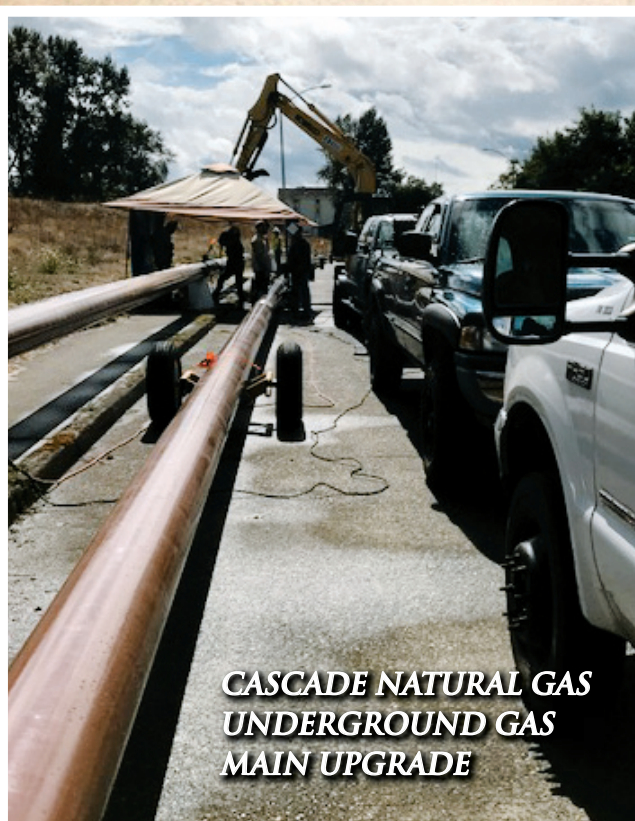


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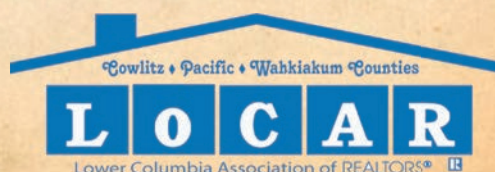


FALL HOME MAINTENANCE TIPS

2017



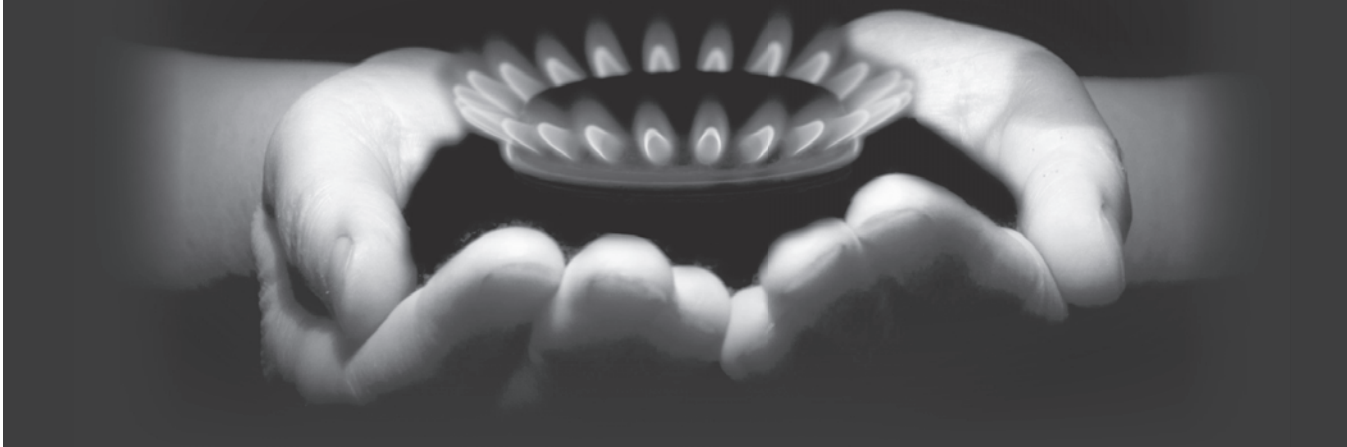
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ON THE COVER

CASCADE NATURAL GAS IS COMMITTED TO IMPROVE INFRASTRUCTURE IN LONGVIEW, WA



Cascade Natural Gas Corporation (CNGC) will begin upgrading underground gas mains on 3rd Ave between Washington St and Hudson St of Longview on August 21 and expects to conclude the project by approximately October 31. The project is part of CNGC's continuing maintenance program to ensure safe and reliable natural gas service well into the future for its customers.

CNGC is committed to completing the work with

as little inconvenience to the community as possible. While there will be some noise along with parking and traffic disruptions, professional care is being taken to communicate with the businesses throughout the upgrade. The 811 system will also be used to ensure utilities are properly marked and not disturbed.

CNGC has partnered with Brothers Pipeline Corp. to facilitate the installation of the natural gas lines. CNGC

commitment on improving its facilities in Longview which demonstrates its continued commitment to the community.

CNGC is a natural gas distribution company serving approximately 277,400 residential, commercial, industrial and transportation customers in 96 communities in Washington and Oregon. Cascade is a subsidiary of MDU Resources Group, Inc., a multidimensional natural resources

enterprise traded on the New York Stock Exchange as "MDU." For more information about MDU Resources, visit the company's website at www.mdu.com. For more information about Cascade, visit www.cngc.com.

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THE DAILY NEWS

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| WASHINGTON'S WORKING PORT

Message from the 2017 LCCA President



President
Jason Schoonover
Affordable Construction
360-261-0866

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 professional 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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email: lcca@lcca.net
on the web: www.lcca.net

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Message from the LCCA Executive Director



Jeanette Scibelli
Executive Director

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.



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 Remod-

eler. 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.

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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:

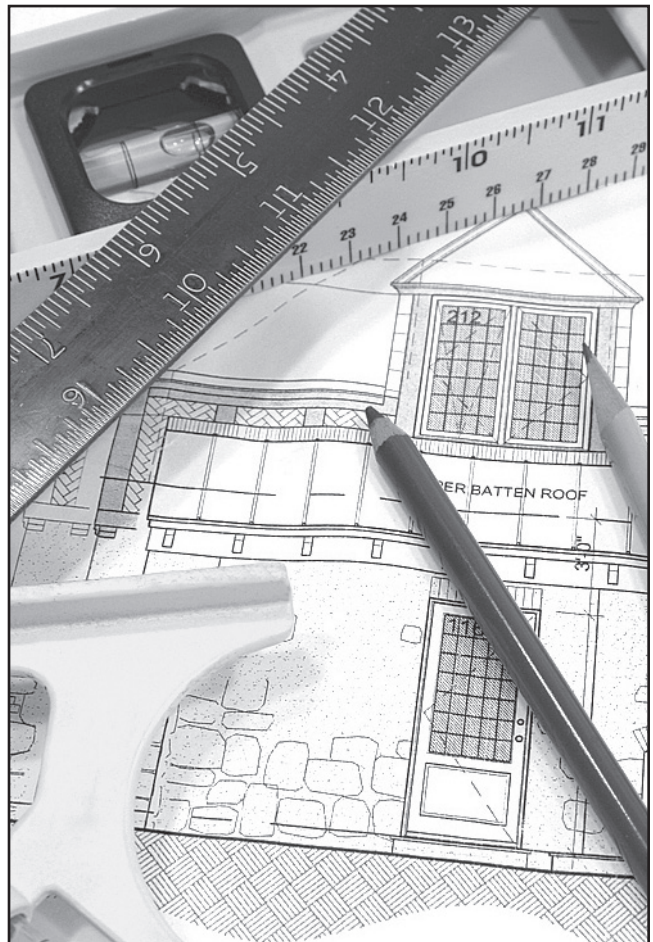
- Verify a contractor's Washington registration.
- Find out how long they've been registered and if they have workers' compensation insurance for any employees they may have on your property.
- Check for any pending or past legal actions against the contractor and their bonding company, other business 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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BLAM SPECIALTIES INC.
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NIPP & TUCK
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ADA IMPROVEMENTS
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CLOSETS
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- ☒ Install high-efficiency upgrades through a Trade Ally Contractor
- ☒ Apply for a rebate & start saving!



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- 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

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 materi-

als 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.

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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.

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



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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 member 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-member 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 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 moun-

tain 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® trademark 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



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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 200 REALTORS® and 21 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...
YOUR KEY TO 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.



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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 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, whether you are buying or selling, you want someone who will provide you the best guidance throughout your real estate transac-

tion. 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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SIMPLE THINGS TO TRY BEFORE CALLING YOUR HVAC SERVICE PROVIDER

You can always count on B & M Heating & Air Conditioning for help and service. But here are a few simple things to try before scheduling a dealer visit to your home:

AIR CONDITIONING EQUIPMENT CHECKLIST

- ☐ Check to make sure that your thermostat is set in the "cool" position.
- ☐ Ensure that your outdoor air conditioning (condensing unit) is running.
 - Check the circuit breakers in the circuit breaker box (or electrical panel), most likely mounted to an outside wall in the back of the house. Make sure they are all in the "ON" position.
 - Check the outdoor unit "disconnect switch" to make sure it is in the "ON" position. The disconnect switch is located near the outdoor unit. (Normally a grey 8" wide x 16" high x 4" deep box mounted to the wall).

- ☐ Ensure that the blower motor in your furnace is running. (If the thermostat is in the "cool" position, the furnace blower should be running.)
 - If not, check to make sure the on/off switch at the furnace is in the "ON" position.

- ☐ Be sure that you have changed your filter in the furnace recently.

- An extremely blocked filter can cause your outdoor air conditioner unit to shut down due to lack of proper airflow.

- ☐ Check all return air grilles to make sure they are not blocked by furniture.
 - Furniture should be moved at least four inches away from return air grilles to allow for adequate air supply.

GAS FURNACE EQUIPMENT CHECKLIST

- ☐ Check to make sure that your thermostat is set in the "heat" position.
- ☐ Make sure that the temperature setting on the thermostat is set above (or higher than) the indoor temperature showing on the thermostat.
- ☐ Ensure that there is power to the furnace.
 - Try turning the fan to "ON" using the fan switch on the thermostat to test for power to furnace.

- ☐ Check the circuit breakers at the electrical panel.

- ☐ Check the SSU switch (it looks like a light switch on a gray box located at the furnace) to be sure it is in



the "ON" position.

- ☐ Check to ensure the furnace filter isn't in need of replacement.
 - All one-inch thick furnace filters should be replaced monthly.
 - Wider two-inch thick and other high-capacity pleated filters can most likely be changed every other month or just six times per year.

- ☐ If the system is running but you have not changed your filter, the filter needs to be replaced.

- ☐ Check all return air grilles to make sure they are not blocked by furniture.

- ☐ Check all supply air registers

to make sure they are open and blowing air. (The return air grilles are normally located on your walls and are wide and flat).

If these checklists do not solve your problem, contact B&M Heating & Air Conditioning right away for service. Be sure to have your model number ready.

Submitted by B&M Heating & Air Conditioning Inc.
Contact at 360-577-3633

B&M Heating & Air Conditioning



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DON'T IGNORE OUTDOOR HOME MAINTENANCE CHORES THIS FALL

The crisp weather of fall is upon us and football season is well underway. While the prospect of relaxing into a lazy Sunday schedule calls too many home owners weary from the routine of weekend lawn mowing, don't sleep on essential lawn care and home maintenance tasks that will see you through the winter.

AUTUMN LAWN CARE BASICS

Fall is a great time for new grass seed to take root, so consider re-seeding in selected areas. Reseeding also eliminates areas for weeds to grow in the spring. Fertilize your lawn one more time with a high nitrogen fertilizer to encourage root growth. Look for a lawn fertilizer labeled "winterizing."

It's also a good idea to rake leaves and debris off your lawn in the fall. Put some muscle into it and rake out any areas where heavy thatch has built up.

Cut your lawn one last time after it has stopped growing, but before the first snow. Adjust your mower setting to cut your lawn to about one inch. Lawn care experts suggest doing the final mowing with a bagger to pick up cut grass, stray leaves and other debris. It also leaves fewer places for Snowmold to develop.

GARDENS

Fall is the perfect time to divide or move perennials. Remove dead annuals and mulch hardy perennials. Annuals typically die when temperatures drop below freezing. But perennials often appear as though they too have bitten the bullet. That's because their top growth dies back, although in most cases the root ball is hardy enough to survive even extreme temperatures, especially if it's covered with a layer of mulch.

The best time to mulch perennials is after the first hard freeze. Just make sure you don't cover the crown or center of the plant, because that can lead to rot.

FIGHT SNOWMOLD

According to gardenersnet.com, snowmold is one of the most common lawn diseases and typically it shows up in the spring. As the snow melts, it uncovers a lawn that has spent several months hidden under a cold blanket of white, with little air and no sun. In its cold, wet, and dark environment,

Snowmold slowly forms, leaving blades of grass dead and brown. New grasses will sprout up behind it, but unless you vigorously rake it away, the new growth will be slow and thin — so it's a good idea to overseed.

CONSIDER AERATING

It also may be wise to aerate your lawn. According to Homestore.com, aerating your lawn is a great way to reduce thatch, loosen up compacted soils and pave the way for water and nutrients to reach the roots of your grass.

Even with meticulous care, lawns can thin out and lose color due to excessive thatch buildup, hard or compacted soils, or periods of high temperature, high humidity, or drought. According to The Lawn Institute, more than two-thirds of American lawns are growing on compacted soils. These soils slowly reduce the amount of oxygen contained in the soil, thus retarding the penetration of both water and nutrients. Aerating and overseeding is recognized by experts as the best treatment to control thatch, reduce compaction, fill-in bare spots and revitalize grass.

Here are a few tips from lawnboy.com to help you determine if you should aerate annually:

- If your lawn is more than seven years old, and rests on mostly clay soil.
- If your lawn is moderately to heavily used (walked or played on).
- If water collects on your lawn.

While lawn care is a hot maintenance item for home owners who value "curb appeal" or just want to escape the ire of neighborhood community associations, don't forget there are plenty of other maintenance chores. Here's a checklist of items you should address before the winter holiday season.

EXTERIOR TASKS

1. MAINTAIN YOUR GUTTERS.

Remove all debris from your gutters so water can properly drain. This minimizes standing water and slows the freeze/thaw expansion process that occurs in cold weather. Clogged gutters can cause landscaping, lawn and shrubbery, walls, foundation, basement, crawl spaces and existing

gutter system damage. Consider installing "gutter guards," which will prevent debris from entering the gutter and direct the flow of water away from the house and into the ground.

2. TRIM YOUR TREES AND REMOVE DEAD BRANCHES.

Inclement weather can cause weak trees or branches to break and damage your home, car, utility lines or someone walking on your property. Keep an eye out for large dead branches in trees; detached branches hanging in trees; cavities or rotten wood along trunks or major branches; mushrooms at the base of trees; cracks or splits in trunks; leaves that prematurely develop unusual color or size; and trees that were previously topped or heavily pruned. If you see any signs of hazards, call a professional tree service.

3. MAINTAIN YOUR STEPS AND HANDRAILS.

Repair broken stairs and banisters to prevent falls and injury.

4. INSPECT YOUR ROOF.

Be proactive and prevent emergency and expensive repairs. Things to look for include damaged or loose shingles; gaps in the flashing where the roofing and siding meet vents and flues; and damaged mortar around the chimney (especially at the joints, caps and washes). If you see any signs of damage, call a professional to repair the damage.

5. INSPECT YOUR HOME'S EXTERIOR WALLS.

Look for possible weather-related damage, like cracks and loose or crumbling mortar. Wood trim and siding can suffer from deteriorating paint or become loose. Windowsills may be cracked, split or decayed.

INDOOR CHORES

1. CHECK YOUR HOME'S INSULATION.

Your attic should be five to 10 degrees warmer than the outside air, otherwise too much heat escapes and causes frozen water to melt and re-freeze which can result in a collapsed roof. Don't neglect your basement and crawl spaces, and well insulate pipes in those spaces to protect against freezing.

2. MAINTAIN YOUR PIPES.

Wrap your pipes with heating tape every winter and insulate unfinished rooms such as garages, if they contain exposed pipes. Check pipes for cracks and leaks and have any damage repaired immediately to prevent costlier repairs later. Keep your house warm — at least 65 degrees.

3. CHECK YOUR HEATING SYSTEMS.

Be sure to maintain your furnace, fireplace, boiler, water heater, space heater and wood-burning stove and have your heating system serviced every year. Check smoke and fire alarms and carbon monoxide detectors and change your heating and air conditioning filters regularly.

4. KNOW YOUR PLUMBING.

Learn the location of your pipes and how to shut the water off. If your pipes freeze, the quicker you shut off the water, the better chance you have of preventing pipe bursts. Check weather stripping and caulking around windows and doors and replace or repair as needed. Caulking helps keep your house weather-tight, lowers your heating and cooling bills, and can also help keep insects and rodents out of your house. Also look for chipped or peeling paint around window frames and trim. Repair broken glass and loose or missing putty. When needed, use a modern glazing compound instead of putty for a waterproof seal.

5. CLEAN AND VACUUM DUST FROM VENTS, BASEBOARD HEATERS AND COLD-AIR RETURNS.

Dust build-up in ducts is a major cause of indoor pollutants and can increase incidences of cold-weather illnesses. Check all your faucets for leaks and repair any you find. Replace washers if necessary.

By setting aside a few weekend days now, you'll save yourself from a lot of hassle later. Once your home passes your fall inspection, you and your family can relax and enjoy the coming holidays free from worry about potential home maintenance catastrophes.

Source: National Association of Home Builders

WHAT THE STATE MORATORIUM ON NEW WATER WELLS MEANS TO YOU, AND HOW TO FIX IT

BY LINDA TWITCHELL | Courtesy to The Bellingham Herald

WE NEED YOUR HELP.

Before the state Legislature adjourned, the Senate and House negotiated a deal where a vote would be allowed on SB 5239 – returning to the practice of letting the Department of Ecology decide whether proposed private wells in this state endanger our water supplies. In turn, SB 5239 supporters would vote on a capital projects budget, setting aside money for infrastructure improvement projects across the state. Leaders in the House backpedaled, however, refusing to bring 5239 to a vote as planned, so the Legislature adjourned without action on either item. Both are important.

This is about the water rights half of that deal – the Hirst Decision. Last fall, the state Supreme Court announced in favor of Eric Hirst and others who had sued Whatcom County, challenging approval of new private wells on rural land here.

The Hirst decision is not about water. It's about stopping people from building homes outside the cities (where water use, interestingly, is less efficient than on rural land).

Private well/septic systems are the most efficient use of residential water we have. According to Ecology, less than 1 percent of the water drawn in Whatcom County comes from wells. And of that, 80-90 percent is returned to the ground through septic and

other drainfields, few of which present any pollution problems. Infiltration of that kind helps support streams and groundwater supplies. New household (exempt) wells, with proper construction, have diminutive (if any) impacts on our water. By comparison, Bellingham uses immense amounts of water and sends its stormwater and treated waste water directly into the bay – where it's lost to us.

In Hirst, the Supreme Court said counties, not Ecology, are responsible for deciding if there's adequate water quantity and quality for new wells before issuing a building permit.

DECISION'S IMPACT

What's wrong with that? Counties don't have the money or staff resources to make those decisions – so instead we have a moratorium on new wells. People with land that's been zoned for years for residential use suddenly can't put in a well, unless they pay \$10,000-\$30,000 first for a hydrogeologic study to “prove” there will be no effect. We have water associations, but they don't serve the entire county. They can use rainwater catchment – but there are so few systems in use, there aren't enough comparable properties to justify banks' approval of building loans for such houses.

Washington Federal has announced it will no longer lend on properties in Washington that

have had wells drilled after Oct. 6, 2016 – as a direct result of the Hirst Decision.

All this has suddenly blocked use of much rural property, and people have been counting on for retirement, for their family's use, etc.

House Democrats proposed mitigation and a temporary lifting of moratoriums on new wells – but mitigation adds to the cost of housing, and must be done with water obtained “in kind and in place” (if such water exists, why mitigate to begin with?). And our own County Council has rejected a temporary fix, asking what happens if somebody is only halfway through a building permit application or construction when that ends?

As use of rural property is blocked, Whatcom County Assessor Keith Willnauer expects many properties here to be devalued, which makes sense if they can't be used or sold because suddenly there's no water supply. Those properties' previous taxes

will be reassigned to the rest of us, including people in the cities, according to Willnauer. Landowners and renters (whose rates go up when housing costs rise) will pay for this. It will hit your pocketbook. And our already “crisis”-level housing costs will go up even higher.

What to do? If the Legislature can agree on a Hirst fix, the Governor has said he will call a brief special session, likely in September, to approve the Hirst fix and the capital budget.

If this concerns you, please call and e-mail your state legislators now – particularly in the 40th District – asking them to push for a House vote in September on SB 5239, to return the power to approve wells in closed basins to Ecology – the agency this state has charged with handling water matters.

Linda Twitchell is the government affairs director of the Building Industry Association of Whatcom County.



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DON'T FORGET ABOUT YOUR LAWN IN AUTUMN

During autumn, don't stop trying to improve the health of your grass for next year -- or at least trying to maintain the status quo. For one thing, you'll want to try to remove broadleaf weeds and thereby remove some competition for available nutrients and water. Along the same lines, have a soil test done to check, for example, on the soil pH of your lawn. If the test should show excessive acidity, apply lime immediately (its effects don't kick in right away). If, on the contrary, your soil is too alkaline, apply sulphur.

Everybody knows that we should rake leaves in fall as part of the winterizing process for lawns, but many don't know exactly why we rake leaves. But anyone who has ever raked them knows that it's tedious work.

Some people choose to use leaf blowers, instead. Here's another option: before putting your lawn mower to bed for another winter, fire it up (making sure the grass catcher is attached) and run over the leaves with it. Sort of like "vacuuming" the leaves off your lawn. When you're done, be sure to provide the proper lawn mower care to winterize it.

Many people who have lawn problems do not realize how detrimental thatch build-up is to their grass. An advantage to raking leaves (as opposed to resorting to gadgetry) is that you can dethatch your lawn at the same time: a vigorous raking will extricate some of the thatch that may be plaguing your lawn. But for cases of severe soil compaction, you'll probably have to use the technique known as core aeration.

FALL GARDEN CARE: WINTERIZING ANNUAL BEDS, VEGETABLE BEDS:

After harvesting your fruits and flowers, fall garden care should ascend to the top of your agenda. Remove old plant matter from the garden, placing it in your compost bin. Leaving it behind in the garden would invite plant diseases next growing season.

Some people choose to rototill their garden soil at this time, although some experts say that

excessive rototilling may do more harm than good. But some people rely on small garden tillers to keep down weeds in vegetable gardens. Rototilling in fall may seem premature; but it will make your spring gardening work go much easier. Drain the old gas out of the rototiller afterwards.

If you are going to rototill the garden, this is the time to apply lime (if soil tests have indicated that your pH is too low).

The effects of liming don't manifest themselves for several months, so liming in the spring is too late for next year's crop.

Protect your topsoil from the rigors of winter. You have two options here:

- You can plant a cover crop for large beds.
- Or you can apply a mulch. Mulching is more efficient for smaller beds. And landscapers have a ready source of mulch in the leaves that they rake.

WINTERIZING TREES AND SHRUBS:

- Winterize small deciduous shrubs that have fragile branches with a lean-to or some other sort of structure to keep heavy snows off their limbs. Deciduous shrubs provide no interest in winter anyways, so you are not losing anything visually by covering them. Evergreens, by contrast, are the cornerstone of winter landscaping aesthetics.
- To a great degree winterizing trees and larger shrubs can be achieved simply by watering them properly in the fall, since the winter damage that they sustain often stems from their inability to draw water from the frozen earth. Avoid watering trees in late summer or early fall before the leaves fall so they can "harden off" for winter. Then in late fall, after deciduous trees drop their leaves but before the ground freezes, give both evergreen and deciduous trees and shrubs a final deep watering to last them through the winter. Be sure to water under the entire canopy area and beyond, to cover the entire root area.

Winterizing other areas of your property:

- Perennial garden beds ideally should be cleaned up and mulched as part of your work in fall gardens. Remove old stalks and leaves -- you'll have to do so in the spring anyways, so you might as well be a step ahead. But if, for whatever reason, you are not able to mulch your perennial beds in the fall, then do not clean away the old stalks and leaves either -- they will serve as a make-shift mulch, affording some small degree of protection to the roots of your perennials. In other words, the cleaning and the mulching go together: either do both or neither one. But it is best to do both, in order to keep your garden disease-free and well insulated.
- Winterizing your compost bin. You have worked hard all spring, summer and fall building up your compost pile and mixing it to achieve optimal decomposition. Don't let any of your work go to waste! You don't want precious nutrients eroding away or being swept off by wintery gusts. If

your compost bin has no cover, then cover it with a tarp in the fall. To insulate it from winter freezing so as to hasten its usability in spring, apply a layer of raked leaves on top and all around the perimeter (bagging the leaves if necessary to hold them in place).

- Bring in the garden hose, too, and go down into the basement to turn off its water source in the fall. You don't want those pipes bursting when the temperatures fall into the teens, do you?
- But don't think that you must bring everything inside just because fall begins announcing the winter doldrums. Some landscaping concerns are ongoing, and those don't take a timeout for winter.

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



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
Building Division	360-225-7299
Public Works Department	360-225-7999
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

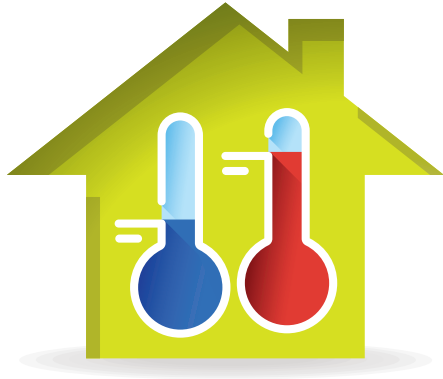
Call before you dig line	811
Washington Utilities Coordinating Council .. www.washington-ucc.org	
Cowlitz County Utilities Coordinating Council	360-425-8820
www.cowlitz811.com	

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**











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 weekends 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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