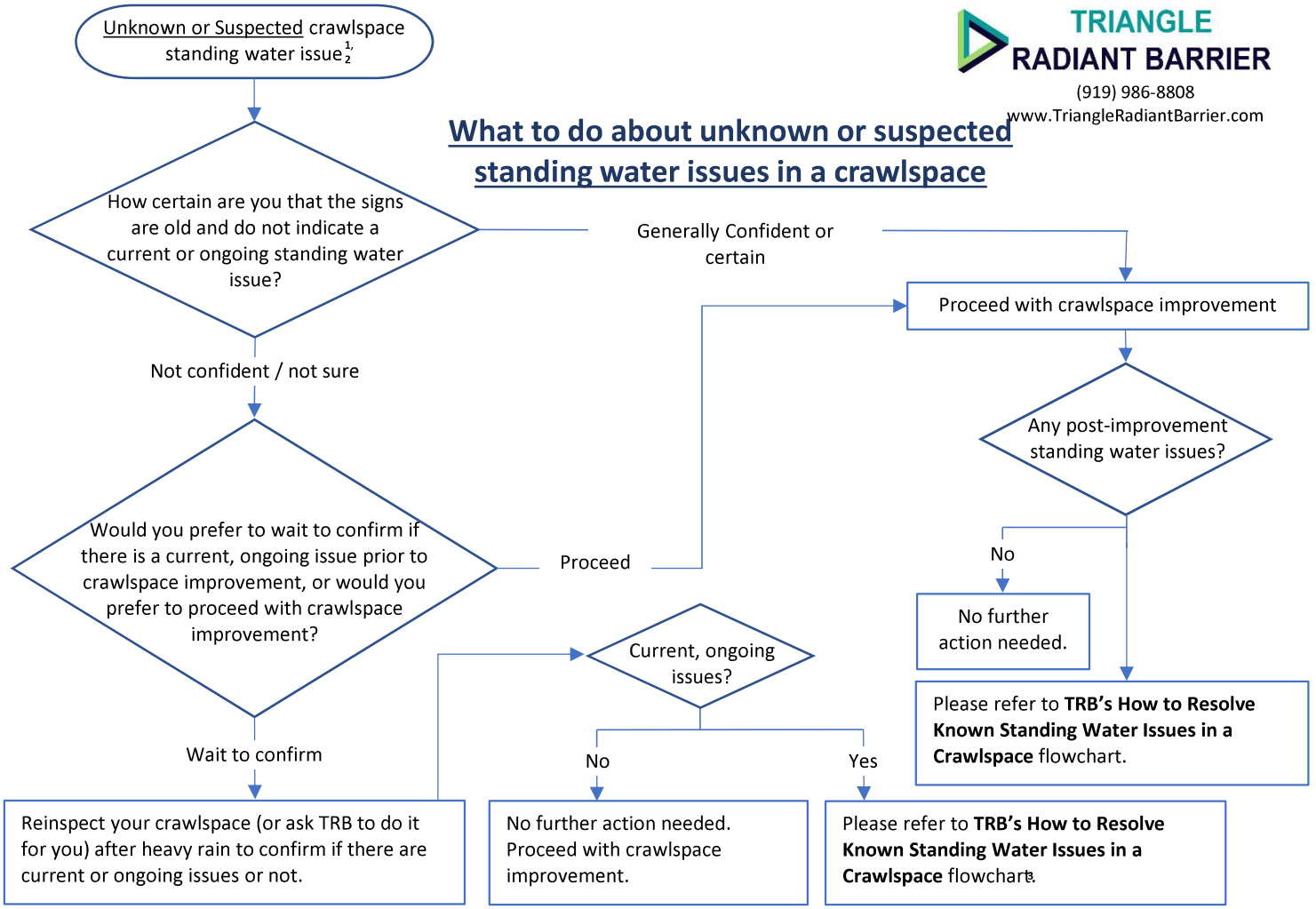
For any work items above which include a chemical product, the associated Material Safety Data Sheet (MSDS) may be viewed and/or downloaded at www.TriangleRadiantBarrier.com/msds.

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(919) 986-8808
www.TriangleRadiantBarrier.com

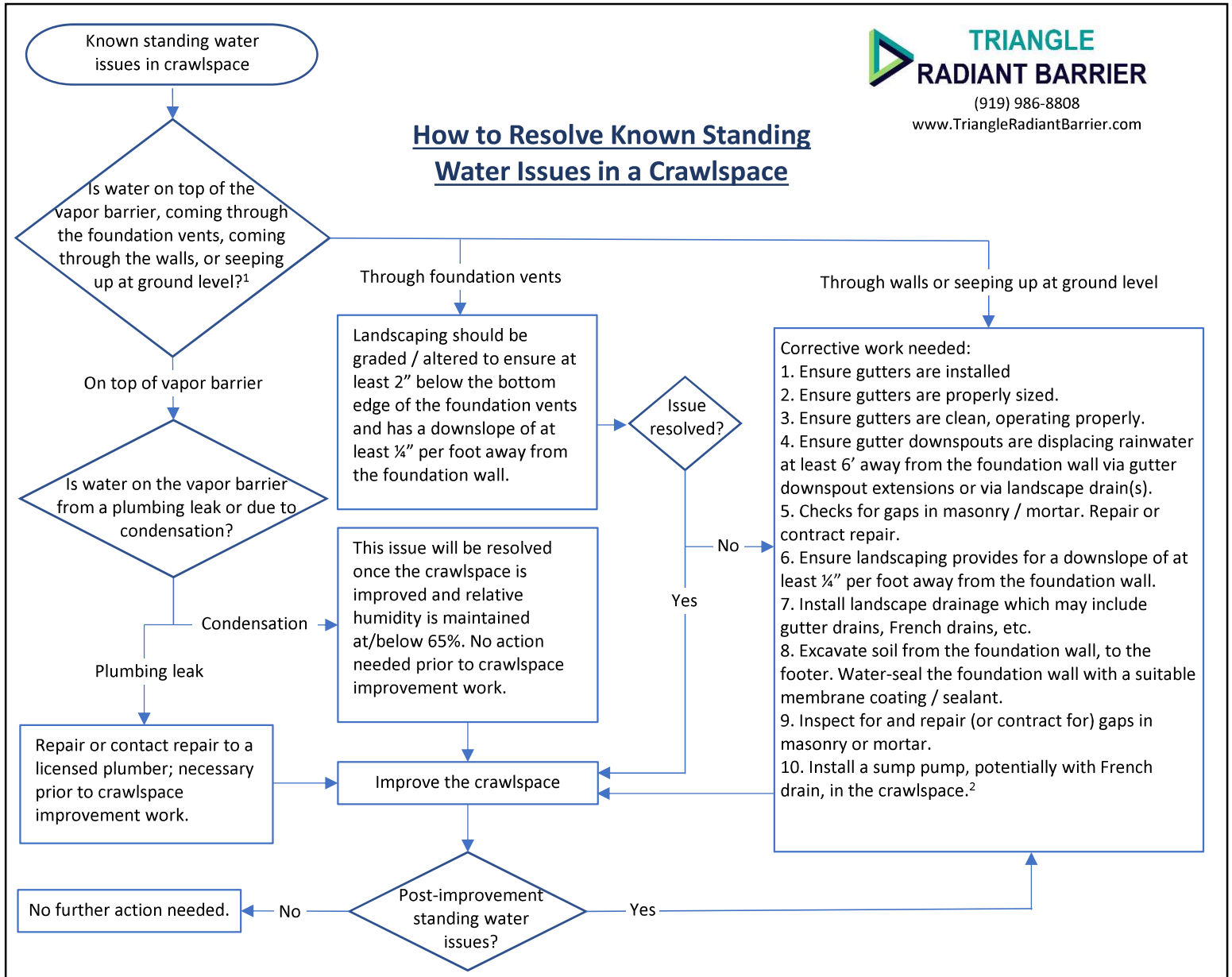
What to do about unknown or suspected standing water issues in a crawlspace



1. Physical crawlspace inspection for Estimate purposes cannot fully ascertain if a crawlspace is subject to standing water issues, particularly if there's not been rain prior to that inspection. It is possible that the inspection notes show no signs of standing water issues and the commensurate Estimate does not specifically recommend a sump pump and French drain, yet there still be standing water issues that only become apparent after the crawlspace is closed or sealed / encapsulated. Please note that closing or sealing / encapsulating a crawlspace does not make it waterproof or guarantee against potential future standing water. In those cases where standing water is subsequently found in a crawlspace, please refer to TRB's "How to Resolve Known Standing Water Issues in a Crawlspace" to learn about needed actions / work. Any needed actions / work would need to be separately Contracted at separate cost.
2. Streaking stains under foundation vents indicate water intrusion through the vents. Dark staining on the surface of the walls and/or white efflorescence crystallization (appears as dried white power/crystals on masonry) indicates water intrusion / seepage through the masonry walls. Dark staining along and just above ground level indicates water is seeping up from the ground due to a saturated water table.
3. Water issues are best resolved at the source. In the case of crawlspace standing water, the source is almost invariably water collecting outside the crawlspace. A sump pump and French drain in the crawlspace only captures the water secondarily, after it has migrated through/under the foundation walls. Long-term water migration through/under masonry walls can degrade their structural integrity, particularly at the mortar joints. For this reason, a crawlspace sump pump and French drain should be the last resort when resolving standing water issues in a crawlspace. Remediation work outside the crawlspace to address the water at the source is optimal. Please refer to flowchart "How to Resolve Known Standing Water Issues".

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1. Streaking stains under foundation vents indicates water intrusion through the vents. Dark staining on the surface of the walls and/or white efflorescence crystallization (appears like dried white power/crystals on masonry) indicates water intrusion through the masonry walls. Dark staining along and just above ground level indicates water is seeping up from the ground due to a saturated water table.
2. Water issues are best resolved at the source of the issue. In the case of crawlspace standing water, the source is almost invariably water collecting outside the crawlspace. A sump pump and French drain in the crawlspace only captures the water secondarily, after it has migrated through/under the foundation walls. Long-term water migration through/under masonry walls can degrade their structural integrity, particularly at the mortar joints. For this reason, a crawlspace sump pump and French drain should be the last resort when resolving standing water issues in a crawlspace. Remediation work outside the crawlspace to address the water at the source is optimal.

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E-589CI
Affidavit of Capital Improvement

Form E-589CI, Affidavit of Capital Improvement, may be used to substantiate that a contract, or a portion of work to be performed to fulfill a contract, is to be taxed for sales and use tax purposes, as a real property contract for a capital improvement to real property.

The receipt of an affidavit of capital improvement for services to real property, absent fraud or other egregious activities, establishes that the subcontractor or other person receiving the affidavit should treat the transaction as a real property contract for sales and use tax purposes.

A real property contract is a contract between a real property contractor and another person to perform a capital improvement to real property.

Section I. Single Use *(Complete this section to issue the affidavit for a single capital improvement.)*

(A) **Owner, Lessee//Tenant, or Real Property Contractor**

Tyler Church

Address

2720 Glastonbury Road

City Apex **State** NC **Zip Code** 27539

(B) **Real Property Contractor** *(General Contractor or Subcontractor)* *Hired to perform capital improvement*

TRIANGLE RADIANT BARRIER, LLC

Address

1030 N ROGERS LN STE 121-2128

City RALEIGH **State** NC **Zip Code** 27610

Describe capital improvement to be performed:

Closed crawlspace with environment conditioning

Project Name

MP2601191IN

Project Address (where the work is to be performed) 2720 Glastonbury Road **City** Apex **State** NC **Zip Code** 27539

I certify that, to the best of my knowledge, this affidavit is accurate and complete and that the transaction described to be performed by the Real Property Contractor (General Contractor or Subcontractor identified in box "B") shall be treated as a real property contract for a capital improvement to real property for sales and use tax purposes. I understand that if it is determined that I issued this affidavit in error and the transaction is subject to sales tax as a retail sale of repair, maintenance, and installation services to real property, I will be liable for payment of any additional taxes determined to be due.

Signature of Authorized Person: Tyler Church Title: Homeowner Date: 02 / 06 / 2026

Section II. Blanket Use *(Complete this section to execute a blanket affidavit for capital improvements.)*

(C) **Real Property Contractor**

Address

City **State** **Zip Code**

(D) **Real Property Contractor or Subcontractor** *Hired to perform capital improvement*

Address

City **State** **Zip Code**

To be completed by the Real Property Contractor identified in Box C.

I certify that I am a Real Property Contractor who performs capital improvements to real property and all transactions with the real property contractor (subcontractor) identified in box "D" shall be treated as real property contracts for capital improvements to real property for sales and use tax purposes. I understand that if it is determined that I issued this affidavit in error and the transaction is subject to sales tax as a retail sale of repair, maintenance, and installation services to real property, I will be liable for payment of any additional taxes determined to be due.

Signature of Authorized Person: _____ Title: _____ Date: _____

Affidavit of Capital Improvement Instructions

Form E-589CI, Affidavit of Capital Improvement, may be issued to substantiate that a contract, or a portion of work performed to fulfill a contract, is a capital improvement to real property and subject to sales and use tax as a real property contract. Generally, services to real property are retail sales of or the gross receipts derived from repair, maintenance, and installation services, unless a person substantiates that a transaction is subject to tax as a real property contract, subject to tax as a mixed transaction contract, or the transaction is not subject to sales and use tax. A "real property contract" is a contract between a real property contractor and another person to perform a capital improvement to real property.

A mixed transaction contract is a contract that includes both a real property contract for a capital improvement and repair, maintenance, and installation services for real property that are not related to the capital improvement. For a mixed transaction contract, if the allocated sales price of the taxable repair, maintenance, and installation services included in the contract is less than or equal to twenty-five percent (25%) of the contract price, then the repair, maintenance, and installation services portion of the contract, and the tangible personal property, digital property, or service used to perform those services, are taxable as a real property contract for sales and use tax purposes.

- A person that issues Form E-589CI is liable for any additional tax due on the transaction in excess of tax paid on purchases pursuant to N.C. Gen. Stat. § 105-164.4H(a), if it is determined that the transaction is not a capital improvement, but rather the transaction is subject to tax as a retail sale.
- A person who receives Form E-589CI from another person, absent fraud or other egregious activities, is not liable for any additional tax on the gross receipts from the transaction if it is determined that the transaction is not a capital improvement.
- Form E-589CI **is not an affidavit of tax paid** on tangible personal property, or digital property purchased or used to fulfill a real property contract.
- Form E-589CI may not to be used to purchase tangible personal property, or digital property exempt from sales and use tax.

Exceptions from the Issuance of Form E-589CI to Establish a Transaction is to be Taxed as a Real Property Contract
In lieu of issuing an affidavit of capital improvement, a person may substantiate by other records that a transaction is a real property contract or a mixed transaction contract subject to tax as a real property contract, as discussed above, for a capital improvement to real property. However, where subcontractors are involved, it may be in the best interest of all parties to use Form E-589CI to ensure proper application of the sales and use tax laws.

Section I. Single Use Instructions
A person may complete "Section I - Single Use" for a one time use to substantiate that a transaction is a real property contract for a single capital improvement to real property and subject to sales and use tax as a real property contract. When a real property contractor hires a subcontractor to perform a portion of the overall real property contract and there is not a recurring business relationship between the two parties (when a period of no more than twelve months elapse between transactions between two parties), "Section I – Single Use" may be completed and the form issued to the subcontractor as notice that the transaction is subject to sales and use tax as a real property contract.

The following scenarios are for reference to assist a person to complete and issue Form E-589CI. The scenarios presented are not intended to cover all possible uses of the form.

A property owner oversees the entire activity to real property that is a real property contract for a capital improvement to real property. The property owner hires various subcontractors to complete the real property contract or portions thereof:

- **Box A - Owner, Lessee/Tenant or Real Property Contractor:** Enter property owner's name and address.
- **Box B - Real Property Contractor** *(General Contractor or Subcontractor)*: Enter a single subcontractor's name and address.
- Owner listed in Box A must describe the real property contract activity to be performed.
- Owner listed in Box A must enter the project address (if different than the address entered in Box A).
- Authorized Person (owner) signs, enters title (owner), enters the date, and issues to the person listed in Box B.

A property owner hires a general contractor to oversee the entire activity to real property that is a real property contract for a capital improvement to real property. The general contractor hires a subcontractor to perform the real property contract, or portion thereof:

- **Box A - Owner, Lessee/Tenant or Real Property Contractor:** Enter general contractor's name and address.
- **Box B - Real Property Contractor** *(General Contractor or Subcontractor)*: Enter subcontractor's name and address.
- General contractor listed in Box A must describe the real property contract activity to be performed.
- General contractor listed in Box A must enter the project address.
- Authorized Person (general contractor) signs, enters title (general contractor), enters the date, and issues to the person listed in Box B.

A lessee/tenant hires a general contractor for the installation of equipment that is to be attached to real property and will be depreciated under the Internal Revenue Code:

- **Box A - Owner, Lessee/Tenant or Real Property Contractor:** Enter lessee/tenant's name and address.
- **Box B - Real Property Contractor** *(General Contractor or Subcontractor)*: Enter general contractor's name and address.
- Lessee or tenant listed in Box A must describe the capital improvement to be performed and indicate the equipment will be depreciated under the Internal Revenue Code.
- Authorized Person (typically lessee or tenant) signs, enters title (lessee or tenant), enters the date, and issues to the person listed in Box B.

Section II. Blanket Use Instructions
A real property contractor may complete "Section II – Blanket Use" and issue the form to another real property contractor (subcontractor) who is used **exclusively** to perform part, or all, of real property contracts with respect to capital improvements to real properties, where the parties have a recurring business relationship (when a period of no more than twelve months elapse between transactions between two parties). A blanket use affidavit continues in force so long as the real property contractor named in "Box C" and the real property contractor (subcontractor) named in "Box D" maintain a recurring business relationship or until the affidavit is withdrawn or otherwise notified by the issuer of the form.

The blanket use will generally apply for the following: (1) a builder who hires the same contractor(s) only for new construction; (2) a real property contractor who hires the same subcontractor(s) only for reconstruction; (3) a real property contractor who hires the same subcontractor(s) for remodeling or renovation and the activities performed by the subcontractor(s) for the other party are never repair, maintenance, and installation services for real property based on the contract or agreement between the parties; and (4) a real property contractor who exclusively hires the same subcontractor(s) to perform part, or all, of its real property contracts for capital improvements to real properties.

A general contractor or subcontractor hires a subcontractor that will replace the complete electrical wiring in all renovated homes:

- **Box C - Real Property Contractor:** Enter the hiring real property contractor's name and address.
- **Box D - Real Property Contractor** *(General Contractor or Subcontractor)*: Enter the hired subcontractor's name and address.
- Authorized person listed in Box C signs, enters title, enters the date, and issues to the person listed in Box D.

Dropbox Sign

Audit trail

Title	Contract - Tyler Church - 2720 Glastonbury Road, Apex
File name	Contract__C...__Apex.pdf and 1 other
Document ID	a0161380a5b7edcdaa38585ef35119d46d998860
Audit trail date format	MM / DD / YYYY
Status	Signed

Document History

SENT	**01 / 23 / 2026** 16:49:30 UTC	Sent for signature to Tyler Church (icloud@tylerchurch.com) from matt@triangleradiantbarrier.com IP: 136.56.224.191
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SIGNED	**02 / 06 / 2026** 14:09:59 UTC	Signed by Tyler Church (icloud@tylerchurch.com) IP: 71.68.34.103
COMPLETED	**02 / 06 / 2026** 14:09:59 UTC	The document has been completed.