



NORTH COAST BUILDERS EXCHANGE

2011 Lake & Mendocino Counties – FREE

HOME IMPROVEMENT GUIDE

A FREE Contractor Directory & Resource Guide For Homeowners And Consumers

Solid Answers To Your Building And Remodeling Questions **How To Use This Guide**

Welcome to the 2011 Spring/Summer Lake and Mendocino Counties edition of the North Coast Builders Exchange Home Improvement Guide.

If anyone can make the process of finding someone to help with your residential building project easier, it's NCBE. We're an association with 1400 members throughout Sonoma, Lake and Mendocino Counties, and we've been offering consumers our recommendations of honest, reliable and capable construction people for 50 years.

Here's how we suggest you use this Guide. First, look at the work specialty listings on page 2 to find out

where in the Guide you can find the contractor or supplier to meet your need. Then check each listing to get the company's name, principal contact person, address, phone number and contractor's license number.

This edition is one of the most complete we've ever published for Lake and Mendocino Counties. In addition to listing a wide variety of contractors for your every building need, we have included a number of suppliers of financial and other professional services.

Also, in the back of the Guide there are several consumer information articles that you should find



interesting. And even when you're done with the directory portion, we suggest you keep the Guide around your home or business as a handy reference tool.

Good luck! If you've got any questions, feel free to call us at (707) 542-9502.

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For important information regarding building services, planning, permits and codes in Lake and Mendocino Counties, please go to

www.co.lake.ca.us

or

www.co.mendocino.ca.us

North Coast Builders Exchange, 1030 Apollo Way, Santa Rosa, CA 95407
(707) 542-9502 • (800) 232-6223 • Fax 542-2027
www.ncbeonline.com

HOME IMPROVEMENT GUIDE



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The following members of the North Coast Builders Exchange provide a full range of home improvement construction and maintenance services to homeowners and consumers throughout the north coast area. All NCBE contractors are required to be licensed by the State of California. This assures the consumer that they are insured and bonded as required by contractors license law. NCBE supplier and professional members are always prepared to offer you quality products and services for your home improvement project. Whether your project is a new custom home, a remodel or an addition, call on North Coast Builders Exchange members to assist you today!

Alarms, Security and Locksmiths

DEEP VALLEY SECURITY

960 N State St Mathew Vogt, Jr
 Ukiah, CA 95482
 (707)462-5200 Fax/462-1478
<http://www.deepvalleysecurity24.com>
 #638502 C-10 C-7
 Fire/Security/Surveillance/Installation

JOHN'S LOCK & SAFE

745 N State St Joe M. Coggins
 Ukiah, CA 95482
 (707)462-2013 Fax/463-0126
 Full Service Locksmith/Shop/
 Mobile/Res/Comm/Auto

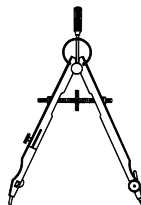
NORTH COAST SIGNAL, INC.

PO Box 720 Tony Barlow
 Fort Bragg, CA 95437
 (707)485-2248
<http://www.northcoastsignal.com>
 #876830 C-10 Fire Alarm/Intrusion
 Alarm/Intercom/Phones/Alarm
 Monitoring

Architects

M C A SPECIFICATIONS

290 S Highland Ave Michael D. Chambers,
 Ukiah, CA 95482 FAIA
 (707)467-1915
<http://www.mcaspecs.com>
 Specifications/Quality Control
 & Architectural Photography



Asphalt, Paving, Striping and Grading

CURNUTT CONSTRUCTION

700 Conrad Rd Billy Curnutt
 Redwood Valley, CA 95470
 (707)485-5455 Fax/485-8908
 #664334 A Paving/Grading/Excavation

Audio, Visual, Data and Communications

TELECOM SERVICES COMPANY

710 S State St, Ste D Pat Thornton
 Ukiah, CA 95482
 (707)463-2083 Fax/463-1909
 #802970 C-7 Business Communication
 Systems/Services/Sales

"B" Licensed Residential Remodel/Additions

ALLEN CONSTRUCTION COMPANY

PO Box 1192 Thomas C. Allen
 Willits, CA 95490
 (707)459-4745
 #380552 B Commercial Construction

ALLRED CONSTRUCTION

PO Box 540 P. Timm Allred
 Talmage, CA 95481
 (707)391-7799 Fax/462-2791
 #271513 B C-10 C-36
 General Construction

AT CONSTRUCTION

PO Box 805 Alan Taeger
 Albion, CA 95410
 (707)937-0154 Fax/559-9687
 #403556 B C-10 C-36
 General Building/Electrical/Plumbing

**RR BARNETT
& ASSOCIATES, INC.**

PO Box 701 Roff Barnett
Mendocino, CA 95460
(707)937-1010 Fax/937-1102
#587980 A B General Building

BUCKEYE CONSTRUCTION

18400 Walker Rd Richard Olson
Willits, CA 95490
(707)456-9500
#826037 B Remodel/New
Construction/Kitchens

**CUPPLES & SONS
CONSTRUCTION, INC.**

501 St Marys Ave Rick Cupples
Hopland, CA 95449
(707)744-1905 Fax/744-1905
#806992 B Commercial

**FERRANTI
CONSTRUCTION, INC.**

PO Box 259 Don Ferranti
Redwood Valley, CA 95470
(707)485-0095
#385543 B C-8 A B C-8

FRANCO CONSTRUCTION

30670 Pudding Creek Rd Carlos Franco
Fort Bragg, CA 95437
(707)964-6239 Fax/964-6239
#842621 B C-8
New/Remodel/Additions/Foundations/
Concrete/Res/Commercial

**HABITAT FOR HUMANITY
LAKE COUNTY**

PO Box 1830 Richard Birk
Lower Lake, CA 95457
(707)994-1100 Fax/994-1450
<http://www.lakehabitat.org>
New Homes

HAWKES CONSTRUCTION

708 Willow Ave Howell Hawkes
Ukiah, CA 95482
(707)463-1853
<http://www.hawkesconstruction.com>
#413781 B Residential/New/Remodel/
Light Commercial

JOHNSON DEVELOPMENT

11231 Patterson Dr Gary Johnson
Clearlake, CA 95422
(707)695-5316
#891582 A B General Engineering/
Building Contractor/Real Estate
Development

KASER CONSTRUCTION

1265 Yokayo Ct Tony Kaser
Ukiah, CA 95482
(707)467-0877 Fax/467-0877
#839254 B New/Remodel Construction

**LIVING STONE
GENERAL CONSTRUCTION**

PO Box 1477 Glenn Mueller
Kelseyville, CA 95451
(707)245-4891 Fax/279-4415
#890215 B C-10 C-61 D-34
General Construction

LOUDON CONSTRUCTION, INC.

16640 Pine Dr John Loudon
Fort Bragg, CA 95437
(707)937-4316 Fax/937-4316
#612485 B Custom Home Construction/
Remodeling/Additions

MENTON BUILDERS, INC.

PO Box 871 Estok Menton
Ukiah, CA 95482
(707)468-8814 Fax/468-8826
<http://www.mentonbuilders.com>
#381334 B CGBP Design/Build/Green
Building/Sustainable Building/Remodel

PINNELL CONSTRUCTION

162 Oak Knoll Rd George Pinnell
Ukiah, CA 95482
(707)462-0050 Fax/462-0050
#295389 B Commercial Construction

R & C CONSTRUCTION

PO Box 913 Ron Trenery
Middletown, CA 95461
(707)987-2535 Fax/987-3821
#585254 A B SBE
Commercial Construction

RED'S CONSTRUCTION

19824 Morgan Valley Rd Greg McRae/
Lower Lake, CA 95457 Wendie McRae
(707)994-7840 Fax/995-5075
#710251 B Custom Home Construction

ROBERTS CONSTRUCTION

2525 Park Place Blvd Dustin Roberts
Clearlake, CA 95422
(707)386-6094
#875400 B Custom Home Builder

**RON'S QUALITY
CONSTRUCTION**

1880 Oak Grove Dr Ron Valente
Redwood Valley, CA 95470
(707)485-5688 Fax/485-8016
#530632 B C-8
Building/Walkways/Foundations/Slabs

**SURPRISE VALLEY
RANCH, INC.**

PO Box 125 William H. Shandel
Comptche, CA 95427
(707)937-5400 Fax/937-3726
#514654 A Residential/Driveways/
Homesites/Chipsealing

**SWITHENBANK
CONSTRUCTION, INC.**

PO Box 1660 Travis Swithenbank
Ft Bragg, CA 95437
(707)964-7460 Fax/964-5007
www.swithenbankconstruction.com
#548337 B General Contractor

UKIAH CONSTRUCTION

2000 Industry Rd James P. Lohr
Ukiah, CA 95482
(707)462-5444 Fax/462-5458
#611539 B Commercial Construction

**Bookkeeping
and Notary Services**

**SANDRA STOLICH
BOOKKEEPING & INCOME TAX
SERVICE**

303 B Talmage Rd Sandra Stolich
Ukiah, CA 95482
(707)462-2256 Fax/462-6016
Bookkeeping for Small Business/
Income Tax Preparation

Building Materials and Lumber

AGWOOD MILL & LUMBER, INC.

PO Box 1443 Mark Sparso
Ukiah, CA 95482
(707)468-5486 Fax/468-3821
Lumber Products Industry

CLEARLAKE REDI-MIX

PO Box 111 R. E. Thorn
Lakeport, CA 95453
(707)263-5297
Material Supplier

KELSEYVILLE LUMBER & SUPPLY CO.

PO Box 370 Robert Borghesani
Kelseyville, CA 95451
(707)279-4297 Fax/279-9909
Lumber/Paint/Hardware

LINDBERG LUMBER COMPANY

PO Box 6 Bill Neese
Calpella, CA 95418
(707)485-8021
Material Supplier

MENDO MILL & LUMBER COMPANY

1870 N State St Lyle Fox
Ukiah, CA 95482
(707)462-8806 Fax/463-2737
Material Supplier

NORTH COAST MANAGEMENT & CONSULTING

PO Box 957 Kim Huffman
Redwood Valley, CA 95470
(707)468-5486 Fax/485-1557
Forestry Consulting/Lumber
Sales/Management

Cabinets, Millwork and Closets

UKIAH CUSTOM CABINETS, INC.

902 Waugh Ln Jim Mulheren
Ukiah, CA 95482
(707)462-8743 Fax/462-5985
<http://www.ukiahcustomcabinets.com>
#766588 C-6 Custom Cabinetry/Millwork

Concrete and Related Services

BEDROCK, INC.

PO Box 256 Richard Hay
Point Arena, CA 95468
(707)882-2323 Fax/882-3258
Mining/Crushing Rock/Concrete Supplier

NOR-CAL RECYCLED ROCK & AGGREGATES

PO Box 2073 Frank Dutra
Willits, CA 95490
(707)459-9636 Fax/459-2335
<http://www.mendocinorockproducts.com>
Ready Mix Concrete & Aggregates

SACK CONCRETE CONSTRUCTION

1150 Hastings Rd Robert Sack
Ukiah, CA 95482
(707)462-0575 Fax/462-3145
<http://www.sackconcreteconstruction.com>
#625555 B C-8 Concrete Construction

SOAVE-LEHRE CONSTRUCTION, INC.

943 Mazzoni St David F. Lehre
Ukiah, CA 95482
(707)462-5405 Fax/462-5398
#850468 A C-8 General Engineering/
Concrete/Commercial/Public Works

Custom Home Construction

T F C

21414 Yankee Vly Rd Todd Fenk
Hidden Valley Lake, CA 95467
(707)987-4795
#693961 B General Contractor

Developers, Project Management and Estimators

L. D. GIACOMINI ENTERPRISES, INC.

3351 N State St Lester D. Giacomini
Ukiah, CA 95482
(707)462-3717 Fax/462-3215
#749163 A Site Preparation/Road
Building/Demolition/Logging

Earthwork and Paving

ANDERSON LOGGING, INC.

PO Box 1266 Myles Anderson
Fort Bragg, CA 95437
(707)964-2770 Fax/964-7407
<http://www.andersonlogging.com>
#796205 A Excavation/Hauling/
Moving/Roads/Welding/Grading

CRANE OF UKIAH, INC.

200 Orr Springs Rd Douglas F. Crane
Ukiah, CA 95482
(707)462-1412 Fax/462-3013
#193537 A B

DURAN CONSTRUCTION

PO Box 681 Gil Duran
Redwood Valley, CA 95470
(707)462-8085 Fax/462-8091
#646592 C-12

EPIDENDIO CONSTRUCTION

PO Box 452 Michael Epidendio
Lower Lake, CA 95457
(707)994-5100 Fax/994-7030
#637395 A C-8 General Engineering

GRANITE CONSTRUCTION COMPANY

1324 S State St Steve Kaesler
Ukiah, CA 95482
(707)467-4103 Fax/467-4143
<http://www.graniteconstruction.com>
#89 A B C-10 C-12 C-2 C-21 C-27 C-29
C-35 C-36 C-39 C-42 C-45 C-50 C-51
C-57 C-8 HAZ Earthwork/Paving/Grading/
Concrete/Asphalt/Aggregate Material

GREEN RIGHT O'WAY CONSTRUCTORS, INC.

PO Box 1119 Deann/Jon Green
Willits, CA 95490
(707)459-3200 Fax/459-3400
#741568 A D-49 HAZ SBE
Earthwork/Excavating/Grading

**LEE HOWARD
CONSTRUCTION CO.**

3900 Parducci Rd Lee Howard
Ukiah, CA 95482
(707)462-6944 Fax/462-6944
#280777 A C-12 C-42 C-57 HAZ
General Engineering

M. B. C. CONSTRUCTION CO., INC.

3342 No State St Ken Seckora
Ukiah, CA 95482
(707)462-4070 Fax/462-4035
#700918 A Excavation/Earthmoving/
General Engineering

**MATTHEWS SKYLINE
LOGGING, INC.**

8901 Uva Dr Cecil Matthews
Redwood Valley, CA 95470
(707)743-2890 Fax/743-2809
#845580 C-12 Earthwork & Paving

**MENDOCINO CONSTRUCTION
SERVICES, INC.**

PO Box 1517 Frank Dutra
Willits, CA 95490
(707)459-2377 Fax/459-0644
#443396 A Construction Engineering

**NORTHWEST
CONSTRUCTION, INC.**

9011 Colony Dr Larry Brooks
Redwood Valley, CA 95470
(707)485-6210 Fax/485-6211
#865329 A Grading/Paving/
Sealcoat/Underground

PAULSON EXCAVATING, INC.

PO Box 339 Bryan Paulson
Albion, CA 95410
(707)937-0492 Fax/937-3426
<http://www.paulsonconstruction.net>
#425362 A C-10 C-21 HAZ MBE WBE
Earthwork/Paving/Concrete/Developing/
Underground

VALLEY PAVING

PO Box 559 Oren Thompson
Redwood Valley, CA 95470
(707)485-7505 Fax/485-8747
#674411 A B Grading/Paving

**WYLATTI RESOURCE
MANAGEMENT, INC.**

PO Box 575 Brian K Hurt
Covelo, CA 95428
(707)983-8135 Fax/983-8184
#934597 A

Electrical and Lighting**BUSCH CONSTRUCTION
& ELECTRIC**

266 Terra Verde Ct Korla Buschbacher
Redwood Valley, CA 95470
(707)462-8749 Fax/462-8749
#404336 B C-10 Electrical

**JAMES DAY
CONSTRUCTION, INC.**

PO Box 678 David Rogers
Lower Lake, CA 95457
(707)994-0437 Fax/994-8504
#507105 B C-10

FORT BRAGG ELECTRIC, INC.

PO Box 1578 William S. Mertle
Fort Bragg, CA 95437
(707)964-9118 Fax/964-1404
#391464 A B C-10 C-36 HAZ SBE
Electrical/Cable/Solar

**INTERCOUNTY MECHANICAL
& ELECTRICAL, INC. dba..**

INTERCOUNTY ELECTRIC
189 Wabash Ave Gino Moretta
Ukiah, CA 95482
(707)462-9800 Fax/462-9801
#926337 C-10 Electrical Contracting

KERRENT ELECTRIC

1121 Maple Ave Kerr Johnson
Ukiah, CA 95482
(707)468-5804 Fax/468-5804
#818449 C-10 Electrical/New/
Remodel/Trouble Shooting

**LAKE COUNTY ELECTRIC
SUPPLY, INC.**

PO Box 69 Thomas W. Powers
Lakeport, CA 95453
(707)263-7002 Fax/263-4356
Wholesale Distributor Electrical Materials

LAWRENCE ELECTRIC, INC.

3720 Christy Ln Herb Lawrence
Ukiah, CA 95482
(707)462-6772 Fax/462-2159
#715591 C-10 All Phases Electrical

**TOM PRYOR ELECTRIC AND
GENERAL CONTRACTING**

PO Box 930 Tom Pryor
Fort Bragg, CA 95437
(707)964-9900
#536233 B C-10

**SSPG CORP,
dba S & S ELECTRIC**

3690 Lakeshore Blvd Bob Samuelson
Lakeport, CA 95453
(707)263-5298 Fax/263-7590
<http://www.sandselectric.com>
#737862 B C-10 Commercial/Industrial

Engineers**NORTH COUNTIES
ENGINEERING CO.**

425 Talmage Rd Gary Akerstrom
Ukiah, CA 95482
(707)462-1961 Fax/462-5681
Civil Engineers

POPE ENGINEERING

1540 Harrah Drive Sam Pope
Willits, CA 95490
(707)459-3893
<http://www.popeengineering.com>
Civil Engineering/Surveying/Grading
Plan/Erosion Control/Well/Tests/Septics/
FEMA Elevation/Construction Staking

RAU AND ASSOCIATES, INC.

PO Box M George C. Rau
Ukiah, CA 95482
(707)462-6536 Fax/463-2729
<http://www.rauandassoc.com>
Civil/Geotechnical Engineering/Land
Surveying

**S H N CONSULTING ENGINEERS
& GEOLOGISTS, INC.**

335 S Main St Diana Steele
Willits, CA 95490
(707)459-4518 Fax/459-1884
<http://www.shn-engr.com>
Consulting Engineers & Geologists

Erosion Control and Storm Water Management

PROSEED LANDSCAPE & EROSION CONTROL

967 Highway 128 Don Shanley
 Philo, CA 95466
 (707)895-2100 Fax/895-2200
 #483967 C-27 DVBE SBE
 Erosion Control/Reveg/Hydroseeding/
 Straw Mulching

Excavation, Trenching and Underground

BOUTHILLIER'S BACKHOE SERVICE

1571 South Main St Kevin Bouthillier
 Willits, CA 95490
 (707)459-4041 Fax/459-8775
 #708362 A Roads/Underground/
 Utilities/Septics/Water/Trucking

JOHN H. BOWER, INC.

PO Box 1000 Jana Wareham
 Gualala, CA 95445
 (707)884-3579 Fax/884-1610
 #631301 A HAZ Excavation/
 Underground/Site Work/Paving

CHERNOH EXCAVATING, INC.

PO Box 426 Joshua Chernoh
 Lower Lake, CA 95457
 (707)995-1359 Fax/994-0845
 #769342 A C-21 Excavation/Waterlines/
 Demo/Grading/Ground Work

FINNEGAN EXCAVATION

PO Box 1494 Cain Finnegan
 Laytonville, CA 95454
 (707)984-7356
 #947742 C-12 Dirt Work/Paving

BUD GARMAN CONSTRUCTION SERVICES

389 N Main St Bud/Sharon Garman
 Willits, CA 95490
 (707)459-5859 Fax/459-8549
 #679517 A C-12 Ponds/Dams/
 Homesites/Roads/Septic Systems

RON HOGNESTAD CONSTRUCTION, INC.

PO Box 310 Ronald L. Hognestad
 Hopland, CA 95449
 (707)838-9515 Fax/838-9516
 #824752 A C-12 C-42 Site Dev/Water/
 Sewer/Storm Drains/Trenches/ Utility
 Installs/

NORTH COUNTIES DEVELOPMENT CORP.

425 Talmage Rd Berndt O. Akerstrom
 Ukiah, CA 95482
 (707)462-7166 Fax/462-5681
 #769225 A Commercial, Residential,
 Agricultural Grading & Reservoir

RAD CONSTRUCTION

PO Box 1328 Rod & Deanne Padel
 Lakeport, CA 95453
 (707)263-3917 Fax/263-3917
 #889484 A Underground/
 Site Prep/Road Building

SUMMIT SIGNAL, INC.

1511-B South Main Street Allisha Rigano
 Willits, CA 95490
 (707)456-9515 Fax/459-0973
 #842536 A

WIPF CONSTRUCTION

PO Box 234 Ernest M. Wipf
 Ukiah, CA 95482
 (707)462-8741 Fax/462-5409
 #629598 A C-31
 Commercial/Underground

Fencing and Gates

ARROW FENCING

PO Box 385 Chris Woida
 Calpella, CA 95418
 (707)485-1128
 #585041 C-13 Chain
 Link/Iron/Temporary/Gates

NORTH COAST FENCE

4710 Feliz Creek Rd Mark Friesen
 Hopland, CA 95449
 (707)744-1295
 #476056 C-13 Fencing Contractor

Financial, Banks and Loans

MENDO LAKE CREDIT UNION

PO Box 1410 Jennifer Wright
 Ukiah, CA 95482
 (707)468-0161 Fax/468-0350
<http://www.mendolakecreditunion.com>
 Financial

SAVINGS BANK OF MENDOCINO COUNTY

PO Box 3600 Richard Kucz
 Ukiah, CA 95482
 (707)462-6613 Fax/462-9222
<http://www.savingsbank.com>
 Bank

Flooring and Carpet

T C BLAIR, INC., dba CARPET ONE

300 Hastings Ave Terry Blair
 Ukiah, CA 95482
 (707)462-1554 Fax/462-4166
<http://www.carpetone.com>
 #848311 C-15 Floor & Window
 Coverings

ROBERT'S FLOORING

331 Forsythe Drive Robert Olivera
 Redwood Valley, CA 95470
 (707)391-8426
 #956334 C-15 Commercial & Residential
 Flooring

WORLD RESTORATION SERVICES

3900 N State St, Space 30 Adrian Wallace
 Ukiah, CA 95482
 (707)485-5441 Fax/485-8722
 #777766 B C-15 General/Flooring
 Construction

Fuels and Oil**EEL RIVER FUELS****dba E.R. ENERGY**

3301 N State St Dan Gamble
 Ukiah, CA 95482
 (707)462-2874 Fax/462-4101
<http://www.eelriverfuels.com>
 Fuels: Kerosene/Propane/Diesel/Bulk
 & Pump/Stoves/Inserts/Wood/Propane/
 Kerosene/Pellet/Fireplaces

**Heating, Ventilation
and Air-Conditioning****ADCO SHEET METAL**

390 N Main St Aaron Adams
 Ukiah, CA 95482
 (707)462-6551 Fax/462-6590
 #527542 C-20 C-43 Custom
 Sheet Metal Fabrication & HVAC

**COOL AIR CONDITIONING
& HEATING**

10182 Eldorado Way Michael Huber
 Kelseyville, CA 95451
 (707)277-7332 Fax/277-0505
 #576429 C-20 Install & Service of HVAC
 Equipment/Home Improvements

JIM JONAS, INC.

PO Box 277 Jim/Russell Jonas
 Lower Lake, CA 95457
 (707)994-6535 Fax/995-3125
<http://www.jonasoil.com>
 #708935 C-20 HAZ HVAC
 Services/Heating/Cooling/Distributor
 Petroleum Products

PULLMAN CONSTRUCTION, INC.

21095 Loconomi Rd Bryan Pullman
 Middletown, CA 95461
 (707)987-2814 Fax/987-9141
 #913809 B C-10 C-20 C-38 C-43
 HVAC/General Bldg/Electrical/
 Sheet Metal/Refrigeration

**Inspections
and Consultants****MAYFIELD CONSULTING**

275 W Gobbi St John Mayfield
 Ukiah, CA 95482
 (707)234-4005 Fax/462-5746

**RECOVERY OPERATIONS
SPECIALTY SERVICES**

P O Box 275 Ross Mayfield
 Ukiah, CA 95482
 (707)462-4645 Fax/462-4933
 Disaster Assist/Inspections/
 Permit Proc/Admin

**Insulation and Energy
Conservation****APPERSON INSULATION
& ENERGY MANAGEMENT**

PO Box 366 Jim Apperson
 Redwood Valley, CA 95470
 (877)485-5158 Fax/485-1986
<http://www.appersonenergymanagement.com>
 #431271 B C-17 C-2 Insulation/Energy
 Conservation

**Landscaping, Materials
and Services****CLEARLAKE LAVA, INC.**

PO Box 1250 Don Van Pelt
 Clearlake Oaks, CA 95423
 (707)998-1115 Fax/998-9575
<http://www.cllava.com>
 Aggregates/Precast Manufacturing

**JOHNSON'S CUSTOM
LANDSCAPING**

591 Riverside Dr Jim Johnson
 Ukiah, CA 95482
 (707)272-8110 Fax/462-2656
<http://www.johnsonscustomlandscaping.net>
 #748725 C-27 SBE Landscaping
 Construction & Maintenance

KIBESILLAH ROCK CO.

PO Box 2115 Ronnie McMahan
 Fort Bragg, CA 95437
 (707)964-7625
 Rock Products

NORTHERN AGGREGATES, INC.

PO Box 1566 Amanda Devereux/Pat Allen
 Willits, CA 95490
 (707)459-3929 Fax/459-0644
<http://www.mendocinorockproducts.com>
 Aggregates Quarry/Sand/Base/
 Drain Rock/Rip Rap

QUALITY LANDSCAPE COMPANY

11821 West Rd Frank Pierce
 Potter Valley, CA 95469
 (707)743-2737 Fax/743-2737
<http://www.qlandscape.com>
 #548558 C-27 Landscape Installation
 & Maintenance

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North Coast Builders Exchange

A Construction Association Serving Sonoma, Lake & Mendocino Counties

HEADQUARTERS - 1030 APOLLO WAY, SANTA ROSA, CA - 707-542-9502 - NCBEONLINE.COM

NCBE members build communities, goodwill

The North Coast Builders Exchange (NCBE) was founded in 1954 as a member-operated, not for profit association serving the construction industry in Sonoma, Mendocino and Lake Counties.

From NCBE's earliest days its members have been committed to helping their respective communities through volunteer efforts and cash donations. These efforts have been especially rewarding when providing guidance and assistance to schools, students and many of the North Bay's non-profit organizations.

Our interest in developing a qualified future workforce has led us to

create high school grant programs that provide supplies to classes teaching and promoting construction trades. The NCBE scholarship program has benefitted hundreds of students interested in pursuing a career in construction or related fields.

In addition to our efforts in promoting education, NCBE and its members have donated money and time to a variety of community non-profit programs. Our members support their communities' efforts to reach out to both young and old. Donations to Children's Village of Sonoma County, Chops Teen Center, Big Brothers and Sisters and the

California Parenting Institute afford our young people support and encouragement. NCBE also provides local support to seniors and the physically and mentally challenged with charitable donations to Council on Aging, Becoming Independent and the Earle Baum Center for the Blind.

Commitment to our communities can be seen in so many ways, including community celebrations. NCBE's support of 4th of July Celebrations throughout the region speaks volumes to the impact the building industry plays in the quality of life for North Bay residents.



Members of the North Coast Builders Exchange play vital roles in supporting their communities.

NCBE provides funding, direction for students exploring careers

The North Coast Builders Exchange works closely with the Sonoma, Mendocino and Lake County Offices of Education and the many individual school districts to provide students with resources and information regarding careers in construction.

In the past five years alone, NCBE has funded over \$150,000 in grants to middle and high school construction related programs. From standard wood and metal shops to drafting, green building and construction technology classes, these grants have helped school programs by providing them with money



NCBE's Careers in Construction EXPO attracts over 1,000 students every year.

Their future, our future

The North Coast Builders Exchange Annual Scholarship Program for high school graduates, college and vocational trade school students promotes educational achievement in Sonoma, Mendocino and Lake County school districts.

Each year the NCBE Scholarship Committee, which is comprised of NCBE Members and Professional Educators from the local community, review applications and make recommendations for the scholarship awards. In 2009 alone, eligible applicants were awarded scholarships totaling \$50,000, ranging from \$250 to

\$1,500. Since the program started in 1999 the NCBE Community Fund has awarded scholarships to 647 students, totaling \$346,200.

Children or grandchildren of the owners, partners, officers or employees of an NCBE member or anyone pursuing a career in construction (this includes Architecture, Engineering, Surveying, Construction Management and Building Trades) is eligible for scholarships. Students must be entering or continuing enrollment in a university, college, community college or trade school and meet GPA requirements.

2009 scholarship recipients include the following:

McKaley Alley	Chelsea Devlin	Nathan LaFleche	Jillian Rizo
Leann Armbrust	Madeleine Diab	Sarah Langer	Nicholas Rodda
Anitra Bahic	Faira Dubrini	Caillin Laff	Stanhania Brnere

NCBE's Careers in Construction EXPO attracts over 1,000 students every year.



"I am deeply grateful for the support NCBE provides to schools. Last year's grant was very helpful and my students enjoyed the Careers in Construction EXPO."

- John Moorhead, Clear Lake High School

by providing them with money for materials and supplies under increasing district wide budgetary constraints.

NCBE's annual Careers in Construction EXPO gives students a hands on experience and provides them with face-to-face

opportunities to ask industry representatives about how to get started in a career in construction. In addition, NCBE hosts a Speakers Bureau program where volunteers from various trades in the industry visit classes and talk to

students about careers in construction. Industry volunteers provide current answers to the students' many questions about salaries, educational requirements and the best and worst parts of working in construction.

27 Schools in Sonoma, Lake and Mendocino Counties are currently benefiting from Grants provided by NCBE, including:

Analy High	El Molino High	Laytonville High	Point Arena High	Willits High
Anderson Valley High	Elsie Allen High	Lower Lake High	Potter Valley High	Windsor High
Brook Haven Middle	Fort Bragg High	Montgomery High	Rancho Cotate High	Youthbuild/John Muir
Clear Lake High	Geyserville High	Petaluma Community High	River School	Charter
Cloverdale High	Healdsburg High	Petaluma High	Santa Rosa High	
DeForest Probation Camp	Kelseyville High	Piner High	Ukiah High	

Ongoing Builders Exchange support for non-profits



Members of the North Coast Builders Exchange (NCBE) have consistently supported numerous community organizations and associations throughout

Northern California. Our members' efforts have helped shape the communities we live and work in through monetary donations and many in-kind efforts.

As the third largest Builders Exchange in North America, NCBE offers unprecedented support for its members, which allows its members the ability to build their business while building community. One doesn't have to look far to see that the heart of the North Bay is matched only by the hearts of the people that provide its construction services.

Organizations and causes supported in recent years by NCBE include:

American Red Cross	Kelley House Museum, Inc.	Santa Rosa Junior College Foundation
Anderson Marsh Interpretive Association	Kelseyville High Project Graduation	Santa Rosa Memorial Hospital Foundation
Anton Stadium	Lake County Farm, Home & 4H Foundation	Santa Rosa Red White & Boom - 4th of July
Becoming Independent	Lake County Wine Alliance	Santa Rosa Rotary/Kiwanis Veteran's Day Lunch
Big Brothers Big Sisters	Leadership Mendocino Program Sponsor	Schools Plus
California Parenting Institute	Luther Burbank Rose Parade	Senior Advocacy Services
Children's Village of Sonoma County	Mendocino Coast Chamber 4th of July	Social Advocates for Youth
Chops Teen Center	Mendocino Coast Clinics	Sonoma County Museum
Cinco de Mayo Celebration	Pacific Coast Air Museum	Sonoma County Task Force on the Homeless
City of Ukiah 4th of July Picnic	PEP Housing	Soper Reese Community Theatre
Community Child Care Council of SC	Petaluma Educational Foundation	Southwest Community Health Center
Council on Aging of Sonoma County	Petaluma People Services Center	Sutter VNA & Hospice - The Human Race
Earle Baum Center for the Blind	Petaluma Valley Hospital Foundation	Tomorrow's Leaders Today
Easter Seals of Northern California	Rebuilding Together: Santa Rosa & Petaluma	Ukiah Community Center Food Bank
Giant Steps Equestrian Center	Redwood Empire Food Bank Holiday Bag	Ukiah Skate Park
Habitat for Humanity of Sonoma County	Roseland University Prep Scholarship Program	United Against Sexual Assault
Healdsburg 4th of July Celebration	Santa Rosa Chamber Leadership Program	Windsor High Boosters 4th of July Celebration
Jewish Community Free Clinic	Santa Rosa High Project Graduation	YWCA Sonoma County

NCBE: SERVING OUR MEMBERS, SUPPORTING YOUR COMMUNITY

Thanks for doing business with a NCBE member!

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<http://www.metalroofcompany.com>
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Metal Roof/Siding/Ceiling/Fabrication

**L N S WELDING
& FABRICATION**

PO Box 636 Jerry Elenniss
Willits, CA 95490
(707)459-2320 Fax/459-1415
#658621 C-23 C-51
Ornamental/Miscellaneous Metals

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and Services**

DEWEY & SONS PAINTING
PO Box 1540 Mike Poff
Lakeport, CA 95453
(707)263-3322 Fax/263-3865
#265306 C-33
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(707)462-2705
#691040 C-33
Residential/Interior/Exterior

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Kelseyville, CA 95451
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#899937 C-33 Residential Painting

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and Hydronics**

TRAVIS W. HARBORTH
PO Box 736 Travis Harborth
Lower Lake, CA 95457
(707)328-6048 Fax/994-1485
#620979 A C-36 General Engineering
Construction/Plumbing

TOTORICA PLUMBING, INC.
PO Box 189/4230 Main St Frank Totorica
Kelseyville, CA 95451
(707)279-4020 Fax/279-0740
#402485 C-36 Residential/Commercial
Plumbing/Service & Repair

TRI-COUNTIES PLUMBING
P O Box 584 James Ogden
Willits, CA 95490
(707)459-3440 Fax/456-0550
#541757 C-36 Residential Plumbing

WATERSPHERE PLUMBING
835 Pomo Dr John Morris
Ukiah, CA 95482
(707)391-5699 Fax/462-2706
#842544 C-36 Plumbing/Design-Build/
Commercial/Residential

**Recycling, Disposal
and Debris Boxes**

**C AND S WASTE
SOLUTIONS, INC.**
PO Box 60 Julie Price
Ukiah, CA 95482
(707)234-6400 Fax/234-6404
<http://www.candswaste.com>
Facebook: C & S Waste Solutions
Garbage & Debris Hauling & Processing/
Green Waste/Wood Waste

Remodeling and Additions

LEE CONSTRUCTION
30534 Pudding Creek Rd Michael V. Lee
Fort Bragg, CA 95437
(707)964-4555
#289308 B Commercial Construction

**NORTH COAST ENERGY
SERVICES, INC.**
PO Box 413 Arnie Taylor
Ukiah, CA 95482
(707)463-0303 Fax/463-0637
#455152 B C-10 C-17 C-2 General
Construction/Remodels/Lead Abatement

**WESTLAKE ENVIRONMENTAL
CONTRACTORS**
PO Box 3950 Keith Westlake
Clearlake, CA 95422
(707)291-9115 Fax/589-4430
<http://www.westlakeenvironmental.com>
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Remodels/Renovations/Demolition/
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**Roofing, Gutters
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32301 Pearl Drive Stephen Dunlap
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(707)964-8735 Fax/962-0201
<http://www.dunlaproofing.com>
#806498 C-39 Roofing & Gutters

JEFFERSON ROOFING
PO Box 1014 Gary Jefferson
Lower Lake, CA 95457
(707)995-3907 Fax/995-1046
#755930 C-39 New/Reroofs/Repairs

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Lakeport, CA 95453
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Mendocino, CA 95460
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Underground Utilities/Site Work/Septic
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#844477 C-50 Reinforcing Steel

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Lakeport, CA 95453
(707)263-5512 Fax/263-0455
Land Surveying

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(707)987-3660 Fax/987-3667
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11 Highland Ct Roberto Olea
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(707)468-1654 Fax/468-7448
#650339 A SBE WBE General
Engineering/Heavy Equipment/Transport

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3324 Drake Ct Bob Bartley
Lakeport, CA 95453
(707)526-5300 Fax/526-5321
<http://www.bobbartleypump.com>
#89115 D-21 Water/Sewage Pump
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**Windows, Glass
and Glazing****ROUND TREE GLASS, INC.**

24 Monroe St Thomas Rountree
Willits, CA 95490
(707)459-6163 Fax/459-4503
#333974 C-17 Glass Company

Home Maintenance Check List

- Are stairs & railings secure and free of damage?
- Check ceilings & attics for any signs of roof leaks or pest damage.
- Know the location of your water main shut off valve and the shut off key/wrench.
- Are persistent water leaks creating a mold hazard, sanitation problem or costly water bill?
- Call a licensed electrician if a fuse blows frequently or circuit breaker trips frequently.
- Know the location of the main electrical disconnect or breaker in your home. Mark and label circuits.
- Know the location of the main emergency shut off switch for your heating system.
- Had the heat/air-conditioning ducts cleaned lately?
- Have your air-conditioning/heating unit serviced now, rather than on a high-priced emergency call.
- Is clutter creating safety hazards in your home? It's time to call a professional to build storage space or haul junk away.
- Replace batteries in your smoke/carbon monoxide detectors & test them annually. Are fire extinguishers fully charged?
- Are broken sidewalks an accident waiting to happen?
- Do tree branches interfere with power lines, roof and gutters?
- Are there strong odors near propane tanks or natural gas lines?
- Check for damp ground or drainage problems close to the foundation or under your house.

IMPORTANT INFORMATION FOR HOMEOWNERS

SCEIP or SONOMA COUNTY ENERGY INDEPENDENCE PROGRAM

Offers property owners the opportunity to finance energy and water efficient property improvements through the property tax system. It is an innovative new effort to improve energy efficiency, water conservation and renewable energy generation, thereby reducing greenhouse gas emissions.

For more information

www.sonomacountyenergy.org
energyinfo@sonomacountyenergy.org
 (707) 521-6200

ENERGY UPGRADE CALIFORNIA

Funding for this program comes from the American Recovery and Reinvestment Act (ARRA, also known as federal stimulus funds). Its goals are simple: to help consumers and the building industry become knowledgeable about energy and water efficiency programs and find what financing options are available; educate building trades and the home improvement industry on jobs, training and required certifications; provide clear and consistent messages to the consumer on how to find what kind of

contractor or business is needed for a particular job.

For more information, go to

<https://energyupgradeca.org>

Rebate information

incentives@energyupgradeca.org

Program participation

program@energyupgradeca.org

MOLD

Although all mold cannot be eliminated, there are ways that you can somewhat control its growth. Contacting a contractor who specializes in this toxic substance is important. A mold specialist knows that mold spores can travel easily through air and house dust. Indoor moisture must be controlled in order to prevent mold growth; areas of moisture must be dried within 24-48 hours. For more information, please contact the Environmental Protection Agency at www.epa.gov/mold.

LEAD CERTIFICATION

As of July 2010, the Environmental Protection Agency requires that all renovators must be trained to use lead-safe work practices and requires renovation firms to be EPA-certified. This applies to residential houses, apartments, and child-occupied facilities built before 1978. This



federal regulatory program is called the Lead-Based Paint Renovation, Repair and Painting Program, or RRP. It affects contractors, property managers, and others who disturb painted surfaces. Renovation is defined as “any activity that disturbs painted surfaces and includes most repair, remodeling and maintenance activities including window replacement. This rule does not apply to any houses built after 1978. The bottom line is safety, especially regarding children, as lead is extremely toxic to the young. Your remodeler, repairman, electrician, plumber, painter, carpenter; anyone paid to perform needed renovations to pre-1978 dwellings MUST BE CERTIFIED by the EPA. For your protection, ask to see a copy of their federally recognized EPA certification. EPA’s lead regulations can be found at 40 CFR Part 745, Subpart E.

For more information you may contact

The Environmental Protection Agency
www.epa.gov/lead or you may call
 (800) 424-5323

Find qualified contractors in our online Membership Directory & Home Improvement Guide

Learn about green building, consumer rights, responsibilities, building permits, educational opportunities and more.

North Coast Builders Exchange

1030 Apollo Way, Santa Rosa, CA 95407 • Phone (707) 542-9502 • Fax (707) 542-2027
www.ncbeonline.com

Contractors State License Board Warns Californians: Don't Get Burned When Going Solar

SACRAMENTO — The Contractors State License Board (CSLB) is alerting California homeowners about the need to select a licensed and qualified contractor before signing a contract for a solar energy project. Consumers who want to “go green” and take advantage of state and federal rebates and tax credits could be preyed upon by unlicensed, unscrupulous, or unaware contractors. Unlicensed contractors in several parts of California have been convicted or are being investigated on suspicion of taking thousands of dollars from consumers for solar energy systems that were incorrectly installed or not installed at all. Consumers may not qualify for government incentives if contractors fail to enter into solar energy contracts correctly. CSLB urges consumers to consider the following tips before selecting a contractor for their home's solar power installation:

- Always check for the contractor's CSLB license. The state and federal government will not grant rebates or credits for a solar system installed by an unlicensed contractor. Ask the contractor to show you his or her pocket license and a photo identification to make sure it is the same person. Compare this to the license information at www.cslb.ca.gov to make sure this individual is a legitimate member of the business indicated on the license.
- Check the registration of sales representatives who solicit a contract on behalf of a contractor. A sales representative must be a Registered Home Improvement Salesperson (HIS) with CSLB. Ask to see the HIS registration card and ID, then check it on the CSLB website to make sure that individual is actually an employee of the licensed contractor before you sign contract.
- Check your contractor's license classification on the CSLB website. Your utility company may require that a solar system be installed by a contractor with a specific classification.
- Contractor Classifications Authorized to Perform Solar Projects

- Don't pay more than \$1,000 as a down payment or 10%, whichever is less, for any contract. There is an exception for about two dozen contractors with special, consumer protection bonds that are noted on CSLB's website.

- Don't be pressured into signing a contract by intimidation tactics, such as losing out on government incentives for not acting quickly. This might be a hint that the contractor does not have your best interests in mind. “Take a few minutes to research contractors by using the “Instant License Check” and other helpful tools on CSLB's website,” said CSLB Registrar Steve Sands. “Legitimate, licensed

**The state and federal government
will not grant rebates or credits
for a solar system installed
by an unlicensed contractor.**

contractors want customers to be comfortable and confident with the contracts they are signing. And licensees are more likely to do all that is required in order to receive available state and federal incentives for alternative energy.”

More information about hiring contractors is available on the CSLB website www.cslb.ca.gov or by calling (800) 321-CSLB (2752).

- The Contractors State License Board operates under the umbrella of the California Department of Consumer Affairs. CSLB licenses and regulates more than 300,000 California contractors, and is regarded as one of the leading consumer protection agencies in the United States. In fiscal year 2008-09, CSLB investigated more than 20,000 complaints and helped recover nearly \$36 million in ordered restitution for consumers.

Need a solar system installed?

**NCBE has licensed solar contractors listed in our online 'Home Improvement Guide'
www.ncbeonline.com**

A Homeowner's Guide To Preventing Mechanics' Liens

When you hire a prime contractor to do construction on your home, he or she typically hires laborers and subcontractors to do some of the work, and purchases materials for the job from materials suppliers. No one would dispute that a homeowner should pay for goods or services provided to improve their home. If the contractor or the subcontractors, workers or suppliers who provide goods or services to improve your property aren't paid, they can file what is called a mechanics' lien on your home.

What is a Mechanics' Lien?

A mechanics' lien is a "hold" against your property that, if unpaid, allows a foreclosure action, forcing the sale of your home. It is recorded with the County Recorder's office by the unpaid contractor, subcontractor or supplier. It means that any of these unpaid entities can claim a lien against the property until they are paid.

The prime contractor has a direct contractual agreement with the homeowner. If the contractor isn't paid, he can sue on the contract and record a mechanics' lien. But subcontractors, workers and suppliers don't have a contract with the homeowner. A problem occurs when the homeowner pays the prime contractor for all or some of the work, but the prime contractor fails to pay the laborers, subcontractors and materials suppliers that were hired to do portions of the job. If they are not paid, often their only recourse is to file a mechanics' lien on the home.

What happens when a lien is filed against your property?

A lien can result in a range of problems:

- Foreclosure, if the homeowner doesn't pay off the lien or cannot afford to do so;
- Double payment for the same job, if the homeowner pays the prime contractor and then has to pay the sub or supplier who wasn't paid by the prime;
- A cloud on the title of the property, which can affect the homeowner's ability to borrow against, refinance, or sell the property.

How can you protect yourself?

You can protect yourself from unwarranted liens by carefully selecting your contractor and responsibly managing your construction project.

Investigate your prime contractor before you sign a contract and do the following:

- Hire only licensed contractors and check the contractor's license status on CSLB's website at www.cslb.ca.gov;
- Make sure your contractor hires only licensed subcontractors, and check their licenses, too;
- Check with your local courthouse to see if the prime contractor has a history of litigation;
- Get a list of all subcontractors, laborers, and materials suppliers to be used by your prime contractor;
- Check with suppliers and workers about the payment history of the prime contractor;

Get a written contract and make sure it includes the following:

- A schedule that demonstrates when specific construction activities will start and end, (such as the framing, sheetrock work, or painting) and the projected payments tied to the contract price of these activities;
- Identification of subcontractors who will be performing these construction activities;
- Identification of suppliers who are providing materials necessary for these activities;

The Preliminary 20-Day Notice

If you receive a Preliminary 20-Day Notice, don't panic. The preliminary notice isn't a lien; it is a notice that a subcontractor or supplier has provided or will be providing goods and services to improve your property and could file a lien claim if they are not paid.

Don't expect a 20-Day Notice from a prime contractor, however – since they have a direct contract with you, they aren't required to send a 20-Day Notice.

These notices allow you to track who has a potential claim against your property. Subcontractors and suppliers must provide you with this notice in order to maintain their right to file a lien. If they don't provide you with the notice, they lose the right to file a lien.

Watch the timing, however. A subcontractor or supplier can give you the Preliminary Notice before delivering

supplies or starting work and up to 20 days after delivering supplies or starting work.

Preventing liens

Before you pay your prime contractor, deal with the possibility of a lien. The first step is to keep track of Preliminary 20-Day Notices and make sure you are aware of who can file a lien against you. There are a few specific methods you can use to make sure potential lien claimants have been paid:

1) Joint Checks

Joint checks are the simplest method of lien prevention. When the contractor presents a bill for materials or labor, compare it to the schedule of payments in your contract and the Preliminary 20-Day Notices you've received. Make sure that work was provided as described and then make out the check to both the contractor and the supplier, or the contractor and the subcontractor. Both parties will have to endorse the check, which will ensure that the subcontractors and suppliers get paid.

2) Lien Releases

The release system is designed to allow property owners to track when potential lien claimants have been paid. Here's how the lien release system works:

- Before you make a payment, you should first get a signed conditional release from the possible lien claimants.
- You or your contractor can download a copy of this release from CSLB's website at www.cslb.ca.gov. The prime contractor is required to get this release for you from the potential lien claimants, if you ask for it.
- After you receive the conditional releases, make the appropriate payment for the work that was done.
- After you pay, the contractor should get you an unconditional release signed by each of the claimants paid for the portion of the work being released. Make sure that the actual claimant signs the unconditional release.
- By law, you may withhold the next payment until you get the unconditional releases for the previous payment.

3) Notice of Completion

You can reduce the amount of time a contractor, subcontractor or supplier has to record a claim by filing a Notice of Completion with the County Recorder's office after work is completed.

This notice reduces the amount of time a contractor has to record a mechanics' lien from 90 to 60 days, and

reduces the time a subcontractor or materials supplier has to record a mechanics' lien from 90 days to 30 days.

There is a lien on your property - now what?

There are a number of reasons a lien might be invalid; for example, the work was not completed or the supplies were not incorporated into the structure. If a lien is placed on your home, you may want to consult an attorney for help in releasing the lien or identifying these issues.

Many lien claims are invalid because the contractor, subcontractor or materials supplier has failed to meet the required time lines for filing the claim. Review the Lien Requirements Checklist (below) to determine if the claimant followed the required time lines.

Lien Requirements Checklist

✓ Check to see if the Preliminary 20-Day Notice

was given to you within the strict time frames.

A subcontractor or materials supplier has until 20 days after beginning work or delivering materials to serve you a Preliminary 20-Day Lien Notice. If the notice is late, the claimant loses lien rights for work done or materials delivered more than 20 days before the notice. Laborers don't need to give you the 20-Day Notice.

✓ Check to see if the potential lien claimant filed

the mechanics' lien within the legal time frame.

The potential lien claimant must record the mechanics' lien within 90 days of:

- Completion of work
- When owner began using the improvement, or
- When owner accepted the improvement

If the potential lien claimant fails to record the mechanics' lien within the appropriate time frame, the lien isn't valid. Once a mechanics' lien is recorded, it attaches to your title and must be removed.

As previously mentioned, if you recorded a Notice of Completion, a prime contractor has 60 days to record a lien while a subcontractor or materials supplier has 30 days to record a lien.

✓ Check with the Superior Court to see if the subcontractor or materials supplier filed a timely

Lien Foreclosure Action.

A Lien Foreclosure Action is a lawsuit to foreclose the mechanics' lien. The lien claimant must file a Lien

Foreclosure Action within 90 days of the date that he or she recorded the mechanics' lien. Often a lien claimant with a valid claim will fail to follow through, making the lien invalid.

If the contractor, subcontractor or materials supplier fails to follow any of these strict time frames, you can petition the Superior Court to remove the lien.

Be aware that, although anyone can record a mechanics' lien, unlicensed contractors cannot foreclose on a mechanics' lien if the work is valued at more than \$500.

Why should you remove an invalid lien?

Even when a contractor, sub-contractor or materials supplier doesn't act to foreclose on your property, the lien stays on the county records as a "cloud" on your property title until you take action to remove it. An invalid lien can make it difficult or impossible to refinance or sell your home.

Steps to remove an invalid lien

Follow the steps below to begin the process of removing an invalid lien:

- Send the lien claimant a written request by certified mail. Keep a copy of your letter and the certification as proof of your request. Include:
 - Deviations you've identified from the Lien Requirements Checklist.
 - A request for the claimant to remove the lien. Remind the claimant that, if the lien isn't removed and you have to get an attorney to remove it, the court can award you attorney fees of up to \$2,000.
 - Keep your documentation. You may need to demonstrate

to a court that "the lien claimant is unable or unwilling to execute a release of the lien or cannot, with reasonable diligence, be found." (*Civil Code Section 3154**)

- Send the request to the claimant's last known address. Do your homework to verify that you have the correct last known address.

Sometimes, sending the letter is enough to persuade the lien claimant to release the lien.

Petition to Release the Property from the Lien

If the lien claimant doesn't remove the invalid lien, and the time has expired to record the mechanics' lien and take action to foreclose, you may petition the court for a decree to release the property from the lien. This is a complicated process that may require the services of an attorney. Refer to *Section 3154 of the Civil Code** for more information.

**Civil Code Section 3154 (f) provides that if you use an attorney and you prevail, you are entitled to attorneys' fees up to \$2,000.*

Minimize your risks and take steps to protect your home

The mechanics' lien law is complicated and confusing, and there are real risks involved for homeowners. Don't risk foreclosure, a cloud on your title, or having to pay twice for the same job. You can take steps to avoid these problems by preparing for the possibility of a lien and employing the safeguards in this brochure to protect your home and your financial stability.

Homeowners

Don't get ripped off by unlicensed contractors!

- Find licensed contractors
- Homeowner articles to save you \$\$\$
- Learn the signs of contractor scams
- What are certified green builders?
- How to shop for a contractor
- What seniors should know

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