

Fix It Directory

Fall 2012 | Seattle Area Contractor Referrals



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“This directory originated as a shared-resource of first-hand home repair and remodeling referrals from my clients and friends. All of the vendors included here they deemed reliable, honest, responsive, and definitely worth referring.”

About the Fix It Directory

Fix It is a directory of repair, remodeling, and many more small businesses that have been referred by my friends and clients over the course of many different real estate deals.

Ever done a home project?

Most of us hire a small business or even a one-person outfit when we need something done around the house. Sometimes we are very pleased with the result, but sometimes we're not. This directory originated as a shared-resource of first-hand home repair and remodeling referrals from my clients and friends. All of the vendors included here they deemed reliable, honest, responsive, and definitely worth referring. They are arranged by category - check out the [table of contents on page 4](#).

Referral is key!

I called each of the people referred to me to make sure they wanted to be included in this directory, and to get an idea of how to describe their business. Very often I was told, by people who were happy to be included, “All of my work is by referral!” And that sums it up for me, too. I welcome referrals from clients and friends—if it's someone you know and like, I know I'll enjoy helping them find a home or sell one.

Also, now that the directory is in ebook format it is easy to update! If you've just had a great experience with a service provider and want to refer them in the Fix It Directory, just let me know.

Make sure you know your needs

Remember, not all these people are licensed/bonded/insured, so be sure you're getting what you believe your project needs. Contact me to be put in touch with the person who referred the service provider.

More available online!

Want more tips on Seattle real estate? Get information, inspiration, and more at www.virginiacalvin.com.

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Fall 2012 Fix It Directory

Appliance—Repair

Bob's Appliance, 206-325-4141

"Very good, and will tell you pretty quick if it's worth fixing or not!" (referred by 3 different sources!...)

Arborists

Kathy Holzer, Out on a Limb Tree Co., 206-938-3779

treegeek@aol.com; www.outonalimbseattle.com - large tree pruning, cabling, tree removal; hedge trimming, fruit tree & shrub pruning - *"We recommend her VERY highly!"*

Ian Scott, Urban Arborist, 206-930-1427

Urbanarborist@gmail.com - Pruning of small and large trees; hedge pruning; stump removal; tree removal - *"Very professional (pruning AND removal) and had a good price."*

Architects

Amoreena Miller, Strata Architects, 206-779-5316

miller@strataarchitects.com; www.strataarchitects.com - helping people get more space out of their home - cost-effective basement remodels, additions or space reconfigurations - *"great choice for residential work (especially 'green' "*



projects).”

Leo Smith, 206-790-4087

homesbyleo@comcast.net; 23 years in business (80% are additions/remodels of all sizes, 20% are new construction, generally owners on a frugal budget) - *“Added a 2nd story AND created a MIL apt in the basement, blending new to old beautifully!”*

Bryce Thomas, BPT Architecture 206-325-1234

bryce@bptarch.com - working w/NW clients for over 20 years from simple remodels to complex additions; fun projects in the last few years have included lots of garages! New garages - studio conversions - 2 story w/trophy room upstairs...

Jerry Gropp, 206-612-7365

jgropp2@aol.com - Specializes in mid-century modern (“Northwest Contemporary”) upgrades/redos/remodels: for new owners who want to maintain the basic character yet bring the home into the 21st Century.

Attorneys—real estate

John Bowman, 206-284-2932 and Mona Smith, 206-285-1687

Both at 1629 Queen Anne N. - Purchase and Sale Agreement review, LLC formation, foreclosure/short sale experience, lien removals and more.

Phil Miller, 206-216-0733

millerlaw@nwlink.com - Condo conversions, houseboats (works as escrow agent on most Seattle floating homes purchases); also Purchase and Sale Agreement review.

Audio/Stereo Repair

Jon Ledbetter, Northwest Audio Services, 206-728-0369 at 7614

Aurora Ave N - Stereo components repair - *“Reasonable, fast*

*Leo Smith:
“Added a 2nd story AND created a MIL apt in the basement, blending new to old beautifully!”*

and friendly. Don't recycle your old audio gear, repair it! Probably saved us \$500 in replacement costs."

Basement Leaks

Lissa Lynn, American Leak Detection, 425-747-7118

office@aldnw.com - Figures out where & how water is getting in; also figures out causes of leaky water systems. *"Great explanations, with drawings."*

Perma Dry Waterproofing & Drainage, 425-277-1990

info@permadrywaterproofing.com - guaranteed fixes for wet basements; crawl spaces - *"They fixed a crack in the foundation and put a French drain in our backyard. They were awesome!"*

Carpenters (see also Contractors)

Paul Hiraga, 206-251-2412

"Expert finish carpenter and cabinet maker."

Mark Curtin, Curtin Woodworks, 206-715-0551

Old house remodels of kitchen, bath, dormers and additions - *"general contractor and skilled carpenter."*

Carpets - Cleaning

Guy Williamson, Accel Cleaning Services 206-947-1928

Carpet & upholstery steam cleaning, also tile & grout cleaning - Great quality work! Quick, reasonable prices too. Used by several clients.

Carpets - Installed

Miguel at Miguel's Carpet Service,



425-985-6352

miguelcarpetservice@gmail.com - sells carpet and/or vinyl, then installs - he brings like 50 samples, or he can source yours. *"He is so reasonable; I don't think he charges enough for his work!"*

Also - see Mike Lawrence under Linoleum - he does carpet as well!

Carpets - Repair

David, Best Carpet Repair 206-799-8138

Seattle & Tacoma area - Patching, stretching, burns, pet damage, bleach spots, seam repair... *"a genius with carpeting! He'll save you \$\$\$."*

Chimneysweeps

Randall Spreadborough, Chimney Plus Service 206-351-4063

www.chimneyplus.com - Inspection and cleaning of fireplace, hearth, chimney, & flue system. *"Very clean, quick, and reasonably priced."*

Cleaning

Suzy Lackey, office mgr Deep Cleaning, 425-282-5510

info@deepcleaning.com - Regular, one time or move-out cleaning. *"Delightfully thorough and dependable!"*

Tim Turner, Scrub Boys Professional Cleaning Service, 206-354-4187

scrubboy@scrubboycleaners.com - Most of their business is regular, scheduled cleaning. *"They are great and thorough, very organized!"*

Concrete Cutting



Tex Buxton, Economy Concrete Cutting Service 206-525-0541

30 yrs experience: cutting in basement doors/windows, basement bathroom plumbing cut-outs, venting dryers & crawl space access.

Concrete Removal

Michael Swope, Swope Excavation, 206-852-2395

swopeexcavation@hotmail.com -All forms of concrete work, excavation, and in-ground utility work. *“They broke up the concrete in our backyard with a backhoe and sledgehammer. He hardly left a mark in the yard except for the pile of concrete pieces properly sized for building the retaining wall we wanted!”*

Contractors - General (See also Remodeling & Carpenters)

Some of these companies are very hands-on and will do small projects themselves. Some have many years experience with big, complex projects. Please call me for more info and the referral source!

Vic Steiner, Vic Steiner Carpentry & Handyman Services, 206-412-9166

steinervj@comcast.net - Seattle kitchen and bathroom carpentry; residential remodels & additions - *“great w/details, extremely skilled, clean, good equipment.”*

Prestige Custom Builders, 206-722-1540

info@prestigecustombuilders.com - can help you choose the right architect and designer, matching you w/professionals who understand your vision. Award-winning custom homes & residential remodels - *“They did a fabulous, fabulous basement remodel for us!”*

Jim Kusak, Schmoe’s Construction, 206-240-6805

Over 20 years exp in renovating craftsman homes (1900-1930 era), bathrooms, kitchens, 2nd story additions; design/build or works with your architect. *“They totally re-did our master bathroom and closet space, it’s beautiful.”*

*Michael Swope,
Swope Excavation:
“They broke up the concrete in our backyard with a backhoe and sledgehammer. He hardly left a mark in the yard except for the pile of concrete pieces properly sized for building the retaining wall we wanted!”*

Mike and Andy, All Custom Built, 425-221-5770

allcustombuilt@comcast.net - mainly kitchen and bath remodels, garages or additions. Small projects as well as larger ones. *“Quick! Good! They are a 10 overall...did wiring necessary to change electrical fixtures, installed, patched/repaired/repainted.”*

Myron Medearis, 425-775-5346, cell 206-280-4612

myro8@speakeasy.net - 30+ years experience; does kitchen and bath projects but also siding and major remodels; 2nd story additions. *“Mostly works by himself but has a great group of subs to bring in.”*

Nicole Stone, Vio Design Build, 206-334-1808

Nicole@viodesignbuild.com - www.viodesignbuild.com - in business since 1999. Lots of kitchens and baths, also 2nd stories and additions; new construction from ground up. Frequently projects don't involve an architect. *“Does a lot of the work herself including - in our case - the staining and sealing of the basement floor. She also freely gave me lots of great advice!”*

See also....Remodeling or Carpenters

Countertops

Travis Hansen, Forever Green Countertop 253-691-6348

travis@4EC.biz - www.4Evergreen.com - sources and installs all countertops except laminate (recycled, paperstone, granite, marble, tile, Corian) - *“Meets with homeowner and gives them estimated cost in different materials & where to source it.”*



Crawl Space

Chris Strovas, Clean Crawls 425-508-2475 or 866-651-1700

Referred by several people. *“Did a great job, and it was a job I wouldn’t want to do!”*

Doors

Matt Sherra, Frank Lumber/The Door Store 206-362-2311

Located at 17727 15th Ave NE, Shoreline - specializing in exterior & interior door systems, & welcomes custom designs or sizes - *“Amazing selection, both in stock and online--super knowledgeable staff and can connect you with installers.”*

Drainage

Steve or Ken, Bodine Construction Co., 425-778-2557

The Cadillac of drainage companies! Basement, crawl space, yard, surface, AND structural repairs needed because of drainage problems.

Jack Calvo, Perma Dry Waterproofing & Drainage, 425-277-1990

Downspout tight lines, driveway and yard drainage, repair & replacement.

Drywall

Bruce Atwood, Ultimate Ceilings, 206-255-3293

bpawood@comcast.net - Patch, repair, remove popcorn-textured ceilings, custom “hand textures”; small additions & remodeling. Very reasonable prices.

Earthquake Retrofit

Matt Sherra & Frank Lumber, The Door Store: “Amazing selection, both in stock and online--super knowledgeable staff and can connect you with installers.”

Michael Jackson, Secure Retrofit 425-248-9304

michael@secureretrofitting.com - www.secureretrofitting.com

“family owned, go out of their way to really do a great job for you.”

Bruce Schoonmaker, A-FFIX 206-284-6226

www.earthquakeprepared.com - *“has a crew, and this is all they do.*

Fast!”

Tom Hall, 206-933-9315

Independent contractor, referred by Phinney Neighborhood Center.

Electricians

C & R Electric 206-937-3654

All of King County and into Snohomish & Pierce County as well; All electrical projects: any size repair, re-wire, remodeling.

Marty Gehl, GEHL Electricians 206-769-6142

gehlelec@yahoo.com - full range of electrical - from small repairs on up to whole house rewiring - *“put pendant lights above the kitchen counter area and over the built-in corner seating area. He was great and I’d recommend him totally.”*

Daulot Fountain, Fountain-Light Electric 206-527-5099

dfountain9@gmail.com - Panel changes, new lighting installations, new circuits or outlets, bathroom fans, whole house re-wires, internet & communication cabling, trouble shooting - *“rewired our whole 1914 house. He did a great job and was pleasant to have around.”*



Estate Sales

Alyssa Stevens, Fruit Cocktail Collectibles 206-624-8857

alyssarstevens@gmail.com - Estate sales, antique buying, appraisals, also has a small store in Georgetown - *“Awesome connections!”*

Patty Green, Sisters Antiques 206-914-6150

patty@sistersantiques.com (also has a store in Issaquah) -since 1990 - *“estate sales, will coordinate with auction houses, will help get rid of the rest, works with out of state clients as well.”*

Excavation

Michael Swope, Swope Excavation, 206-852-2395

swopeexcavation@hotmail.com -All forms of concrete work, excavation, and in-ground utility work. *“Swope Excavation did an amazing job with some friends’ retaining wall. They clearly know what they are doing!”*

Fences

Bill Langer, Garden Woodwork 206-324-7096

wdlanger@comcast.net - www.garden-woodwork.com Beautiful fences, gates, arbors and trellises—NW and Japanese style, design and installation. Also, *“happy to do design or consultation for people who want to build their own fences!”*

David Kelley, Integrity Fence Co. 425-482-0882 or 206-355-1244

Custom cedar fences & garden structures; also wrought iron railings and gates - *“Carpenters by trade, craftsmen by choice.”*



Financial Planning

Vivienne Strickler, CFP, MBA, CMFC 206-448-9107

vstrickler@vstrickler.com - 25 yrs experience providing common sense financial planning services to individuals, families and small businesses.

Floors - see Hardwood Floors

Foundations

**James Robinson, Precision Construction Concrete
206-660-5054**

"Will do the job the way you want it!" - also, residential water/ sewer lines.

Furnaces

**John Bassett, Bassett Home Heating 206-362-3890 or
425-398-1666**

All types of heating and air condition units: oil, gas, electric - also, gas fireplaces and gas water heaters, electric fireplaces. Install, clean, safety inspections.

**West Seattle Furnace,
206-935-5454**

Repair, installation - *"Honest, and do a good job!"*

Garden - Design (see also Land- scape Design)

**Amy Pennington, Go Go
Green Garden**

amyp@gogogreengarden.com



- www.gogogreengarden.com - will help you organize your garden and turn your property into an urban farm! Builds, plants and can even tend your edible garden - *“specialty is in edible organic gardens--she can do the design, the planting, the upkeep or some combination.”*

Garden - Yardwork

Steve Uglesich, Ace Lawn & Garden 206-726-2861

Lawn mowing, pruning, weeding; also patios/walkways design and installation- *“Reliable, honest and prompt.”*

Jeff Gregson, 206-372-8229 or 206.306.9012

Ongoing maintenance for owner occupied or rental properties!

Gas fireplace - Repair

Eric Leiper, Greelund Industry 253-202-3602

greelund@yahoo.com - Gas heating stoves, gas fireplaces, pellet stoves, pools and spas - repairs (since 1980).

Granite/Tile

Caesar Paterson 206-355-6070

“Meticulous, a perfectionist, charges by the square foot and has competitive rates.”

Ron Tuttle, Essential Surfaces 206-227-1317

ron@essentialsurfaces.com - licensed/bonded/insured - installs tile, stone, huge variety of hardwoods, marmoleum, carpeting (works with individual homeowners as well as general contractors) - *“Will work with you to select your materials in the showrooms - great resource when you’re STUCK!”*

Gutters

Gutter King 425-827-5055 or 425-776-0884

Lorraine dispatches - installs, cleans, repairs - reasonable prices.

*Ron Tuttle, Essential Surfaces:
“Will work with you to select your materials in the showrooms - great resource when you’re STUCK!”*

Consolidated Gutter & Sheet Metal, 206-408-1848

www.consolidatedgutters.com/seattle/ - installs, repairs - seamless aluminum, copper, steel, fascia, half-round - custom made on site; also full roofing service in all kinds of materials.

AA Window & Gutter Cleaning, 206-522-8526

brett@aawindowgutter.com - they also do roof cleaning, moss control, bird control and pressure washing and can give you an estimate over the phone or by email (using Google mapping software to get the size of your house) - in business 25 years.

Handyman

Keith Floyd, 206-355-1164

Perimeter drains, water proofing, sump pump installation, emergency water or electrical repair; fences, drywall, electrical, plumbing, roof - from small projects to major - *“seamlessly completed our fence using pieces of the neighbor’s unwanted fence. The fence is steel, but beside welding he can do anything!”*

Michael Geiger, 206-484-1093

mdxmichael@gmail.com; licensed. *“Helping hands for your home repair needs”* - Has his clients make a list of the things they need repaired or replaced and he ticks the items off one at a time, i.e. updating floors, lighting, plumbing fixtures. Small projects.

Conrad Johnson, CJ Enterprises 206-437-7030

Conrad is a licensed electrician but in addition does repair/remodeling work - *“Very good, very reasonable and will stay with the job ‘til it’s done!”*

Hardwood Floors

Nick Banchemo, Banchemo Hardwood Floors 206-850-4519

nbanchero22@yahoo.com - installation, refinishing and repair (oak, bamboo, maple plus “exotics”) - will do custom stain color for

*Keith Floyd,
handyman:
“Seamlessly completed our fence using pieces of the neighbor’s unwanted fence. The fence is steel, but beside welding he can do anything!”*

you that relates specifically to the light & other features inside your home - *“Walked us through the project so we totally knew what the plan was, plus did it at a great price.”*

Joe Vo, Golden Hardwoods 206-766-9777

In business since 1987 installing, refinishing and repairing hardwood floors throughout the Seattle area. *“He gives free estimates, and has done a beautiful & affordable job on the floors for 4 different clients in the recent past, in Phinney Ridge, Ballard, Beacon Hill and Columbia City.”*

Tim Moore, 206-356-1890

timmoore2268@hotmail.com - Currently only has time for small projects!! (150 s.f. or so, that can be done on a weekend) - *“refinished our oak and fir floors. He was very honest about our floors. This would be their last grind because they’re getting too thin and the nails are nearly exposed.”*

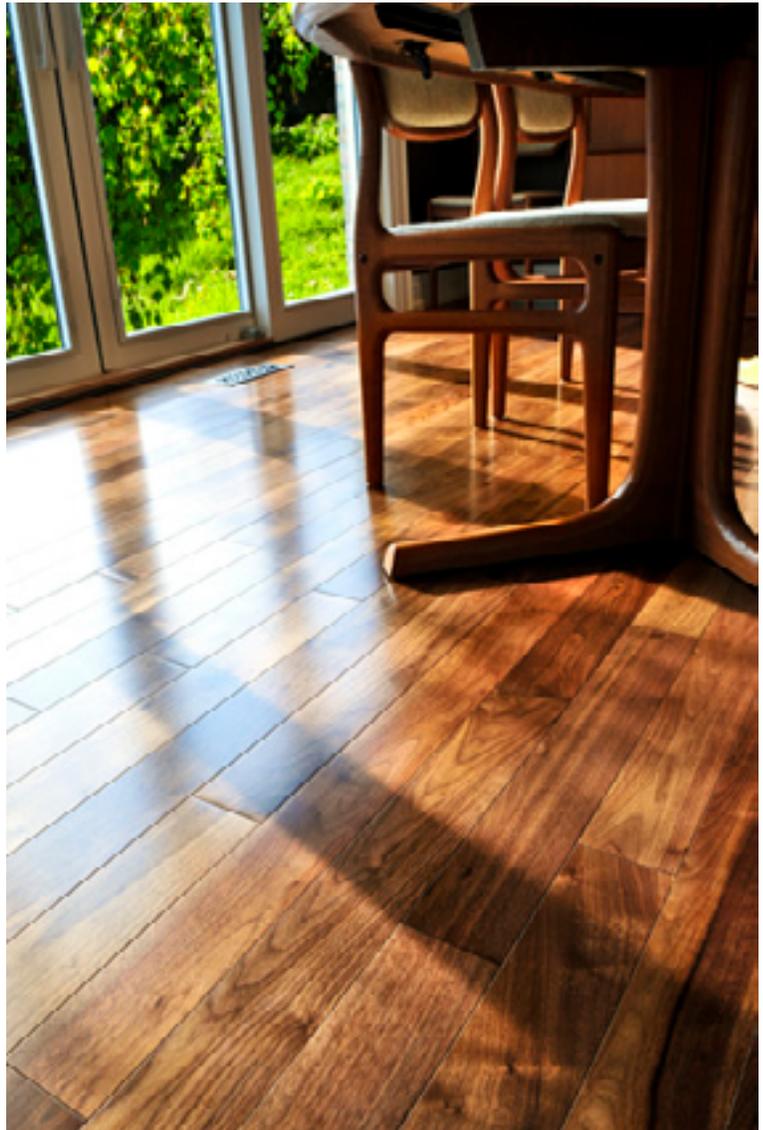
Insulation

Mike Matola, Seattle Insulation 206-335-6515

www.seattleinsulation.com - King and Snohomish counties, specializing in insulating older homes to maximize energy efficiency and comfort; also noise insulation. *“Check the picture of the typical old Seattle house on his website!”*

Einar Johanson, Einar Johanson Insulation & Glass 206-362-4031

ejwindows@comcast.net - *“protect and increase the value of your home & immediately start reducing your monthly heating bill”* - Does windows also.



Ironwork

Douglas & David Farage, Ballard Ornamental Ironwork 206-782-3343

douglas@ballardiron.com - design, fabrication, installation of gates, fences, interior & exterior railings - *“geometric - contemporary - classic iron work - everything is custom!”*

Landscape Architects

**Tom Zachary Landscape Architects
206-789-5645**

www.tomzachary.com -Design and consultation as part of your architect & interior designer team on new construction; also redesign of existing landscapes. Projects range in scope & style from large estates to small backyards, commercial sites to parks.

Landscape Construction

Tom Quinn, Perfect Lawns Inc. 425-864-0993

www.perfectlawnsnw.com - Installation of lawns, plantings, pools, ponds, outside cooking centers, drainage, retaining walls, walkways, patios, sprinkler systems - *“Grows lawns from seed, check out their great website photos! In business for 30+ years.”*

Landscape Design/Build

Wade Bartlett, Rock Solid Landscapes, 206-523-7625

info@rocksolidlandscapes.com - starts with your vision & creates the plan to implement it, from start to finish - *“Re-did our patio and drainage on a slope - it was a gnarly project and VERY well done!”* Also, did M’Illumino retreat in North Seattle (check out



www.m-illumino.com).

Bruce Bond, Vertumni Fine Landscaping & Gardening, 206-371-7746

bruce@vertumni.com - Designs, constructs and maintains gardens and hardscapes, with projects ranging from large residential estates to small courtyards - *“easy to work with, they really spend time understanding what you want.”*

Leak Detection

Lissa Lynn, American Leak Detection, 425-747-7118

office@aldnw.com - Figures out where & how water is getting in; also figures out causes of leaky water systems. *“Reviewed our deck issues PLUS had lots of tips and advice.”*

Linoleum

Mike Lawrence, Mike Lawrence Install, 206-579-9969

Installs linoleum, vinyl, laminate, engineered hardwoods and carpet - *“Fabulous! Easy to work with; will send you to the showrooms he works with and purchase the materials for you. Quick & professional.”* Also re-finishes old linoleum.

Ron Tuttle, Essential Surfaces, (206) 227-1317

ron@essentialsurfaces.com - Installation of linoleum, tile, stone, hardwoods and carpet. Works with new construction general contractors, but will also work with individual homeowners - *“Ron will even meet you at the showrooms to help you select linoleum or tiles.”*

Masonry/Tuckpointing

Brian Tinsley, 206-579-6424

Brick or concrete block: repair and construction of chimneys, fireplaces, walls, patios, steps - *“our brick mason who rebuilt our chimney last year. He did a great job. We love using our fireplace every weekend!”*

*Brian Tinsley:
“Our brick mason who rebuilt our chimney last year. He did a great job. We love using our fireplace every weekend!”*

**Ron Cantrell, Cantrell Construction & Restoration,
360-653-1321 or 425-501-9611 (cell)**

Masonry restoration in chimneys; tuckpointing; some custom stone installation and landscaping.

Music Lessons

John Calvin, Friendly Guitar Lessons, 206-789-6123

friendlyguitarlessons@moonsetmusic.com – Seattle guitar lessons for all ages, all experience levels.

Painters

Terra Misner, Artist Touch Painting, 206-406-4815

terramisner@hotmail.com - www.terramisner.com - Full service, 10 years in business, construction projects, color consulting, front doors - *“Any painting needs.”*

T.J. O’Bey, Versatile Painting Co., 206-755-5723

tj@versatilepaintingseattle.com - www.versatilepaintingseattle.com - Custom interior painting including faux finishes and murals; also exteriors. Color consulting. Certified in lead-containment procedures. 25+ years in business in Seattle.

Vitaly Voytovich, Ironstone Construction 206-979-0708

ironstoneconstruction@gmail.com - 7 years focusing just on painting but now also does demolition & some remodeling - *“They’re great, & they can do anything!”*



Eric Macrae, Fresh Paint LLC, 206-920-9524

freshpainters@yahoo.com - Interior & exterior, specialty paint finishes, murals. *“Very professional, paid attention to detail, gave us a detailed written bid, can be a colorist if need be!”*

Paving

Jay Demme, Emerald Paving Inc, 206-722-7283

jay@epaving.com - Custom grading & paving; builds tennis courts, does StreetPrint! (decorative paving solutions for asphalt, google it!) - *“They did the alley access to our new DADU.”*

AA Asphalt Inc, 253-939-0214 or 800-863-0214

Family owned business, 30+ years - Has a huge commercial division but also provides services to individual homeowners: does asphalt paving repair or replacement, also concrete driveways, driveway drainage, etc.

Pest Control

Safeguard Pest Control, 425-743-1896

www.safepest.net - Seattle and East Side - *“a ‘green company’, uses the least toxic materials available”* - sorry, they don’t do bedbugs.

Able Pest Control, 206-575-9877 or 253-867-5992

Works throughout King County, into Snohomish - 1-2 day response time and does work Saturdays! *“Very affordable, all kinds of pests including bees nests.”*

Call Critter Control for raccoons, squirrels, etc - 1-800-CRITTER!

Pet Walking/Sitting

Jill Seward, Little Furry Things, 206-427-6259



jill@little-furry-things.com - Pet sitting and dog walking: from Shoreline to Normandy Park - *"The animal caregivers are knowledgeable and carefully selected. My dog has no complaints!"*

Plasterers

John Doonan, Doonan Plastering Inc., 206-571-3937

(Sorry, no EIFS repairs) Ceiling & wall repairs, water damage repair, popcorn ceilings removed, texturing, transitioning coved ceiling to drywall.

Plumbers

Dennis, Fischer Plumbing, 206-783-4129

www.fischerplumbing.com - sewer line repair/replacement, water damage restoration, small plumbing repairs throughout Seattle area *"He was neat, quick, personable & gave us a 10% senior discount!"*

Owen Sweeney, Safe & Sound Plumbing, 206-225-5181

ovs123go@yahoo.com - usually does remodels on old houses: re-pipes, water heater, works w/contractors on custom remodels - *"He and his outfit re-piped our house & replaced the water heater while we were out of town and he did great, affordable work!"*

Tan Phan, Phan Plumbing Svcs, 206-973-6037

Throughout Seattle area, big projects or small ones. Also does sewer scopes. *"He re-plumbed our whole 1914 house. His English takes a little patience on your part, but work is great & affordable."*

O'Neil Plumbing, 206-932-5283

Longtime Seattle company:



repairs, upgrades, additions - Super dependable: experienced, professional, reasonably priced and will follow through - *“They did a great job for a very reasonable price, as well as some extra free stuff!”*

Soreano’s Plumbing, 3704 S. Ferdinand, 206-723-7373

Premium showroom for Toto products, but also does interior plumbing repairs and installations of any products - *“Good, prompt, did new fixtures and plumbing for us!”*

Pruning - see Arborists

Remodeling - see also Contractors, General and Carpenters

John Demyanovich, 206-755-8477

206webuild@comcast.net - Very experienced; does actual hands-on himself. Can do complete remodels or additions, in business since 1983 - *“John built our deck but typically works on larger projects.”*

Noah Kriegsman, NKBuild, 206-200-7571

noah@nkbuild.com - specializing in artistic smaller custom remodels, which often involve fabrication and installation of specialty metalwork or woodwork - check out their website! www.nkbuild.com

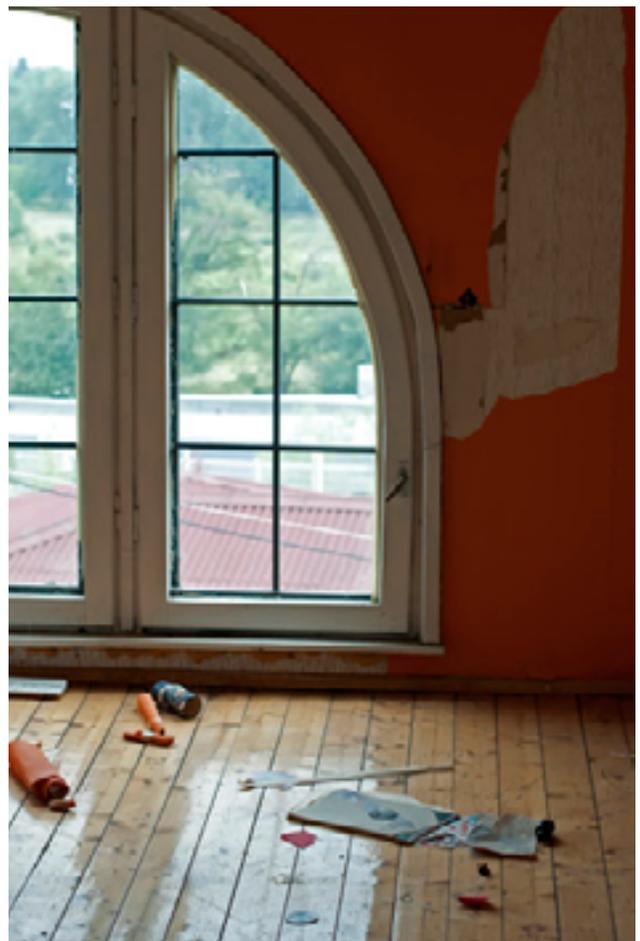
Bob Stocco, Bob of All Trades, 425-301-9265

General handyman and small contractor - *“He did a TV Room remodel for us and we were very impressed with his innovation, attention to detail and good humor. Thrifty too.”*

Roofers

Blue & Blue Roofing, Inc., 206-523-7343

info@blueandbluroofing.com - family-owned, 20+ years, repairs & replacement; does flat roofs too. Li-



censed & bonded, free estimates - *“Highly recommended!”*

A Better Roofing Company, 206-362-3278

abr@abetterroofing.com - specialize in residential re-roofing with composition (has a flat roof product called EPDM), all King Co, 20 yrs in biz - *“I would definitely recommend them!”*

Roof Cleaning - see Gutters (AA Window/Gutters)

Sewer Line

Rick Delamare, Hydro Physics, 425-775-8445

www.hydrophysics-wa.com - Video pipeline inspection, diagnosis and locating; doesn't do repairs - *“gives you an honest unbiased assessment of the situation and helps you figure out the best course of action.”*

Tracy, Metropolitan Sewer, 206-248-4940

Sewer replacement and sewer repair, works all over Seattle. Reasonable prices!

Spencer Chynoweth, Cameron Construction, 206-931-7728

spencer@nwsewer.com - pipe lining, pipe bursting, locating, , roo-tering, hydrojetting, water line repair - *“Did very good work at a good price, but work at their own pace!”*

Siding

Todd Sinicrope, Emerald State, 425-260-4498

todd@emeraldstate.com - Does cedar, cement board, shingles, but sorry! No stucco... Will do siding repairs as well as whole-house siding; Lynnwood to Renton, east side and west.

Harold Smith, R.H. Smith Co., 866-483-4040

www.rhsmithco.com - cedar shingles, Hardiplank, vinyl siding, exterior & interior painting; and has great work-arounds for LP Siding

*Rick Delamare,
Hydro Physics:
“Gives you an
honest unbiased
assessment of
the situation and
helps you fig-
ure out the best
course of action.”*

problems - *“Amazing local family business since 1933!”*

Surveyor

Thomas Woldendorp, Site Survey Mapping, 425-298-4412

tnw@sitesurveymapping.com - Works with homeowners who need boundary surveys or topographic surveys for new houses or remodels, smaller land use projects, short plats.

Tile - see Granite, Tile or Handyman or Remodeling

Upholstery

Seth or Bob Emtage, Queen Anne Upholstery 206-282-3241, 904 Elliott Ave W

www.queenanneupholstery.com - family business for over 30 years!

Upholstery, refinishing and restoration of contemporary furniture and antiques, leather furniture cleaning, repair, refinishing...PLUS yacht interiors and boat cushions!

Windows - Cleaning

Roland Hoyte, First Glass, 206-329-7432

“Brave, reliable, will do high windows!” - Does gutter cleaning and pressure washing too.

Matt Malizia, Blackbird Window Washing, 425-449-9251

Inside and out, up to 3 stories - great for townhouses.
“Quick, good and very affordable!”

Windows - Films/Tinting

Rich Sorrells, Brower Tinting & Graphics, 425-251-6849



info@tintandgraphics.com - specializing in window tinting or films, creating beautiful Japanese-style privacy screens - *“Great product for windows that look right at the neighbor!”*

Windows - New

Gordon Lopicic, PS Windows, 206-523-9900 or 206-354-5595

Windows & doors (glass or wood), screens, replaces all foggy glass, broken panes, mirrors - since 1965! - *“He can manufacture most any size for replacement, has good sources for new, and makes and repairs screens.”*

**Einar Johanson, Einar Johanson Insulation & Glass
206-362-4031**

ejwindows@comcast.net - has been doing residential window replacement for decades in the Puget Sound Region. All types, reasonable prices - *“Overall we were happy with them and our neighbor also had a positive experience with them as well!”*

About Virginia

I am a residential real estate broker with Windermere Real Estate Northwest. I compiled this directory to help my past and present clients find the best people to help out with home projects.

A Wealth of Experience

I have represented a wide range of clients in countless transactions in the Seattle area over the years: first-time homebuyers, investors, for sale by owner purchases, move-up sales, and down-sizing to retirement home sales. My clients' purchases and sales have ranged from single family homes to condos, townhomes, and multi-family buildings.

My Commitment to You

Buying or selling a property is a serious business – and involves a lot of money! – but I aim to make the process as stress-free as possible, while interacting with all parties with honesty, open communication, respect and humor.

More Available Online!

Want more tips on Seattle real estate? Get information, inspiration, and more at www.virginiacalvin.com.

