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ON THE COVER

A newly constructed 2,209 square foot home with 3 bedrooms, 2 bathrooms and 3 car garage within the Silver Shores Subdivision in Castle Rock. Beautiful interior features include energy efficient appliances, custom cabinetry and craftsman interior trim throughout. This home welcomes guests with a timber frame entry, boasts 9 foot ceilings on the main level, and highlights a coffered ceiling in the great room. Located in a gated community with spectacular lake and mountain views, lake access, and walking trails. More plans available upon request. Home built by Newrock Homes, Inc.



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Message from the 2017 LCCA President



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Americans are in love with remodeling. Television networks such as HGTV and DIY run 24 hours a day with shows like "BATHtastic" and "Design Star." Magazines, websites and blogs feature happy home owners gushing over perfect room makeovers. And with the continuing challenging economy, more home owners have decided to stay in their current home longer, which has created higher demand for remodeling.

A survey released by the National Association of Home Builders (NAHB) in 2012 shows that common remodeling projects have increased, compared to a similar survey from 2010. And nearly 50 percent of remodelers report seeing an increase in the number of home owners who undertake remodels to avoid moving, compared to the 2010 findings.

Bathroom and kitchen remodeling remain the two most common types of jobs, as they have been consistently since 2001. After 2009, however, bathroom and kitchen remodeling switched places—bathrooms became the most frequent type of job for profes-

sional remodelers. Seventy-eight percent of the survey respondents cited bathroom remodeling as one of the most common jobs, an all-time high.

Home owners are frequently asking for a high-end spa feel to their new bathrooms, with features and materials such as television screens built into mirrors, exotic wood finishes, recycled glass tiles and sophisticated lighting systems. Other popular features include those that enable a home owner to stay in their home as they age; including step-in tubs and shower stall benches and rails.

Both kitchen and bathroom remodeling projects were up 17 percent from two years ago.

Other popular jobs were window and door replacements, room additions, handyman services and whole house remodeling, although whole house remodeling is down significantly from its peak in the mid-2000s.

The motivation behind many home owners' decision to remodel has changed as well. The

top two reasons for remodeling were the need to repair or replace old or outdated components and the desire for better and newer amenities. More than 50 percent of remodelers said that these two reasons for remodeling have become more common over the past two years.

In contrast, more than 20 percent of remodelers said there was a decrease in customers remodeling to increase home values as an investment or to prepare for a sale (whether distressed or not). Remodeling to accommodate a change in the number of people living in the home also received low scores.

Whether they are inspired by the amazing makeovers shown on television shows, or their changing lifestyle necessitates repurposing spaces to make more efficient use of their home's square footage, home owners are turning to professional remodelers to help improve their home.

For more information on remodeling, contact the LCCA office.



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Message from the LCCA Executive Director



Jeanette Scibelli
Executive Director

Sooner or later you may join the millions of people who remodel their homes each year. Perhaps it was that moment when you realized that avocado green and harvest gold are no longer the in colors for today's trendy kitchens. Or maybe you had an epiphany one day as you stood in line to use your own bathroom. Whatever the impetus, the thought has crossed your mind: Maybe its time to start a home remodel. The reasons for home remodeling are as varied as the projects we undertake.

Some of these include, adding more space, upgrading cabinets, counters, appliances, and fixture, creating a floor plan that's customized for your lifestyle, improving energy efficiency with new windows, doors, insulation, and climate control systems, Increasing the resale value of your home

The first step is to develop an idea of what you want to do with your home remodel. Write a prioritized list of your needs and wants. Look at magazines and websites and collect pictures of what homes or

remodeling projects you like. The more clearly you can envision the project and describe it on paper, the better prepared you'll be in making your decision.

Think about traffic patterns, furniture size and placement, colors, lighting and how you expect to use the remodeled space. If your decision to remodel involves creating better access for someone with limited mobility, you may want to consider contacting a Certified Aging-in-Place Specialist.

You may want to improve home efficiency and hire a remodeler for green home remodeling. These projects include replacing windows and doors, upgrading heating and cooling systems, adding insulation, and other remodeling to make the home more energy-efficient, easier to maintain, and comfortable.

Figure out how much money you have to spend on the home remodeling job, furnishings, landscaping or any other cost you might incur.

Once you have created a list of what you would like out of your home, the next step is deciding how to accomplish your vision.

Hire a Professional Home Remodeler. The best way to ensure your home dreams become reality is through the work of a professional home remodeler. These remodelers are of the highest integrity and standards in the industry.

Can you do it yourself? For the handyman or woman, a do-it-yourself project is both rewarding and cost-effective. However, more than 30% of all jobs home remodelers perform come from failed do-it-yourselfers.

Should you move instead? Your needs may exceed what you can or want to do with your existing home.

If you've decided you want to hire a remodeler, contact the LCCA to learn how to choose a professional home remodeler, avoid contractor fraud, and make your dream home a reality.

LCCA MISSION STATEMENT

The LCCA exists to promote and protect the viability of the building industry by serving the members through legislative action, networking opportunities and education while striving to maintain the highest ethical standards.

We would like to thank the members of the LCCA for their support of the Lower Columbia Contractors Association. It is our hope that through industry related meetings and various events provided by the LCCA that our members and the community will gain successful business opportunities.



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What You Should Know About Hiring a Contractor, Remodeler, or Handyman

Are you planning to hire someone to work on your home or property? **You need to Hire Smart.**

We don't usually think about financial risks when planning a home repair or remodeling project. Yet each year, L&I hears from hundreds of homeowners who've hired someone claiming to be a "contractor."

The vast majority of Washington contractors are honest, skilled, and focused on satisfying their customers. But they also would agree that consumers need to be careful. The financial consequence of a bad or abandoned job can be devastating for any homeowner.

What can you do to protect yourself? Make sure you hire a registered contractor.

Contractors **ARE** required to be registered in Washington if they are:

- Doing any work that "adds to or subtracts from real estate."
- Providing advice or consultation on a construction project.
- Developing residential property or "flipping" houses.

Contractors **ARE NOT** required to be registered if they are providing services such as:

- Gutter cleaning.
- Pruning or lawn care.
- Window washing.



What is a registered contractor?

A registered contractor must maintain a surety bond, have liability insurance, and have a Washington business license. All information is available online: www.Contractors.Lni.wa.gov.

Washington state *does not* require contractors to pass a competency or skills test to become registered (though L&I does test and license electricians and plumbers.) Still, it is not legal for anyone to perform work, advertise, or submit bids without being a registered contractor.

How do bond and insurance requirements in Washington contractor laws help protect homeowners?

- **They give you financial recourse:** Required *bonds* give homeowners some financial recourse if the job is left unfinished or you are not satisfied with it. In these cases, you may take civil action in Superior Court against a contractor's bond. General contractors must post a \$12,000 bond, and specialty contractors, such as painters or landscapers, a \$6,000 bond.
- **They can cover damage:** The contractor's required general *liability insurance* coverage of \$50,000 covers damage to your property; the \$200,000 public liability insurance covers other personal damages.
- **They provide a 'known' business to work with:** A required current Washington *business license* ensures the contractor is not a 'fly by night' company and — if the contractor has employees — they are covered by workers' compensation insurance, obtained through L&I.

Note: You may ask to see your contractor's liability insurance policy

This will help you verify what it covers. Many liability insurance policies for contractors include '*construction defect*' clauses and/or '*exclusions for work outside of the contractor's normal business practices*'. Reviewing your contractor's policy with your own insurance agent may be advisable, especially for larger projects.

Check out www.ProtectMyHome.net

It's L&I's online toolbox for homeowners looking for the right contractor, where you can:

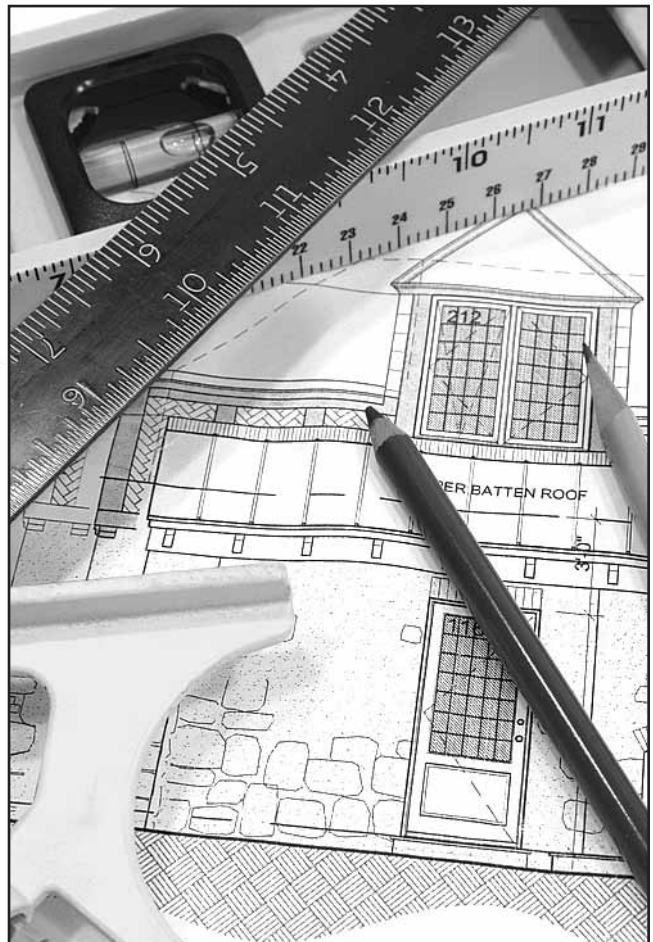
- Verify a contractor's Washington registration.
- Find out how long they've been registered and if they have workers' compensation insurance for any employees they may have on your property.
- Check for any pending or past legal actions against the contractor and their bonding company, other business names used in the past, and any past infractions.
- Download a copy of our *Hire Smart Worksheet*.
- Get step-by-step advice on how to hire a contractor.

Before you hire a contractor or remodeler:

Hire smart. L&I can help.

1. Verify their contractor registration.
2. Get three written bids.
3. Don't pay in full until the job gets done.

For more "Hire Smart" tips, go to:
www.ProtectMyHome.net



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LG ISAACSON CO. INC.
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STAR RENTALS
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INSULATION

NIPP & TUCK
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SAFWAY SERVICES LLC
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INSURANCE

WALKER INSURANCE AGENCY
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INTERIOR RESOURCES
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SCHLECHT CONSTRUCTION
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WESTWOOD ENTERPRISES LLC
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WOOD & WOOD HOMES LLC
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**C & R TRACTOR &
LANDSCAPING INC.**
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**RAWHIDE ELECTRIC
SERVICES LLC**
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HARPER CUTTING LLC
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Permit Process

- Apply for Planning Clearance
- Over the counter approval or staff review begins
- Provide requested documents and reports
- Approved Planning Clearance

- Apply for Building Permit
- Plan review begins
- Provide revisions when requested

- Building Permit issued
- Request and complete inspections
- Final Inspection
- Certificate of Occupancy issued

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PEST/DRY ROT REPAIR

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PLUMBING SUPPLIES

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HVAC PREVENTATIVE MAINTENANCE

The best way to avoid needing emergency HVAC repair is through HVAC preventative maintenance. During the spring, before the heat waves of summer being, and in the fall, before the frigid winter temperatures arrive, you should have your HVAC system checked by a professional technician to make sure it is operating properly and efficiently. Not only does this help avoid emergency situations, it can also help lower your heating and cooling costs.

HVAC Preventative Maintenance For Homeowners:

Here are a few things you can do, on your own, for HVAC preventative maintenance.

- **Change the filter:** Air filters should be replaced approximately every 90 days, but check them each month to be sure. If you have pets in your home, you'll likely need to change them more often. A good rule of thumb is that if you hold the filter up to a

light, and you can't see through it, then it's time to replace.

- **Give the AC some space:** Make sure there are no obstructions within 2 feet of your outdoor central air conditioning system. Also, be sure to keep the space clear of leaves, pollen twigs, and grass clippings from the lawn mower.
- **Inspect insulation:** Each month, check the insulation on refrigerant lines. If they are missing or damaged, they should be replaced.
- **Keep it level:** Every year, make sure that your outdoor AC system is on firm, level ground.
- **Prevent clogs:** Once per year, pour a mixture of water and bleach into the condensate drain to help prevent the buildup of mold and algae, which can lead to a clog.
- **Keep air flowing:** Always keep at least 80% of your home's registers open to avoid choking up your HVAC system.

HVAC Preventative Maintenance for a professional technician:

Twice a year, you should make an appointment to have a professional technician visit your home to inspect your HVAC system. Here are a few things we look out for on these visits.

- Check for dirt, leaves, and other debris inside the cabinet and clean the area.
- Examine the base pan for restricted drain openings, and remove obstructions as necessary.
- Assess the coil and inspect the cabinet, clean as needed.
- Go through the control box, any controls or accessories, wiring, connections and check for wear or damage.
- Inspect the compressor and tubing for damage.
- Observe refrigerant levels and adjust as necessary.

- Inspect the fan motor and blades for significant wear or damage. For older models, we may need to lubricate as well.

You can help prevent costly emergency repairs to your HVAC system by having preventative maintenance performed bi-annually. Professional technicians may also be able to help you save money by making sure your HVAC system is operating a peak efficiency.



Submitted by B&M Heating & Air Conditioning Inc.

Contact at 360-577-3633

Building? We can help.



Your Power 360.423.2210

CHOOSING A BUILDER FOR YOUR NEW HOME

Construction of new homes is expected to increase steadily over the next few years. If you are one of the many residents considering building a home, you should carefully consider who is going to build your home.

While some factors are obvious, like the quality of materials and craftsmanship, the company reputation, customer service, location and affordability; there are a few less obvious factors that you should consider when choosing a builder.

The following are some valuable questions to ask your builder candidates:

What is their design process?

You'll want to know how much input you will have in building and designing your home. If the builder/designer has a selection of preset plans, ask how flexible are those plans are and determine if those plans will meet your needs.

What is your timeline for building my home? This would be especially important if you are planning to move into a temporary home while your new home is being built.

Build times may vary based on jurisdiction, the size and features of the home, and labor capacity of the builder. For those without land and on a short timeline, some builders have speculative homes that are already built and move in ready.

Am I required to, or do I have the option to do any of the work myself? Some builders will provide a move in ready home, some will require that you put some of the finishing touches on the home, and some will allow you to participate in various phases if desired. Find a builder that allows you to participate at the "sweat equity" level that you want to invest.

Do they offer a warranty on your home? – What does that warranty cover? How long does the warranty last? Is there an extra cost for a warranty? You should look

for a builder with at least a one year warranty because the materials of new homes tend to "settle" throughout the year, which may cause disruption in the craftsmanship of your home.

Remember to Shop for Quality and Value. Look at new homes whenever you can. Home shows and open houses sponsored by builders are good opportunities to look at homes. Model homes and houses displayed in home shows are often furnished to give you ideas for using the space. You may also ask a builder to see unfurnished homes.

When examining a home, look at the quality of the construction features. Inspect the quality of the cabinetry, carpeting, trim work and paint. Ask the builder or the builder's representative a lot of

questions. Get as many specifics as possible. If you receive the answers verbally rather than in writing, take notes. Never hesitate to ask a question. What seems like an insignificant question might yield an important answer.

Submitted by Newrock Homes

Contact at 360-423-5151



ASK THE PROS SEPTIC & SEWER MAINTENANCE

All-Out Sewer & Drain Services, Inc. provide professional septic, sewer, and drain services to commercial clients, residential clients, and private businesses throughout the south western part of Washington State and north western part of Oregon. Their expert technicians answered the following questions from local homeowners.

Q: I've heard that household cleaners are detrimental to septic tank operation. How do I know what products I can safely use in my home?

A: Most household cleaners have strong warnings on their labels that should be taken seriously. If a cleaner will harm you or your pets, it will most certainly kill the bacteria in your tank. Read the label on every product that will eventually end up in your septic tank via your sewer lines. If it does not say it is safe for septic tanks, it probably is not and it would be best if it were not introduced into your system. If you have concerns about a product you are using, do not hesitate to call the manufacturer's customer service number listed on the product.

Q: I am in the process of purchasing a home in an older area of town. Several people have told me that older homes often have mainline problems. Is there any way to find out about the condition of the mainline of this home before the sale is finalized?

A: The best way to find out the condition of any mainline is to run a camera from the home to the City connection or septic tank. This procedure will show you the condition and composition of the line and pinpoint any problems. Anyone contemplating purchasing an older home or who is experiencing a reoccurring problem at their present home can benefit from this procedure. Knowing the condition of the mainline before purchasing a home can save the buyer thousands of dollars. If you would like to schedule this service, give us a call.

Q: My new home has a septic system with a pump chamber. How do I take care of it?

A: Septic and sump pumps require special maintenance. Septic pumps should be removed and

checked twice each year. Unplug the pump or turn off the power to the unit at the breaker box. Then using a water hose, rinse the pump and check the impellers to ensure they are free of debris and functioning properly. Check electrical connections and wiring for breaks or abrasions. Maintenance of a septic system that has a pump chamber is the same as other tanks. Be aware of what you put into the system. If your tank is 1,000 gallons or larger, check the depth of the "mat" every two years and have it pumped every five or so years. Smaller systems need to be checked annually and pumped every two to five years. Check and clean sump pumps annually during the dry months. If you would like more information about pump maintenance, give us a call.

Submitted by All Out Sewer & Drain Services, Inc

Contact at 360-414-8655.



SEWER & DRAIN SERVICES, INC



LOOK FOR THE REALTOR® BRAND WHEN BUYING OR SELLING

Why You Should Work With a REALTOR®

Not all real estate practitioners are REALTORS®. The term REALTOR® is a registered trademark that identifies a real estate professional who is a member of the NATIONAL ASSOCIATION of REALTORS® and subscribes to its strict Code of Ethics. Here are nine reasons why it pays to work with a REALTOR®.

1. YOU'LL HAVE AN EXPERT TO GUIDE YOU THROUGH THE PROCESS.

Buying or selling a home usually requires disclosure forms, inspection reports, mortgage documents, insurance policies, deeds, and multi-page settlement statements. A knowledgeable expert will help you prepare the best deal, and avoid delays or costly mistakes.

2. GET OBJECTIVE INFORMATION AND OPINIONS.

REALTORS® can provide local community information on utilities, zoning, schools, and more. They'll also be able to provide objective information about each property. A professional will be able to help you answer these two important questions: Will the property provide the environment I want for a home or investment? Second, will the property have resale value when I am ready to sell?

3. FIND THE BEST PROPERTY OUT THERE.

Sometimes the property you are seeking is available but not actively advertised in the market, and it will take some investigation by your REALTOR® to find all available properties.

4. BENEFIT FROM THEIR NEGOTIATING EXPERIENCE.

There are many negotiating factors, including but not limited to price, financing, terms, date of possession, and inclusion or exclusion of repairs, furnishings, or equipment. In addition, the purchase agreement should provide a period of time for you to complete appropriate inspections and investigations of the property before you are bound to complete the purchase. Your agent can advise you as to which investigations and inspections are recommended or required.

5. PROPERTY MARKETING POWER.

Real estate doesn't sell due to advertising alone. In fact, a large share of real estate sales comes as the result of a practitioner's contacts through previous clients, referrals, friends, and family. When a property is marketed with the help of a REALTOR®, you do not have to allow strangers into your home. Your REALTOR® will generally prescreen and accompany qualified prospects through your property.

6. REAL ESTATE HAS ITS OWN LANGUAGE.

If you don't know a CMA from a PUD, you can understand why it's



important to work with a professional who is immersed in the industry and knows the real estate language.

7. REALTORS® HAVE DONE IT BEFORE.

Most people buy and sell only a few homes in a lifetime, usually with quite a few years in between each purchase. And even if you've done it before, laws and regulations change. REALTORS®, on the other hand, handle hundreds of real estate transactions over the course of their career. Having an expert on your side is critical.

8. BUYING AND SELLING IS EMOTIONAL.

A home often symbolizes family, rest, and security — it's not just four walls and a roof. Because of this, home buying and selling can be an emotional undertaking. And

for most people, a home is the biggest purchase they'll ever make. Having a concerned, but objective, third party helps you stay focused on both the emotional and financial issues most important to you.

9. ETHICAL TREATMENT.

Every member of the NATIONAL ASSOCIATION of REALTORS® makes a commitment to adhere to a strict Code of Ethics, which is based on professionalism and protection of the public. As a customer of a REALTOR®, you can expect honest and ethical treatment in all transaction-related matters. It is mandatory for REALTORS® to take the Code of Ethics orientation and they are also required to complete a refresher course every four years.

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RENOVATION FINANCING

YOU'VE GOT MORE CHOICES THAN YOU THINK FOR REMODEL FINANCING.

When it comes to remodeling, most homeowners have a crystal-clear vision of what they want, right down to the drawer pulls in their new master bedroom. But when it comes to financing, that's where things become a little less certain.

There's always the go-to options: home equity loans or home equity lines of credit. Homeowners tend to gravitate towards these simply because they don't realize they have other options. Turns out, they do.

"A lot of customers just aren't aware that there is renovation financing available," says Susan Brown, Senior Vice President, Construction & Renovation Production Manager for Umpqua Bank.

Umpqua Bank offers financing options that are designed specifically for renovation and remodel projects. Projects that can be financed include energy improvements, health and safety repairs, structural modifications, or just a few simple upgrades to make a home more livable. They even include the construction of an accessory dwelling unit (ADU), an option that's become increasingly popular in metro areas as a source to gain income or house a family member.

So what's the benefit of renovation financing? For starters, it takes into consideration the value of the home after the remodel is complete. Here's a quick example: let's say some homeowners want to add another bedroom and 1,000 feet of extra space to their existing home.

Rather than base the financing on the current value of the house, Umpqua's renovation financing uses the future value of the home once the work is completed. That gives the owners significantly more borrowing power to turn their dream home into reality.

According to Brown, renovation financing can be a good way to go for people who love their location, but find they've outgrown their home. The same holds true for those who are lucky enough to purchase a house in this tight market, but then want to remodel it to create the exact home they want.

There's another benefit to consider: because renovation financing usually involves the refinance of an existing mortgage and bundling in

renovation or repair costs, it leaves homeowners with just a single payment to make each month instead of two. Which leaves more time to focus on the really important things—like picking out the perfect drawer pulls.

For more information on construction and renovation financing options or to locate a loan officer, visit UmpquaBank.com/Construction-Renovation-Loans.

Submitted by Umpqua Bank Home Lending

Contact at 360-575-3820



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- ☒ Apply for a rebate & start saving!



In the Community to Serve®

2017 Lower Columbia Association of REALTORS® (LoCAR) Board of Directors



BRAD WHITTAKER
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M Realty
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When the National Association of REALTORS (NAR) board of directors met in Washington, D.C. back in 2011, they did something remarkable by voting to enhance the performance standards of all 1,224 local Realtor Boards and all 50 state association of REALTORS. Failure to comply with any of these standards by any association is punishable by revocation of an association's charter. Even more remarkable is that this was the second time in two years that NAR had done this (the first in 2010), in the name of improving the Real Estate experience for all consumers.

The NAR is the largest trade association in America, with over 1 million members, and when you find a behemoth sized

organization that can and will raise the bar on itself, it is really quite extraordinary. The NAR wasn't forced to do this, no law was passed, no court order was imposed and no regulatory agency rule was dictated. They, as a national association, did this in order to push our local associations and our individual members to be better in every way. They did this to ensure that every Realtor was pushed to grow in competency and ethics to have a direct, positive impact on the consumer experience.

This raising of the bar is called the "Core Standards Initiative" and it has been adopted by every local and state association across our great country. These Core standards consist of six specific categories: code of ethics, advocacy, consumer outreach, unification efforts and support of the REALTOR organization, technology adoption and financial solvency.

Why does this matter, you ask? It matters because every Realtor in the Lower Columbia Association of Realtors, which covers Cowlitz, Wahkiakum and Pacific counties, is being held to a higher standard of professional development than non-Realtor offices. It matters because you should want to have the largest financial transactions in your life managed and negotiated by a Realtor not just a real estate agent. It is important to remember that

even though all Realtors are real estate agents, not all real estate agents are Realtors.

At the Lower Columbia Association of Realtors (LoCAR), we are focused on making sure that our members are supported through continuing education (CE) opportunities and that they have met their CORE and ethics requirements so that we can keep the best of the best working for every buyer and seller in Cowlitz, Wahkiakum and Pacific counties. We are supported by the largest state association in Washington known as Washington Realtors (WR), and we are grateful for their support and direction to ensure that we function at a "best practices" levels.

We know that as three associations (NAR/WR/LoCAR) we are better collectively because our focus is the enhancement and training of every licensed Realtor. We know that as a collective we can push for, and get, better trained Realtors in front of consumers which creates a better environment inside the process of buying and selling homes. From national trends and issues on the horizon, to state forms training and government actions in Olympia, to local building trends and development issues, we are stronger as a group because we can see the larger picture. Whether it is from a 50,000 ft. level or from the mountain tops or from a "boots on the

ground" perspective, all three associations are on the lookout at all times. We do this so that we can be the best advocates for our clients whether they be family, friends, referrals online leads or strangers who walk through the doors of our local office.

In the future, please remember that the Realtor R means something. It means that you are working with a real estate agent who is being held to a higher standard of conduct and training. That you are working with an agent who is investing in themselves financially to make sure that you as the consumer have the best experience possible when you buy or sell a home, second home, investment or commercial property. You are working with a person who gives back to their community because giving back matters.

We who are members of the Lower Columbia Association of Realtors, are profoundly thankful for your continued trust and business in our three county area. We look forward to continued success in helping you with all of your real estate needs and welcome you home to Cowlitz, Wahkiakum or Pacific counties!

To your real estate success,
Brad Whittaker
LoCAR Board President 2017

2017 LoCAR Executive Board



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Did you know that for 100 years REALTORS® have been helping people just like you and me turn a house into our dream home? What does that mean exactly - Isn't everyone who sells real estate a REALTOR®? No, is the short answer. The National Association of REALTORS® adopted the term "REALTOR®" 100 years ago in order to identify that its members are set apart through their commitment to protecting property ownership. "In 2016, we were proud to celebrate 100 years of distinction of REALTORS® and the power they hold in protecting the American dream, advocating for property ownership and healthy communities, and making tomorrow a better place to live." Only those real estate professionals who choose to be members of the National Association of REALTORS® are able to brand themselves as a REALTOR®. Take a moment and look up the word "REALTOR®" in the dictionary. Interesting isn't it? The word is actually owned by the National Association of REALTORS® to designate its members.

The REALTOR® brand has been strong in the Cowlitz County area since January 27, 1945. In the beginning, membership began with only 19 members. The group continued to grow and served to keep the American dream alive and well in our local communities. Fast forward to 2017 when the Lower Columbia Association of

REALTORS® (LoCAR) represents more than 250 REALTORS® and 28 Affiliate members working in Cowlitz, Pacific and Wahkiakum counties. Our membership is composed of residential and commercial REALTORS®, who are brokers, salespeople, property managers, appraisers, counselors and others engaged in all aspects of the real estate industry. Our Affiliate Members are loan officers, title experts, escrow officers, financial advisors, insurance agents, septic companies and other business professionals related to the purchase and sale of real property. Our REALTOR® members are pledged to and honor a strict Code of Ethics that has been in place for over 100 years.

One of our primary missions as an association is to promote and protect private property rights and to preserve the free enterprise system, the right to own real property, and to keep the American dream of home ownership within the reach of all. REALTORS® know the business-side of real estate, the ins and outs of an often complex, jargon and form-filled process. Let someone who knows the market guide you through, so you can get back to what you do best – take care of your family and go to work. When you are ready, a REALTOR® can help you find the home or commercial space that is right for you or your business. REALTORS® are prepared to answer your questions, show you options and guide

you through the front door. They know the local market, network with other local REALTORS® and are involved in our local communities. Our members are known for their participation with Lower Columbia CAP Meals on Wheels, Bell Ringing for the Salvation Army, benefit events for Veterans and Relay for Life. Other LoCAR members are active in their churches, schools, elected positions and service organizations. We know and love the communities we live in.

REALTORS® set themselves apart from other real estate salespeople by completing mandatory Code of Ethics education every two years. When it comes to buying or selling your office or home it is good to know that there is someone you can count on to be honest and maintain the highest standards of professionalism. Visit realtor.org/codeofethics.com to learn exactly what the Code of Ethics are and how they benefit you as a customer. You deserve a real estate professional, you deserve a REALTOR®, to guide you through every step of your transaction. Look for and ask about the REALTOR® brand. Thank you to all of our valued clients for your loyalty and business, we have truly enjoyed walking you through the front door of your new home.

**OPEN THE DOOR TO LoCAR...
THE KEYS TO YOUR SUCCESS!**

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The Lower Columbia Association of REALTORS®



Mission Statement

The mission of the Lower Columbia Association of REALTORS® is to provide the services, education and political advocacy that help its members pursue a successful real estate career. LoCAR is dedicated to promoting its membership, to enforcing the REALTORS® Code of Ethics, and to preserving private property rights.



The REALTOR® brand is one worth protecting. The term REALTOR® has one, and only one, meaning: "REALTOR® is a federally registered collective membership mark which identifies a real estate professional who is a member of the National Association of REALTORS® and subscribes to its strict Code of Ethics." In short, only those who have joined the National Association are able to call themselves REALTOR®, anyone else is violating Federal Trademark Laws.



NATIONAL ASSOCIATION of REALTORS®



PROMOTE • EDUCATE • ADVOCATE • ENGAGE

REALTORS® KNOW... 5 Things to do Before Putting Your Home on the Market

1. PARTNER WITH A PROFESSIONAL.

Partner with a REALTOR®. Not every real estate brokers is a REALTOR®. Only REALTORS®, those who choose to be members of the National Association of REALTORS® and agree to abide by the Highest Standard of Conduct – the REALTOR® Code of Ethics, can use the trademark and word REALTOR®. As a consumer, whether you are buying or selling, you want someone who will provide you the best guidance throughout your real estate transaction. Insist on

a REALTOR®. To find out if your broker is a REALTOR® contact the Lower Columbia Association of REALTORS® at 360-560-9987.

2. ORGANIZE AND CLEAN.

Pare down clutter and pack up your least-used items, such as large blenders and other kitchen tools, out-of-season clothes, toys, and exercise equipment. Store items off-site or in boxes neatly arranged in the garage or basement. Clean the windows, carpets, walls, lighting fixtures, and baseboards to make the house shine.

3. GET REPLACEMENT ESTIMATES.

Do you have big-ticket items that are worn out or will need to be replaced soon, such your roof or carpeting? Get estimates on how much it would cost to replace them, even if you don't plan to do it yourself. The figures will help buyers determine if they can afford the home, and will be handy when negotiations begin.

4. FIND YOUR WARRANTIES.

Gather up the warranties, guarantees, and user manuals for the furnace, washer and

dryer, dishwasher, and any other items that will remain with the house.

5. SPRUCE UP THE CURB APPEAL.

Pretend you're a buyer and stand outside of your home. As you approach the front door, what is your impression of the property? Do the lawn and bushes look neatly manicured? Is the address clearly visible? Are pretty flowers or plants framing the entrance? Is the walkway free from cracks and impediments?

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DIANA DAVIS-Real Living Real Estate

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CHRISTINE SCHOTT-Windermere Real Estate

2016 REALTOR® ROOKIE OF THE YEAR
TIMI HARRIS-Windermere Real Estate

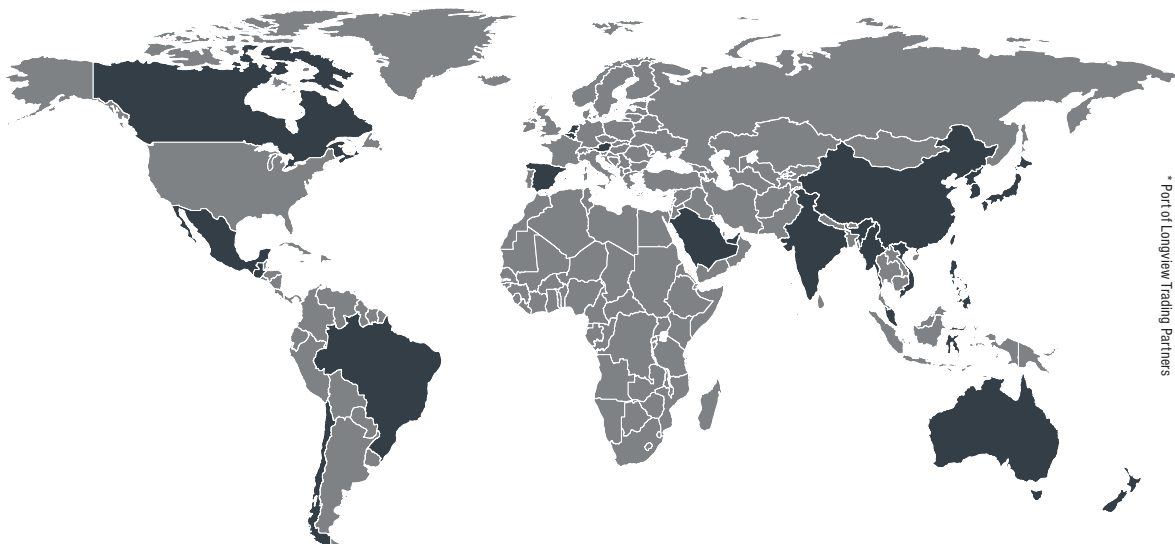
2016 AFFILIATE OF THE YEAR
MIKE BETTINESKI-Guild Mortgage

The Lower Columbia Association of REALTORS® extends congratulations to the 2016 REALTOR® Award Winners. Nominees were named by their fellow members for their outstanding achievements, contributions and participation within the community and REALTOR® Association. Awards are not based on sales.

**CONGRATULATIONS TO EACH OF THE
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REALTORS® have been proudly serving the communities in Cowlitz County for 70 years. Not every real estate broker is a REALTOR®. Only REALTORS®, those who choose to be members of the National Association of REALTORS® and agree to abide by the Highest Standard of Conduct – the REALTOR® Code of Ethics, can use the trademark and word REALTOR®. As a consumer you deserve more. Insist on a REALTOR®. To find out if your broker is a REALTOR® contact the Lower Columbia Association of REALTORS® or for more information call Kalei C. LaFave at 360-560-9987.





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The mission of the Port of Longview is to promote commerce and economic development through strategic public investments for the benefit of our communities. We have a long history of providing a strong economic foundation for our region and are preparing for a future of Port driven prosperity – and that's something we can all be proud of. 🇺🇸



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COWLITZ COUNTY COMPREHENSIVE PLAN UPDATE

As many citizens of the county are aware our County Commissioners are in the process of updating the County Comprehensive Plan. It has not been updated in 30 years.

You can see the entire Draft Plan Document on the Cowlitz County Government website at: www.co.cowlitz.wa.us - Click on the Building & Planning tab, then Comp Plan Update.

While a lot of work has already gone into the document, the Commissioners are soliciting input from citizens, via the website or at Public Hearings. The Hearings calendar is also available online.

The new proposed Comp Plan contains six Land Use Classifications:

Urban – 6,000 sq. ft. lot minimum, with 60 ft. minimum lot width.

Suburban – Ranging from 15,000 sq. ft. to 2 acres with a minimum lot width size of 60 ft.

Rural – Minimum 2 Acres, with minimum lot width of 180 ft.

Smallholding – Minimum 5 Acres, with minimum lot width of 180 ft.

Remote – Minimum 10 Acres, with minimum lot width of 180 ft.

Economic Resource Land (Agri culture, Timber, Mining) – Minimum 38 Acres, with minimum lot width of 180 ft.

The plan does not specify if the minimum lot widths are simply road frontage or the minimum for the entire lot width.

Currently, there are many two acre lots in rural neighborhoods that are long and narrow, that are less than 180 ft wide. It does not appear to have a negative effect.

These are highly desirable neighborhoods.

It allows many people that want to live in the rural area a chance to have their slice of the American Dream. They can plant some fruit trees, or have a few animals. Or, just keep it covered in fir trees for privacy.

A minimum lot width of 180 ft. is too restrictive on a 2 acre parcel. It will limit the ability of many property owners to subdivide larger parcels, and may not be conducive to highest & best use of the land, depending on the topography.

It will also create a shortage of

buildable parcels in the county; reducing development, reducing property tax income, & reduce funding for our schools.

The more requirements and restrictions that are imposed on developing private property, the more the cost of homeownership goes up, and the availability for homeownership goes down.

Under Rural Land Use Category Goal LU 10: Policy LU 10.4 - states, "The Rural classification shall generally extend 1200 feet from adequately maintained public roadways."

This policy serves no purpose other than to limit development. If a property owner is willing to pay the expense of bringing services more than 1200 ft. from a public roadway, they should be allowed to do so.

Without this policy change it would mean that any parcel greater than 1,200 ft from a maintained roadway would automatically resort to the Smallholding Land Use Category, which would require a 5 acre minimum, -- as opposed to the 2 acre minimum for surrounding property owners.

On the Comp Plan Draft Map, Smallholding lands are indicated in light blue. Many of the proposed smallholding lands are sandwiched in between 2 acre minimum rural areas, creating unfair land use requirements between next door neighbors.

It also stifles commerce. A landowner may be depending on the subdividing of their property to finance a child's education, fund a retirement account, or give to a family member.

Artificial limits on growth increases costs for everyone county wide, just as we have seen in counties that have implemented the Growth Management Act.

Lastly, under the Small Holding Land Use Category, we need assurance that "Clustered Development" remains a choice, not a mandate.

There also needs to be a provision for Flag Lots in the Rural Land Use element, with 25 ft. road frontage minimum. Currently, there is no such provision.

Throughout the proposed Comp Plan there are references to "Encourage and support continued localized land use

planning efforts, such as the creation of Community Planning Areas (CPA)."

This will create de-facto homeowners associations in rural areas AFTER property owners have already purchased a home; that can impose greater densities and design standards.

It will create extra work load for the Building & Planning Department, and create confusion for buyers throughout the county trying to figure out what the rules are in different neighborhoods.

Also, the complexity this will add to the county building & planning department has not been fiscally scoped.

CPA's are not a required element of the Comp Plan.

If CPA's are not removed from the Comp Plan, it must include guidelines stating notification, by certified mail, to all affected property owners within the proposed area; and approval of a Community Planning Area shall be established only by a majority of the property owners affected.

There would also need to be easily accessible public information on where the CPA's are, the boundaries, and what the rules are for design standards and densities.

You still have a chance to lend your voice to help shape the new Cowlitz County Comprehensive Plan. Please send a message to your County Commissioner.



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LEGO® Birdhouse Building Competition



At the Home, Garden & Leisure Show
Saturday May 20th Cowlitz County Expo Center

Contest Entry Form

Ages 5-8 years: Sign in begins 10:30 am, Competition from 11:00 am -12:00 pm
Ages 9-14 years: Sign in begins at 1:30 pm, Competition from 2:00-3:00 pm

Name of Child _____

Age as of 5/20/2017 _____

Address _____

Name of Parent _____

Phone Number _____

Email (for registration confirmation) _____

Registration Deadline is 5/15/2017 and limited to the first 20 contestants per age group

Release Form

I, (print name) _____, parent or official guardian of (child's name) _____, hereby grant permission to the City of Longview Parks & Recreation representatives to take and use photographs and/or digital images of my child for use in news releases or websites. I understand that my child's name and identity may be revealed in descriptive text or commentary in connection with the image(s). I authorize the use of these images without compensation to me. All negatives, prints, digital reproductions and shall be the property of the Lower Columbia Contractors Association.

Parent or Guardian Signature

Date

Mail, Email or Fax this completed form
by 5/15/2017 to:

Longview Parks & Recreation

2920 Douglas St

Longview, WA 98632

Email: karry.williquette@mylongview.com

Fax: 360.442.5955 Questions? 360.442.5409

Sponsored By:



Come see us at the event Sat, May 20th to Buy, Sell, Trade Lego!

2017 LOWER COLUMBIA CONTRACTOR'S ASSOCIATION

HOME & GARDEN & LEISURE SHOW

PRESENTED BY:



SATURDAY

MAY 20, 9AM-5PM

SUNDAY

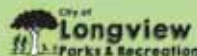
MAY 21, 10AM-4PM

COWLITZ COUNTY EXPO CENTER



LEGO® Birdhouse Building Competition

Sign up for the LEGO® Birdhouse Building Competition for children ages 5 - 12. The Competition will be held Saturday May 20, pre-registration is required. Prizes for 1st, 2nd and 3rd will be awarded among two age groups. Learn more at lcca.net.



WORKSHOPS

- Basics of Composting
- Easy Way to a Great Lawn
- Feel the Heat - Growing Peppers
- Fruit Tree Pruning for Summer
- Growing Vegetables
- Propagating Plants
- Spice of Life - Growing Herbs
- Tips to Control Moles

Free Workshops are sponsored by
WSU Extension and WSU Cowlitz
County Master Gardeners

EXPLORE

- Landscaping
- Heating & Air Conditioning
- Home Décor
- Solar Energy
- Remodeling
- Roofing
- Siding & Windows
- Equipment
- Leisure Activities
- Banking
- Farmers Market
- Tiny Homes

SPONSORS

- B & M Heating
- C&R Tractor
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- Fibre Federal Credit Union
- Lexar Homes
- Newrock Homes
- Renaud Electric Heating & Cooling
- Specialty Concrete
- Watkins Tractor & Supply

Event Information at www.LCCA.net

LOWER COLUMBIA
CONTRACTORS ASSOCIATION
"Building Our Future Together"

MULCHING FOR HEALTHIER AND ATTRACTIVE FLOWER BEDS

Proper mulching results in healthier, more attractive and, in some cases, better producing flower beds. Organic mulches, such as wood chips, pine needles or cocoa hulls, look best in most ornamental plantings and can provide more benefits than inorganic options, such as plastic or fabric. Proper application and maintenance further ensures the bed receives the maximum coverage

WEED CONTROL

Mulch smothers weeds when used properly. A 3-inch mulch layer prevents sunlight from reaching weed seeds in the soil, reducing the chances of germination. Any seedlings that survive often die before they breach the mulch layer. What few weeds do invade usually pull up easily because they aren't receiving enough sunlight to produce long anchoring roots. Organic mulches suppress up to 75 percent of weeds, according to Northcoast Gardening. Using a weed blocking fabric beneath an organic mulch layer can prevent nearly all weeds.

MOISTURE MANAGEMENT

The top layer of garden soil can bake in the sun, especially during the hot, sunny weather. Frequent watering prevents this problem, but much of the moisture is lost to evaporation. Mulch slows down evaporative water loss and keeps more moisture in the soil near plant roots. A suitable layer can reduce irrigation needs so flower beds only require one or two deep waterings a week instead of daily watering. Since the top of the soil is protected, it doesn't develop a hard crust, which prevents moisture from soaking in when you do water or, when it rains.

SOIL INSULATION

Early spring applications of mulch can help keep the soil cool into summer, extending the season for flower varieties that prefer cooler soil. Applications after the soil warms helps maintain warm soil temperatures for heat-loving flowers. Mulch also insulates perennial plant roots during winter. It protects the roots from winter temperature fluctuations and light frosts that can kill more tender plants.

SOIL IMPROVEMENT

As mulch breaks down and decomposes, it leeches nutrients into the soil. Usually old mulch isn't removed from the bed. Instead, a fresh layer is added on top when necessary so the old mulch can continue to feed the soil. You can till old mulch into annual beds before planting, if preferred, where it can improve the organic structure of the soil.

APPEARANCE

A well-mulched flower bed looks neater and more pulled together compared to one with bare soil. Mulch can fill in between newly planted flowers until they grow and spread over the bed on their own. The mulch also provides a demar-



cation between the flower bed and surrounding lawn from splashing up onto foliage and petals when you water, so plants, instead of mud splatters, remain the focal point.

Mulch blown in by C&R Tractor's highly-skilled operators has a smooth, consistent finish unattainable by any other method of application. The overall beauty of your entire landscape

will be enhanced by the velvety, manicured finish our operators apply to every project we do. When C&R Tractor's crew is finished, your landscape will look its absolute best!

**Submitted by C&R Tractor.
Contact at 360-577-8288**






www.advancedmessaging.us

360-425-6736

2017 *Government Contact Directory*

CHAMBER OF COMMERCE

Castle Rock	360-274-6603
Kalama	360-673-6299
Kelso-Longview	360-423-8400
Woodland	360-225-9552

COWLITZ COUNTY

County Commissioners	
Arne Mortensen – Dennis Weber – Joe Gardner	360-577-3020
Building & Planning Department	360-577-3052
Building & Planning Director – E. Elaine Placido	
Public Works Director – Brad Bastin	360-577-3030

CITY OF CASTLE ROCK

Building Department	360-274-8181
Building Permits – Joanne Purvis	
Zoning & Planning – Deborah Johnson	360-577-3041
Public Works Department	360-274-7478
Public Works Director – David Vorse	
Contact the Department of Labor & Industries for electrical inspections.	360-575-6923

CITY OF KALAMA

Building & Planning Department	360-673-5211
Building & Planning Clerk – Susan Junnikkala	
Public Works Department	360-673-3706
Public Works Superintendent – Kelly Rasmussen	
Contact Susan for zoning, plan reviews and building inspections.	
Contact the Department of Labor & Industries for electrical inspections.	360-575-6923

CITY OF KELSO

Community Development Department	360-423-9922
Community Development Director – Michael Kardas	
Planning Manager – Tammy Baraconi	
Building Inspector	
Zoning & Planning	
Contact the Department of Labor & Industries for electrical inspections.	360-575-6923

CITY OF LONGVIEW

Community Development Department	360-442-5086
Community Development Director – John Brickey	
Electrical Inspector – Wayne Wagner	360-442-5085
Inspection Line	360-442-5090
Residential Building Inspector – Erik Byman	360-442-5084
Commercial Building Inspector – Mike Murray	360-442-5089
Public Works Department	360-442-5200
Public Works Director – Jeff Cameron	
Business License Department	360-442-5000

CITY OF WOODLAND

Community Development Department	360-225-7299
Community Development Director – Amanda Smeller	
Building Division	360-225-7299
Building Official – Wesley Baumgardner	
Public Works Department	360-225-7999
Public Works Director – Mike Strauch	
Contact the Department of Labor & Industries for electrical inspections.	360-575-6923

STATE OF WASHINGTON – DEPARTMENT OF LABOR AND INDUSTRIES

Inspection and Compliance Department	
Electrical Inspection Request Line	360-575-6923

811 CALL BEFORE YOU DIG

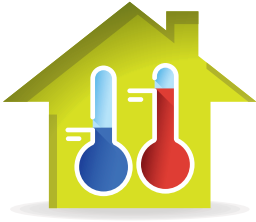
Call before you dig line	811
Washington Utilities Coordinating Council ..	www.washington-ucc.org
Cowlitz County Utilities Coordinating Council	360-425-8820
www.cowlitz811.com	

COWLITZ ECONOMIC DEVELOPMENT COUNCIL

Ted Sprague	360-423-9921
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PORT DISTRICTS

Port of Kalama	360-673-2325
Port of Longview	360-425-3305
Port of Woodland	360-225-6555



HEATING AND COOLING YOUR HOME

Did you have to sit down when you opened your PUD bill this winter? With the prolonged cold weather we used a lot of energy to stay warm, and to stay comfortable was even more expensive!

Today's heat pump technology has some great options to decrease your energy usage and increase your comfort.

If you need a reliable, efficient solution for heating and cooling, a heat pump, ducted or ductless, is right for you. As the name suggests, heat pumps move heat from one place to another. Even in air that seems cold, heat energy is present. When it's cold outside, heat pumps extract outside heat and transfer it inside. When it's warm outside, they reverse this process to push unwanted heat outside.

DUCTED HEAT PUMP SYSTEMS

For an already ducted home a variable speed heat pump gives you precise comfort by running at the exact speed needed to keep your home comfortable. This allows the variable speed compressor, outdoor fan, and indoor fan to vary operating speed and BTU as the temperature outside changes, slowing down or speeding up gradually in as little as 1/10 of 1% increments to keep comfort within 1/2° of the thermostat setting.

Variable speed is not new technology. Trane was the first in the industry to apply variable speed technology to residential air conditioning. Variable speed technology is now to the next level of comfort and efficiency, with systems that intuitively adjust to changing heating and cooling needs, working only as hard as it has to and often at lower, more efficient and quieter speeds.

Variable speed heat pump systems eliminate uncomfortable temperature swings by staying within 1/2° degree of your setting. By automatically reducing its output capacity and through longer run times, variable speed heat pumps operate at more efficient, quieter speeds rather than cycling on and off to maintain your desired comfort settings.

DUCTLESS HEAT PUMP SYSTEMS

Ductless heat pump systems are another great idea. Ductless heat pump systems also have a variable speed compressor, outdoor fan, and indoor fan to vary operating speed. Ductless heat pumps use this cutting edge technology to provide unmatched energy efficiency, performance and control to home cooling and heating. The great advantage of a ductless system is no ductwork. The cool or heat is sent directly into the room you want to heat or cool. None of the heat or cool is lost as it travels through ductwork. Installation is less obtrusive with only the need for installing copper refrigerant lines between the indoor and outdoor units. There is no need to give up closet space or storage space in the attic. It's never been easier to keep everyone in your house comfortable, without spending a fortune on your energy bills.

Whether you have a single uncomfortable room, you're renovating your entire house, or you're building a home from scratch, ductless heat pumps can fit your unique needs. Because ductless systems focus on individual living spaces

rather than treating every room the same, it's more customizable, more energy efficient and easier to install.

INSTALLATION

When it comes to installation of this great technology, manufacturers recognize that not all companies are the same. Today's heating and cooling manufacturers seek out dealers willing to go the extra mile and stand behind their work. Trane has their "Comfort Specialists," Mitsubishi has their "Diamond Dealers," American Standard has their "Customer Care Dealers," Lennox has "Dave Lennox Premier Dealers,"

Carrier has "Factory Authorized Dealers" and the list goes on. When a dealer has taken the time to insure their customers have had a top tier experience, their manufacturer recognizes that level of service with these types of awards. It is a good sign to look for so you receive the service you deserve when investing in this great heating & cooling technology.

Submitted by Renaud Electric Heating & Cooling

Contact at 360-423-1420



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**FRESH, HIGH-QUALITY CONCRETE
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ATTENTION HOMEOWNERS:

WHAT IS WASHINGTON 811?

A FREE service paid for by buried utility operators.

Uniform Color Code for marking underground utility lines.

	Proposed Excavation
	Temporary Survey Markings
	Electrical Power Lines, Cables, Conduit and Lighting Cables
	Gas, Oil, Steam, Petroleum or Gaseous Materials
	Communication, Alarm or Signal Lines, Cables or Conduit
	Potable Water
	Reclaimed Water, Irrigation and Slurry Lines
	Sewer and Drain Lines

Find Out What is Buried Before You:

- Install a fence
- Build a deck
- Plant trees
- Build a shed
- Dig a well or septic tank
- Install sprinkler systems
- Install private utilities to a shop, barn, garage, greenhouse, etc.

How do I start?

Two business days before you start digging:

CALL 811 to speak to a live person that will take down your project details; it takes about 10 minutes. Or - BYPASS the call center and complete the process online via Itic; an option that allows you to enter your call before you dig request online from any device that gives you access to the internet. No waiting on the phone.

Homeowners Go Online:

<http://www.callbeforeyoudig.org/washington/index.asp>

Professional Excavators Go Online:

<http://www.callbeforeyoudig.org/washington/index.asp>

What Happens Next?

The utility companies will send a worker to locate buried lines (for FREE) that might be near your proposed digging area. They will only mark the lines they own. They will not mark any private lines, such as: lines going to fire pits, BBQ's, fountains, spas, yard lights, out buildings, etc.

Each utility company will mark their lines (for FREE) using paint, chalk, flags or whisks using a standard color code.

What will it cost me?

Nothing! The entire process is paid for by the utility companies to help PREVENT DAMAGE to their buried lines.

Do I need a permit to call 811 to get buried lines located and marked? – NO!

How long will the process take? - Except in cases of extreme acts of nature, workers will be out within 2 business days (not including week-ends or holidays) after you call 811 or complete the process online.



**Know what's below.
Call 811
before you dig**

**Cowlitz County Utilities
Coordinating Council**

LOCALLY OWNED SERVPRO WITH A FEW HELPFUL FIRE & WATER DAMAGE TIPS

You may have heard our voices on the local radio stations or have seen our commercials on TV, with our green vehicles or perhaps we have met and shaken hands. If so, fantastic, if not let us introduce ourselves. We are the people who you want to know but never wish to see.

SERVPRO specializes in Fire & Water Damage Cleanup and Restoration of residential and commercial property. Some other services we provide are smoke and soot cleanup, mold inspection and remediation, sewage and toilet overflow cleanup, crawl space cleanup, trauma and crime scene cleanup, vandalism cleanup, board ups and carpet cleanings.

Being local and being involved in our community are very important to us. SERVPRO of Longview/Kelso started out in Longview in 2011 with owners Ryan and Lacey "Fowler" Grady. ServPro employs twelve full time employees and every employee lives right here in Cowlitz County.

With the wild winter weather we have had the last three months and all the rain that is still to come, more accidents are sure to happen.

HERE ARE A FEW HELPFUL TIPS FOR YOU REGARDING FIRE OR SMOKE DAMAGE AND WHAT TO DO UNTIL HELP ARRIVES.

DON'T - Attempt to wash any walls or painted surfaces.

DON'T - Attempt to shampoo carpet or upholstered furniture.

DON'T - Attempt to clean any electrical appliances (TV sets, radios, etc.) that may have been close to fire, heat or water without consulting your local SERVPRO Franchise Professional.

DO - Limit movement in the home to prevent soot particles from being embedded into and carpet.

DO - If electricity is off, empty freezer and refrigerator and prop doors open to help prevent odor.

DO - If heat is off during winter, pour RV antifreeze in sinks, toilet bowls, holding tanks and tubs to avoid freezing pipes and fixtures.

HERE ARE A FEW HELPFUL TIPS FOR YOU REGARDING WATER DAMAGE AND CONTAMINATING WATER AND WHAT TO DO UNTIL HELP ARRIVES.

DON'T - Enter rooms with standing water where electrical shock hazards may exist and never enter affected areas if electrical outlets, switches or electrical equipment are exposed to water.

DON'T - Leave books, newspapers, magazines or other colored items on wet carpets or floors to cause staining.

DON'T - Spread contaminated water by walking unnecessarily on damaged or wet areas.

DON'T - Turn on the HVAC system if there is a possibility of spreading contaminated air.

DON'T - Use household fans to dry the structure.

DO - Shut off the source of water if possible or contact a qualified party to stop the water source.

DO - Turn off circuit breakers for wet areas of the building, when access

to the power distribution panel is safe from electrical shock.

DO - Avoid all contact with sewage water and items contaminated by sewage water and wash your hands thoroughly if contact happens.

Servpro understands the stress and worry that comes with a fire and/or water damage and the disruption it causes your life and home or business. When fire and water takes control of your life we help you take it back. We will help minimize the interruption to your life and quickly make it "like it never even happened."

Visit our website at ServproLongviewKelso.com to learn more about us.

**Submitted by ServPro of
Longview / Kelso**

Contact at 360-703-3884



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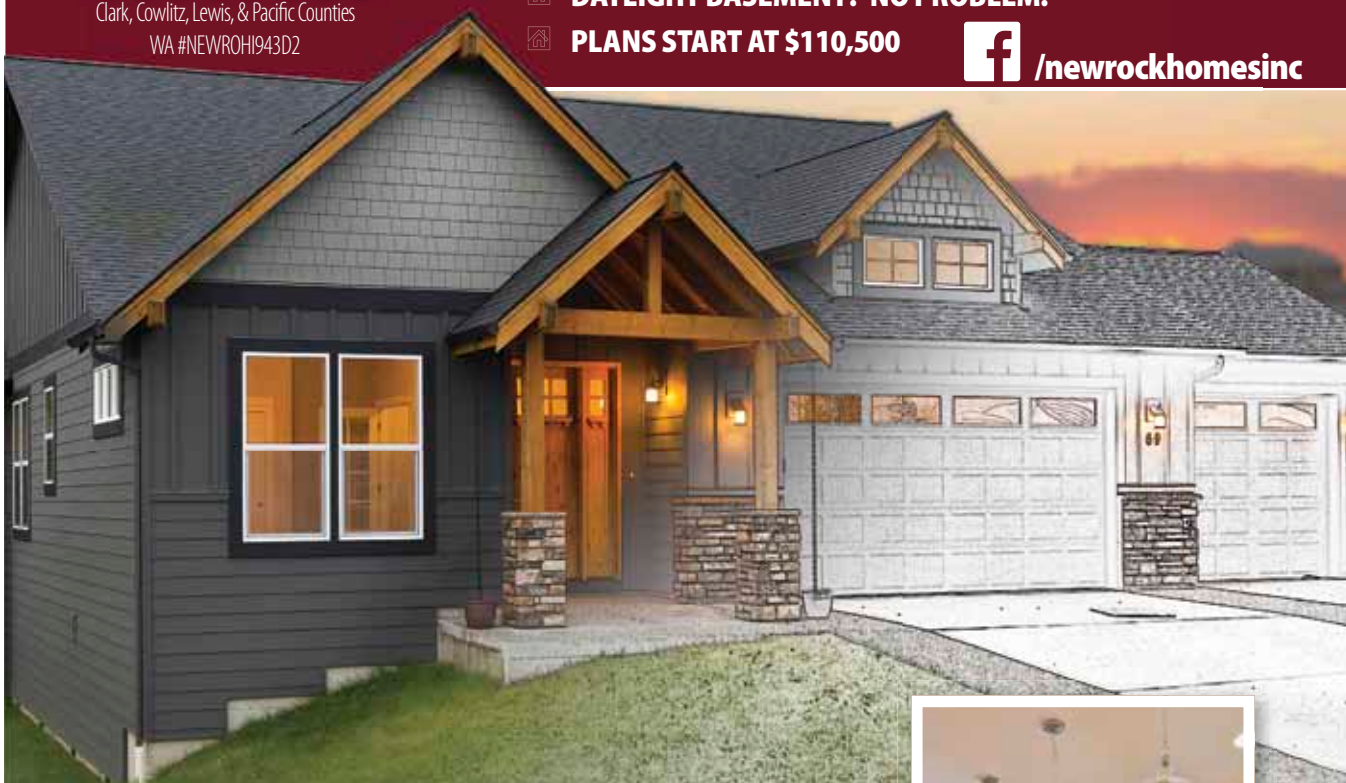
DAYLIGHT BASEMENT? NO PROBLEM!



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/newrockhomesinc



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www.NewRockHomes.com

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