

HOME

BUILDING & REMODELING
guide
2019



Nevada County Contractors' Association

local building advice | trusted professionals | featuring a NCCA member directory

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contents

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| | |
|------------------------------------|----|
| WELCOME | 4 |
| THE BOARD | 5 |
| BENEFITS OF THE NCCA | 7 |
| CURRENT TRENDS IN HOME DESIGN | 8 |
| PAINTING HIGHER HOME VALUES | 10 |
| WHY CUSTOM HOME PLANS MAKE 'CENTS' | 12 |
| TROUBLE FREE TRANSFORMATIONS | 14 |
| COLOR IS ALL AROUND YOU | 16 |
| WHAT IS HARDSCAPING AND WHY | 18 |
| HOW TO CHOOSE A SOLAR COMPANY | 20 |
| AVOID UNNECESSARY PROBLEMS | 23 |
| FIRE SAFETY TIPS | 25 |
| CATEGORIES INDEX | 27 |
| NCCA MEMBERSHIP LIST | 30 |
| NCCA MEMBERSHIP DIRECTORY | 32 |



cover provided by **MWA**
photo by **Erskine Photography**

Betsy Graham, **betsygraham.com**,
and Linda Osterman published
the 2019 NCCA Home Building &
Remodeling Guide in collaboration
with the members, Board of
Directors and staff of the Nevada
County Contractors' Association
and Journal Graphics.

welcome

Welcome to the 2019 Nevada County Contractors' Association Home Building and Remodeling Guide.

This guide is designed to not only give you inspiration for your projects, but to be a resource guide that can be used again and again to help you find the right designer, builder, specialty contractor, or product supplier to turn your dream into reality.

In addition to this guide, the NCCA can provide you with contractor referrals at any time. Simply call the NCCA or go online to nccabuildingpros.com/referrals to submit details about your project and we will provide you with a list of contractors, designers, and suppliers qualified to perform the work.

The NCCA is committed to promoting the importance of hiring and using local contractors and businesses as well as helping to protect the consumers who use them. Local companies are mindful of their reputation and if a problem should arise you have a professional organization, the Nevada County Contractors' Association, to help resolve it. 🏡



Barbara, Monica, Libby

officers

about us

The Nevada County Builders' Exchange, Inc., dba the Nevada County Contractors' Association, was formed in 1958 by a few contractors who wanted to help out a fellow contractor and improve the professionalism within the industry.

In the years since, it has grown into a strong membership based association offering valuable services to its members and providing information to consumers to help them with their building and remodeling projects, big and small.

The purpose of the NCCA is to promote high standards, integrity and ethical practices within the construction industry. It exists to provide a voice for the industry in dealing with matters of industry wide concern and to promote the enforcement and conformity of building codes. The Association also serves the community at large by promoting a healthy economy and encouraging economic growth. ***Thank you for supporting the businesses that support our community!*** 🏡

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2019



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Break away from tract homes and cookie cutter plans and create a home of your dreams. For over 30 years, Len Stevens Construction has been creating one-of-a-kind custom dream homes. From remodels to mid-sized homes and large estates, our goal is to create a beautiful home that is as unique as each client's signature.



benefits of the NCCA

FIND A LICENSED CONTRACTOR

Homeowners can utilize the Nevada County Contractors' Association in several ways to help with construction projects. Whether the project is building a custom home, an addition, or a remodel, homeowners can utilize the services of the Association FREE of charge. We are a great source of information to help you select the right contractor for your project.

New Construction, Remodels and Additions

The association is an excellent resource for homeowners whether building a new home, remodeling or adding on to an existing home. If you do not have plans for a project, the Association can refer you to an architect or designer. There are several general contractors that do design/ build and work with the homeowner from conception to the finished project.

Referrals

Homeowners can contact the association for referrals or access our referral list online at nccabuildingpros.com. There are many benefits to using a licensed contractor who is a member of a professional organization such as the NCCA. The NCCA membership is diverse with licensed contractors that can fill every need from moving dirt, grading and excavating, to plumbing, electrical, framing, windows, doors, landscaping and drywall contractors.

Placing Plans in the Planroom

A convenient option for a homeowner with a project is to place a copy of their plans in the NCCA Planroom. The homeowner can solicit for a general contractor to oversee the complete construction process or request sub bids as an Owner/Builder.

THE BENEFITS OF BECOMING A MEMBER

Referral Services

After passing our vetting process, contractors can become part of our family of qualified professionals who are referred both to the public and from member-to-member.

Consumers and Contractors alike can call, stop by, or go online to nccabuildingpros.com anytime for help finding the right people to help with their projects.

Member Benefits

The NCCA provides its members with valuable services like Visibility, Credibility, Networking, Training and Advocacy.

Our contractors can spend their time focusing on what's most important – providing quality work to consumers – when they know they have the support and resources provided by a professional organization like the NCCA.

Our Motto: Work Hard, Play Hard And Give Back To The Community. 🏡



current trends in home design



While high end design may set the standard for many, a more moderate budget breeds creativity and innovation in the mainstream design market. Modern, specifically Mountain Modern, has been popular in the Tahoe area for several years and for good reason. Mountain Modern has a clean design but is warmer than typical modern and often includes a few rustic touches making it easy and adaptable.



More natural light has the added benefit of less energy use from artificial lights. While many may not know it, green and sustainable designs have been popular in home design for many years. Sustainable design not only has environmental benefits but also more tangible benefits like long term cost savings by being more efficient. Who hasn't heard of Energy Star Ratings? Plus being more environmentally friendly means a healthier home for you, too. Not only do Low VOC (volatile organic compound) paints and stains mean less toxins in the air for the planet, but also less for you and your family to breath.



Beyond paint, finishes such as concrete counters fit with modern designs while not feeling cold or overly polished, are durable, and often can incorporate recycled materials. To get a modern feel with less expense and to avoid using endangered woods, rift cut white oak and bamboo cabinets are gaining popularity.

Simple concepts like an open floor, while perhaps not new, have a modern social feel, are great for entertaining, and most of the time can be achieved with a remodel. Adding large windows and glass doors not only helps a space to feel bigger but brings in more natural light and views to the outdoors, both of which are physiologically healthy for occupants.

Neutral color pallets of white and grey tones have been common over the last few years. Taupe and brown tones with their richer and warmer feel are starting to gain popularity. Whatever your style or the current trends, don't forget to make your home a reflection of you and where you feel the most yourself. A plant and splash of color never hurt either. 🌿

painting higher home values



Want to increase your home's value without breaking the bank? Think paint! For most people, your home is your single greatest asset. There are numerous ways to build value into your home, but a particularly low-cost investment with a great return is painting.

"If you're planning to list your home on the market, one of the easiest and most cost-effective ways that can help to increase its value is also one of the simplest: paint. It's the least expensive investment for the biggest return." says Jennie Norris, Chairwoman of the International Association of Home Staging Professionals. (<https://www.opendoor.com/w/blog/paint-colors-that-boost-home-value>)

tips from the pros



INTERIOR PAINTING

According to homegain.com, interior painting offers a 107% return on investment. (R.O.I.) For this reason, 68% of realtors recommend potential home sellers paint their walls prior to listing. Interior painting gives a fresh look to the home and demonstrates care and upkeep. Additionally, with the proper supplies and advice from your local paint store, this is a DIY project you can tackle yourself in a reasonable amount of time.

EXTERIOR PAINTING

Exterior painting is more involved than interior painting, so a greater investment is necessary. Most homeowners should consider hiring a licensed professional for the job. However, exterior painting is considerably more affordable than many other home improvement projects (kitchen or bathroom remodel, wood flooring, roof replacement, etc.) and still offers a 55% R.O.I. (homegain.com). Exterior painting is recommended if your home shows chipped or fading paint or an outdated color scheme. 🏠

- *Invest in quality products: high quality paint will show better color and covers more area than low-cost paint, while superior brushes and rollers will save you time and apply more evenly*
- *For interior painting, stick to warm neutral colors such as tan, beige, and greige. These are more inviting and appeal to a larger demographic than dark and deep colors that can be off-putting*
- *For exterior painting, stick to the 60-30-10 rule: Only three colors and approximately 60% body color, 30% trim and garage, and 10% or less accent colors like shutters and door*
- *To make small rooms appear larger, paint them with lighter colors in pastel tones. Larger rooms can feel smaller if you paint with dark colors*
- *Flat and eggshell sheens are good for hiding faults like uneven texture or nail holes making them a good choice for walls. Glossier sheens such as satin or semi-gloss are more durable and easier to clean so they are better for bathrooms, baseboards, doors and trim*
- *Get advice from the Pros. Your local paint store has a more highly educated staff than big-box stores, and they can point you to the right product for the right application*

why custom home plans make ‘cents’



All of us have a lifestyle. If you are an outdoor person who loves spending time in nature, then those are things that define your lifestyle. Now add your family life. Are you an empty-nester downsizing? Do you have a large family and need room for children, grandparents, or both?

Anyone can select a house plan from a book and think, “Well this house looks okay, and this floor plan should work.” But does it fit your lifestyle? Does it suit your site, topography and access? Does a generic house have adequate room to store those winter skis or those summer bikes? Do the french doors off the dining room face a retaining wall or an expansive view? These are just a few of the limitations of ‘book plans.’



Most people don't realize that generic plans always need extensive drafting and engineering in order to meet the codes and criteria of the city, county or state where the home is to be built. All of a sudden those inexpensive 'book plans' begin to increase in cost. With all the drafting and engineering required to meet local standards, once someone scales these plans they find them inaccurate. Hallways, door openings and closet depths do not meet standards. Inevitably, adjustments to the plans must be made to reflect a change in the foundation suitable to the slope on the lot, the moving and enlarging of windows and doors, or the pitch of the roof due to height restraints.

Soon, your initial thought of saving money by purchasing the 'book plans' is gone, and now you have a set of plans which are a series of compromises; no longer the original home you thought was okay, and definitely not a custom home suited to you and your land.

A site specific home will always have a better orientation and floor plan. The kitchen layout and master bath amenities will suit your personal needs. Mudroom and storage access will be adequate and convenient. All of these well thought out accommodations will result in your new home having a smooth flow and a dynamic sense of placement on the land creating more value in the marketplace.

From years of experience, we have seen the monetary rewards of building a custom site-specific home. Often, the increased value is 10 or 20 times the cost of the custom plans. I could recite several examples of homes built side by side, similar in size and materials, and having thousands of dollars difference in value because of their superior architectural design.

Every construction project, large or a small, takes planning. No matter its size, it has a budget. For typically less than 3% of your construction budget you can hire a professional building designer who can create a site-specific home that reflects your needs and lifestyle. In most cases, the experienced building designer will save the homeowner more money than the cost of a custom design. The old saying 'there is no substitute for experience' is especially true in the building industry. 🏡

trouble free transformations



One of the most trusted resources for interior designers, builders and remodelers across the country has weighed in on the latest styles and innovative trends that are making an impression in today's homes. After product research and discussions with leading interior designers, manufacturers and industry insiders, this is one of their top trends.

TROUBLE FREE TRANSFORMATIONS When it's time for an upgrade, select products that improve performance and modernize your daily routine. Offering easy installation and seamless integration into existing layouts, remodel-friendly products provide a quick transformation to refresh the style and functionality of your space. With perfect selections, your home projects will create a lasting impression.



MINKA AIRE Anywhere fan is the first wall mount fan in the industry to be wet-rated and can be hardwired or converted to a wall plug for ease of installation.

PERLICK Signature Series Sottile line of 18" depth undercounter refrigeration features a unique, slim profile to provide far greater design flexibility without sacrificing storage capacity.

MIRABELLE Hibiscus Freestanding Tub's compact size makes for an ideal replacement to most standard tub and shower units while still allowing for a comfortable bathing experience.

KITCHENAID Double Wall Oven with the FIT™ System Guarantee allows for customization of wall oven installation to match the height of existing cabinets.

ELKAY Elkay Crosstown® Stainless Steel Farmhouse Sink with Interchangeable Apron Front provides the flexibility to change the color and material of the apron front on a whim.

DELTA Emerge™ Shower Column transforms shower spaces without additional valve modification behind the wall.

PARK HARBOR Designed for versatility, this adjustable sconce can be installed hardwired or as a plug-in. 🏠

color is all around you



Color. One of my favorite topics. Not only because I'm in the 'color business' but because it makes our world so beautiful! For just a moment, stop what you're doing and look up at all the color around you. Did you really look at all the amazing colors? Currently, I'm flying over the Pacific Ocean on my way back from Kauai. The water is not just blue like the way we colored it in our coloring books. It's blue, green, turquoise, aqua and even white when the waves break. We can see dark navy when the clouds are blocking the sun. There are so many beautiful, rich colors all intermingling. However, we say "the ocean is blue," and we are correct. But it's so much more.

What did you see when you looked up? You may have noticed color within the color like the ocean example. Shadows on the ceiling can cause variation of the same color. Texture in the flooring can cause a darker effect up close and a lighter version in the distance. Even for the guys reading this article, take a look down at your jeans. You should see variations even there. It's not all blue fabric.

Now that we have talked about all the extra colors you may not have seen right near you, let's talk about the lighting you are being exposed to. Is that lighting natural or artificial? Lighting greatly effects your view of color, the tones and hues, the brightness or darkness. When it comes to selection of color, paint, fabrics, flooring, etc., always select them in the same lighting you will enjoy them in. Take into consideration, whether indoor or out, which exposure your object will have. North, South, East and West will give you different undertones that you may or may not like. Cooler in the morning; East. Warmer in the afternoon; West. A big blast of warm, bright light mid-day in the South and barely any in the North. Of course, the sun is not always out, which may cast a grayer tone. What happens when there is no light at all? Well, all that beautiful color doesn't actually exist. Different artificial lighting will affect your color, too. The most popular artificial lights are LED, Florescent and Halogen. Each can have a different color output which should be researched and selected prior to your color selections.



What is the easiest way to select paint color on your own? Since each major paint manufacturer has thousands of colors in their collections, the task can be overwhelming. Don't get overwhelmed, and keep in mind that there are color consultants like myself who can help. Find something that acts as an inspiration: a rug, a piece of art, something you want to base your colors on that you love. In a paint color fan deck find a color you love, it will speak to you and you will know it's the one. Once you have one color, you will continue selecting in that same horizontal line. So if your color was the 3rd one down, then your other colors will be the 3rd one down. The only time this changes is when you have accent colors to incorporate. Even then stay within the same color range only varying but 1-2 shades on either side. The biggest mistake I see is a color being too light which usually casts a florescent effect. Be bold and not afraid of color. Paint will be darker once applied, but color is beautiful and meant to be enjoyed!

Get out and enjoy all the amazing color around you today! 🏡

what is hardscaping and why

With rainfall as unpredictable as ever, the new conventional wisdom in landscaping is to lean towards plants that use less water or to develop more permanent outdoor living spaces. These permanent outdoor living spaces are called “hardscaping.” Things that fall into this classification would include patios, pathways, fire pits, shade structures, decks, seat walls, retaining walls, outdoor kitchens, water features, etc.

Now that you know what hardscaping is, the remaining question is why should I have more of it? To answer this question, we need to start at the design level and what makes for a good landscape in general. Perhaps you have heard of the “rule of thirds” or the “golden ratio.” These are similar concepts that have been the frame work for ancient architecture and used since the dawn of photography. The golden ratio has also captivated the minds of people like Plato, DaVinci, Salvador Dali, and Fibonacci to name a few. This same code also exists in the very framework of our DNA and is also written into nature itself. We see it in pine cones, tree branches, flower petals, bee colonies, spiral galaxies and hurricanes. The



point being that there is a natural order, and there are rules to nature. When these rules are understood and followed you can tap into something more timeless. You can harmonize with the natural surroundings. You can create stronger more natural focal points.

Beyond that though, we simply need to be outside more. I believe that we are coded to be connected to nature. Perhaps we take it for granted living where we do. But let's say you live in the city. What happens to that part of you that needs to be connected to nature? Take the infamous Burning Man gathering in the Black Rock Desert of Nevada. One of the rituals upon entry is to embrace the dust and dirt by getting out and rolling around on the desert playa. Seems silly, but I would argue that it is a very brilliant and intentional step to break down the barriers we put up that block us from being connected to nature. It's also not a coincidence that the culmination of Burning Man is around a fire. As I look back on





the more profound, serious and even spiritual conversations I've had in life, guess where they take place; Around a fire, around water, under the vast expanse of the stars, and often times combinations of all these elements.

Developing your outdoor living environment will not only add value to your property, it will add value to your soul. When your home is connected to nature with outdoor living spaces you will spark your humanity and that of those around you. You will be fostering the kind of peacefulness only a bubbling water feature can bring. You will melt away the walls and barriers of your soul around a glowing fire. You will forever enjoy the patio that captures that special scenic vista. 🏡

how to choose a solar company

The California sun is legendary; songs have been written about it, tourists come for miles to sunbathe in it, and residents flock to the golden state to live in it. And now, you can also cash in on it. The abundance of free sunshine and the rising cost of utilities have made solar power a sustainable and affordable energy alternative for many homes.

Putting solar panels on your home or business can lower your energy bills, help the planet and add value to your property. It's important to pick the product and installer that will result in the best long-term benefits for your situation. Here are some things to consider when choosing a solar company.

REPUTATION

In a fast-growing industry like solar energy, it's especially important to know the reputation of the company you're dealing with. New companies may be showing up in the marketplace, but that doesn't mean they'll necessarily offer the best service or be around long enough to support their product line years from now. If you can, select a company that's been around at least as long as you'd like the benefits to last. If a company has been around for 25 years, they are likely to be around for the next 25 years to honor your warranty.

Look for stability in your solar installer. You'll want to find a company that has developed a great reputation over a number of years with a long track record of satisfied customers from projects similar in scope to yours.

THE SYSTEM

There is a wide range of solar panel systems on the market and the solar technology that you choose is going to be a big part of your decision. No matter what system you decide on, two key things to consider are the latest technology for efficiency and an outstanding warranty to ensure that you enjoy your solar benefits for decades to come. Look for highly efficient solar panels so you need fewer to power your home. Also make sure the manufacturer offers a 25 year warranty on the solar panels and the workmanship. In the event that something does happen to your system, you want a warranty that covers the service of the repair, not just the part.

OTHER SERVICES

Homeowners often want more than just solar panels installed. Look for a company that can offer complementary services like roofing and gutter systems. It is important to have the solar systems integrated into the design and construction from start to finish, not added on as an afterthought by a contractor that doesn't typically incorporate solar elements into their projects. If the company is familiar with construction methods, like roofing, that will increase the structure's overall efficiency, too. You'll also want to check their contractor's license status with the contractors license board at cslb.ca.gov.

FINANCING OPTIONS

Finally, a good solar company will present you with a wide range of payment options. They should be familiar with all types of government incentive programs and willing



to help walk you through the process of getting them. Make sure you thoroughly understand all these programs, though, because their requirements can be complex, and it is important to follow them exactly.

What will you be doing 20 years from now? You may not know that, but one thing you can know is that when you choose the right solar company today, you'll be enjoying the solar choice that you made twenty years ago. 🏠





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avoid unnecessary problems

✓ PLAN YOUR PROJECT CAREFULLY

Accurate plans or drawings will enable contractors to correctly determine the scope of the work and costs. Determine what type of contractor you will need.

✓ CHECK THE CONTRACTOR'S LICENSE

Ask contractors for their card, license number and trade classifications. Then check their standing with the Contractors State License Board (CSLB) before you sign a contract or allow work to begin.

✓ CHECK THE CONTRACTOR'S REFERENCES

Ask for references. Call previous customers and ask if they were satisfied with the work, or visit references and examine the work the contractor has completed.

✓ HIRE A LICENSED CONTRACTOR

Licensed contractors are subject to laws designed to protect both you and your project. The CSLB can assist you with most difficulties involving licensed contractors. Unlicensed contracting is a crime!

✓ GET EVERYTHING IN WRITING

No work should be performed without authorization. Make all changes in writing, signed by you and the contractor, and retain a copy.

✓ UNDERSTAND THE CONTRACT

Everything you and your contractor have agreed to must

be included in your contract. Don't sign a document until you completely understand it and agree to all the terms.

✓ OBTAIN THE NECESSARY PERMITS

Be sure your contractor obtains the necessary building permits from your local jurisdiction. The permit will ensure that your project is inspected by qualified building personnel to see the project is completed to current building codes.

✓ DO NOT HIRE UNLICENSED CONTRACTORS

Use of unlicensed, uninsured and unbonded contractors can put you and your property in jeopardy. You could be held financially responsible for injured workers or damage to property if insurance protection is not in place.

✓ READ INFORMATIVE LITERATURE/DO YOUR RESEARCH

The CSLB has produced multiple pamphlets to help consumers make informed decisions about dealing with contractors. *What You Should Know Before You Hire A Contractor* contains information on selecting a reputable contractor, negotiating a clear contract, and dispute resolution.

The CSLB has information on contractors' licenses, bond status, as well as pending/prior legal actions. Contact at 800.321.CSLB, visit cslb.ca.gov or call the NCCA. 🏠

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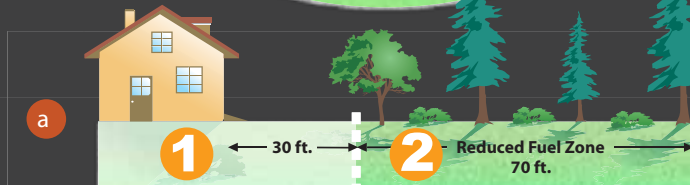


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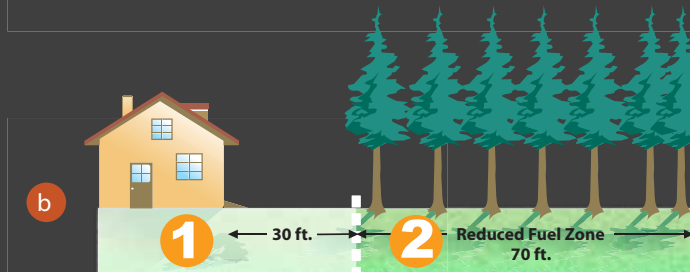
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www.fire.ca.gov

Why 100 Feet?

Following these simple steps can dramatically increase the chance of your home surviving a wildfire!

A Defensible Space of 100 feet around your home is required by law.¹ The goal is to protect your home while providing a safe area for firefighters.

1 "Lean, Clean and Green Zone."

– Clearing an area of 30 feet immediately surrounding your home is critical. This area requires the greatest reduction in flammable vegetation.

2 "Reduced Fuel Zone."

– The fuel reduction zone in the remaining 70 feet (or to property line) will depend on the steepness of your property and the vegetation.

Spacing between plants improves the chance of stopping a wildfire before it destroys your home. You have two options in this area:

- a Create horizontal and vertical spacing between plants. The amount of space will depend on how steep the slope is and the size of the plants.
- b Large trees do not have to be cut and removed as long as all of the plants beneath them are removed. This eliminates a vertical "fire ladder."

When clearing vegetation, use care when operating equipment such as lawnmowers. One small spark may start a fire; a string trimmer is much safer.

Remove all buildup of needles and leaves from your roof and gutters. Keep tree limbs trimmed at least 10 feet from any chimneys and remove dead limbs that hang over your home or garage. The law also requires a screen over your chimney outlet of not more than ½ inch mesh.

1. These regulations affect most of the grass, brush, and timber-covered private lands in the State. Some fire department jurisdictions may have additional requirements. Some activities may require permits for tree removal. Also, some activities may require special procedures for: 1) threatened and endangered species, 2) avoiding erosion, and 3) protection of water quality. Check with local officials if in doubt. Current regulations allow an insurance company to require additional clearance. The area to be treated does not extend beyond your property. The State Board of Forestry and Fire Protection has approved Guidelines to assist you in complying with the new law. Contact your local CAL FIRE office for more details.





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|----------------------------------------------|-------|-----------------------------------------------|-------|
| ACCESSIBILITY/ADA | 32 | LOGGING..... | 45-46 |
| ACCOUNTANTS/BOOKKEEPING | 32 | MANUFACTURED & MODULAR HOMES | 46 |
| APPLIANCES | 32 | MASONRY CONTRACTORS | 46 |
| ARCHITECTS..... | 32 | MEDIA SERVICES | 46 |
| ASPHALT CONCRETE SUPPLIERS | 32 | METAL (GATES, HANDRAILS & FENCING) | 46 |
| ATTORNEYS..... | 32 | METAL FRAMING & BUILDINGS..... | 46 |
| AUTO & TIRE | 32 | MOLD ASSESSMENT & REMEDIATION | 46 |
| AWNINGS..... | 32 | NETWORK CABLING..... | 46 |
| BANKS | 32 | NEW HOME COMMUNITIES..... | 46 |
| BORING, HORIZONTAL..... | 32 | NURSERIES | 46-47 |
| BRUSH CLEARING..... | 32 | ORGANIZATIONS | 47 |
| BUILDING MATERIALS | 32-33 | PAINTING & DECORATING CONTRACTORS | 47 |
| CABINETS/MILLWORK..... | 33 | PAINTING & DECORATING SUPPLIERS | 47 |
| CARPET & FLOOR CLEANING..... | 33 | PAVING CONTRACTORS..... | 47 |
| CENTRAL VACUUM SYSTEMS | 33 | PERC & MANTLE..... | 48 |
| CLOSET & GARAGE ORGANIZATION..... | 33 | PHOTOGRAPHY, DRONE | 48 |
| CONCRETE AGGREGATE & READY MIX..... | 33 | PLANNING, LAND | 48 |
| CONCRETE CONTRACTORS | 33 | PLUMBING CONTRACTORS..... | 48-49 |
| CONSTRUCTION MANAGEMENT | 33 | PLUMBING FIXTURES & SUPPLIES..... | 49 |
| CONSULTANTS, MANAGEMENT..... | 33 | PONDS, MAINTENANCE & DREDGING | 49 |
| CONTRACTOR VEHICLE OUTFITTERS | 33 | POOLS/SPAS | 49 |
| COUNTER TOPS | 33-34 | PROPANE TANK INSTALLATION & SERVICE..... | 49 |
| CRANES, HOISTING & RIGGING..... | 34 | PROPERTY MANAGEMENT | 49 |
| DEMOLITION & BUILDING MOVING | 34 | RADIANT & HYDRONIC HEATING..... | 49-50 |
| DESIGN & DRAFTING | 34 | REAL ESTATE SERVICES..... | 50 |
| DEVELOPMENT CONSULTING | 34 | RECYCLE/SALVAGE MATERIALS | 50 |
| DRYWALL CONTRACTORS/SUPPLIERS..... | 34-35 | RETAINING WALLS..... | 50 |
| ELECTRICAL CONTRACTORS | 35 | ROCK, SAND & GRAVEL | 50-51 |
| ELECTRICAL SUPPLIERS..... | 35 | ROOFING CONTRACTORS & SUPPLIERS | 51 |
| ENERGY CONSULTANTS..... | 35-36 | ROOFING, METAL | 51 |
| ENGINEERS, MECHANICAL..... | 36 | SECURITY SYSTEMS/FIRE ALARM SYSTEMS..... | 51 |
| ENGINEERS, CIVIL & STRUCTURAL | 36 | SEPTIC SYSTEMS..... | 51-52 |
| ENVIRONMENTAL SCIENCES..... | 36 | SEPTIC TANK PUMPING | 52 |
| EQUIPMENT RENTAL/SALES/SERVICE..... | 36-37 | SEWER & DRAIN CLEARING | 52 |
| EROSION CONTROL..... | 37 | SHEET METAL CONTRACTORS & FABRICATORS | 52 |
| EXCAVATION & GRADING..... | 37-38 | SHORING/TRENCH PLATE | 52 |
| FENCING | 38 | SIGNS | 52 |
| FINANCIAL SERVICES | 38 | SIPS - STRUCTURAL INSULATED PANEL SYSTEM..... | 52 |
| FIRE SPRINKLER CONTRACTORS | 38 | SITE DEVELOPMENT..... | 52-53 |
| FLOORING INSTALLERS & FLOOR COVERINGS..... | 38 | SOLAR SYSTEMS..... | 53 |
| GARAGE DOORS & OPENERS..... | 38 | STORAGE, SELF..... | 53 |
| GENERAL BUILDING CONTRACTORS..... | 38-42 | STOVES, FIREPLACES & INSERTS | 53 |
| GENERATORS | 42 | STRUCTURAL STEEL, MISC. IRON..... | 53 |
| GLASS & GLAZING..... | 42 | STUCCO & PLASTERING CONTRACTORS | 53 |
| GRANITE & MARBLE | 43 | SURVEYORS, LAND..... | 53-54 |
| GREEN BUILDING PROFESSIONALS..... | 43 | TELEPHONE SYSTEMS | 54 |
| GUTTERS | 43 | TILE & STONE CONTRACTORS & SUPPLIERS | 54 |
| HEATING & AIR CONDITIONING CONTRACTORS..... | 43 | TITLE COMPANY | 54 |
| HOME THEATER | 43 | TREE SERVICE | 54 |
| HYDRAULIC HOSE FITTINGS & REPAIRS..... | 43 | TRUCK LETTERING..... | 54 |
| HYDROSEEDING..... | 44 | TRUCKING, AGGREGATE..... | 54 |
| ICFS-INSULATED CONCRETE FORMING SYSTEMS..... | 44 | TRUSS MANUFACTURERS..... | 54-55 |
| INSULATION CONTRACTORS & MATERIALS..... | 44 | UNDERGROUND UTILITIES/TRENCHING | 55 |
| INSURANCE..... | 44 | WASTE DISPOSAL..... | 55 |
| INTERIOR DESIGN..... | 44 | WATERPROOFING | 55 |
| IRON, ORNAMENTAL | 44 | WELDING..... | 55 |
| KITCHEN & BATH DESIGN..... | 44 | WELL PUMP SERVICE | 55 |
| LANDSCAPE ARCHITECT..... | 45 | WELL DRILLING | 55 |
| LANDSCAPE DESIGN & SERVICE..... | 45 | WINDOW CLEANERS..... | 55 |
| LANDSCAPE MATERIALS & SUPPLIES..... | 45 | WINDOW COVERINGS..... | 55 |
| LIGHTING/LIGHTING DESIGN..... | 45 | WINDOWS | 55 |
| LOANS..... | 45 | | |



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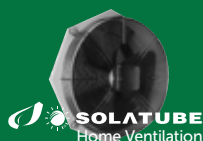
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| 5 Star Roofing | 51,49 | Chuck Brasher Construction Co. | 39 | Geo-Logic Associates, Inc..... | 36 |
| A to Z Supply..... | 46,49 | CMA Insurance Services, Inc. | 44 | Gilbert Tafoya..... | 32,40 |
| A&A Air Conditioning, Heating & Sheet Metal | 43,52,52 | CME Services..... | 37,55 | Gold Country Landscaping..... | 45 |
| A&A Concrete Supply | 32,33 | CoHousing Solutions, Inc. | 33,34 | Gold Country Roofing, Inc. | 43,51,46 |
| ABC Masonry & Hardscapes..... | 46,50 | Coldwell Banker Grass Roots Realty ... | 49,50 | Grass Valley Air Conditioning, Inc..... | 43,53 |
| Absolute Communication Solutions | 46,54 | Colin Construction Company | 39 | Grass Valley Electric..... | 35,46 |
| ABT Plumbing, Electric, Heat & Air..... | 35,48 | Color Eclipse Painting..... | 47 | Grass Valley Glass, Inc..... | 42,55 |
| Ace Welding..... | 44,53 | Consolidated Electrical Distributors, Inc.... | 35 | Grass Valley Home Company..... | 40 |
| Advanced Plumbing..... | 48,49 | Construction Et Cetera..... | 33,39 | Grass Valley Sign | 52,54 |
| Advantage Garage Door Company | 38 | Contractor Compliance Monitoring, Inc.... | 32,33 | Gray Electric Company..... | 35,51 |
| Albanese Welding | 46,55 | Craig Johnson Plumbing | 48,52 | Gray's Customs | 40 |
| All Cal Mechanical | 48 | Cranmer Engineering, Inc..... | 36,53 | Greater Grass Valley Chamber of Commerce..... | 47 |
| All Phase Heating & Air Conditioning, Inc... 43 | | Crown Tree Service..... | 54 | Green Bee Construction | 40 |
| Alpine Portable Storage Containers, LLC...53 | | CSM Fire Protection..... | 38 | Grenon and Sons Construction | 37,55 |
| American Energy Contractors | 38 | D & D Custom Seamless Rain Gutters..... | 43 | Gro-Tech Systems, Inc. | 43 |
| Amvic Pacific, Inc..... | 44,55 | D'Arata Painting..... | 47 | Guildhall Enterprises | 35,42 |
| Aronowitz Skidmore Lyon | 32 | D.R. Designs..... | 34 | Haemmig Construction, Inc. | 40 |
| Art Shade Company..... | 37,38 | Dan Reinhart Masonry | 46,50,41 | Hand Plumbing | 48 |
| Atmosphere Design Build..... | 35,38 | Dave Cullum Painting..... | 47 | Hansen Bros. Enterprises | 33,37,46 |
| B&C Ace Home & Garden Center | 32,47,41 | Dave Ganster Construction | 39,55 | Hardcore Construction, Inc. | 37,55 |
| Beach & O'Neill Insurance Associates, Inc..... | 44 | Dave Root Heating & Air Conditioning | 43 | Harding Custom Builders, Inc. | 40,46,24 |
| Beam "Easy Living" Center | 33,46 40 | Dave's Landscape, Inc. | 44 | Harrington Construction & Building Services..... | 40,54 |
| Behr Masonry | 46,50 | David Neeb Construction..... | 39 | HBE Rentals | 36,42,46 |
| Ben Shepard Construction..... | 33,39 | David Williams, General Contractor | 39 | Heart P Four, Inc..... | 37,52 |
| Bernatz Tile & Stone | 33,54 | DC Solar Electric, Inc. | 53 | Heller Construction, Inc. | 40 |
| Bill Litchfield Construction, Inc. | 39,46 | DCB Concrete | 33,34 | Hilbers New Home Communities..... | 40 |
| BK's Well Pump Service..... | 55 | DCI, Inc. | 51 | Hills Flat Lumber Company | 32,38,47,BC |
| Black Bart Industries, Inc. | 44,55 | Del Valle Consulting..... | 36 | Hillside Landscape & Maintenance..... | 45 |
| Bob Corrigan Construction..... | 33,39 | Deschaine Enterprises, Inc..... | 37,55 | Holdrege & Kull-An NV5 Company | 36,50 |
| Bob's Discount Carpet | 38,44,56 | Diamond Baker Mitchell, LLP | 32 | Homecraft Builders..... | 40 |
| Bobby Brown Construction | 39 | Diamond Pacific | 32,34,54 | Homes By Towne Construction of California, Inc. | 40,46,47 |
| Bobby Jones Concrete | 33,44 | Diamond Truss, Inc..... | 54 | Homewood Lumber & Truss..... | 32,55 |
| Bobcat of Sacramento..... | 36 | DMCE Concrete & Engineering Contractors | 33,47 | Insulation Solutions, a Division of IS Group, Inc. | 43,44 |
| Bocko Construction, Inc. | 33,39 | Don M. Augstein Construction..... | 33 | InterWest Insurance Services, LLC | 44,34 |
| Bozarth Construction..... | 32,39 | Dow Lewis Motors, Inc. | 32 | Ivy Plumbing..... | 48 |
| Brewer Refrigeration, Heating & A/C, Inc. 43,52 | | Dundas Geomatics, Inc..... | 48,53 | Jackson & Sands Engineering..... | 34,36 |
| Brown Bear Incorporated | 39,45 | DWS Painting | 47 | Joe's Crane Service..... | 34,54 |
| Bruce Ivy Construction | 33,39 | Earth & Road Works, Inc. | 37,52 | John Benetti Consulting | 33 |
| BT Consulting | 37 | Edward Navickis Construction..... | 37,55 | Josh Moore Construction, Inc. | 40,44 |
| Budget Blinds of Grass Valley | 44,55,24 | Eric Breuer Designs | 34,44 | Josh Wittler Construction | 40 |
| Buehler Enterprises | 39 | Erica Severns Architecture | 32 | Kasza Roofing..... | 51 |
| Byers | 43,51,CENTER (29) | Erickson Construction Company, Inc..... | 39 | Ken Saling Masonry | 40,46 |
| C & D Contractors, Inc. | 37,55 | EverGuard Systems | 43,51,47 | King Engineering, Inc..... | 36,48 |
| C.A.S.E. Contracting, Inc. | 35,45 | Extreme Roofing | 51 | King Plumbing..... | 48 |
| C10 FIRE, Inc. | 35,51 | Fence Connection..... | 38 | Knight's Paint | 36,47,42 |
| California Building Plans | 34,37 | Ferguson Enterprises, Inc. | 32,35,IBC | Koch & Koch, Inc..... | 35,53 |
| California Green Energy Construction and Consulting, Inc. | 39,53 | Fine Line Renovations..... | 39 | Kurt's Garden, Inc. | 45,47 |
| California Solar Electric Company..... | 35,53 | Floortextdesign Abbey Floors of Auburn .. | 38 | Landmark Construction | 40 |
| Campora Propane..... | 49 | Foothill Fire Protection, Inc..... | 38 | Lantex Landscape Architecture, Inc..... | 45,48 |
| Capital Lumber..... | 32 | Foothill Painting..... | 47 | Leaders Choice Insurance Services, Inc. ... | 44,38 |
| Caseywood Corporation | 32,55,36 | Foothills Financial Insurance Services | 38,44 | Len Stevens Construction, Inc. | 40,6 |
| Castle Companies, Inc..... | 46 | Foster & Son Hydraulic Hose & Fittings..... | 43 | Les Schwab Tire Center | 32 |
| Cathy D's Landscape, Inc. | 45 | Foster & Son Trucking | 50,54 | Lincoln and Long Civil Engineering ...36,48,48 | |
| Cecil Construction, Inc. | 39,47 | Foster Drywall, Inc..... | 34 | Living Outdoors Landscapes | 45 |
| Chadwick's Welding..... | 44,55 | Frank Kulczyk Construction..... | 39 | | |
| Cherokee Development Corp..... | 27,51 | Freschi Construction, Inc. | 40,53 | | |
| | | Gallup Construction Co..... | 40 | | |

| | | | | | |
|----------------------------------------------------------------------|----------|--------------------------------------------------------------------------------------|----------|---------------------------------------------------------|--------------------|
| Lovett Building..... | 40 | Placer Title Company | 54,35 | Streamline Construction | 41 |
| M.E.M. Electrical, Inc. | 35 | Platt Electric Supply | 35 | Suburban Propane..... | 49 |
| Mainguth Property Improvements, Inc. | 45 | Plaza Tire & Auto Service..... | 32 | Sunbelt Rentals..... | 37 |
| Manel W. Machado Electric | 35 | Pro Glass & Mirror, Inc. | 42,55 | Sustainable Energy Group, Inc. | 36,53 |
| Mark Christopher Cabinets..... | 33 | Pro H2O Heating & Plumbing | 49 | T N Construction, Inc. | 41 |
| Mark Dyal Design..... | 34 | ProBrilliance Leadership Institute | 33 | Talon Construction | 41,38 |
| Mark Parr Construction..... | 34 | R.L. Holderbein Construction, Inc. | 41,43 | Tekton Construction | 41,52,44 |
| Marsico Custom Homes, Inc. | 40,45 | Ralphie's Concrete Services..... | 33,50 | Telcom Data, LLC..... | 46,54 |
| Martin Craig Moore | 48,52 | Ramey Tile Company..... | 54 | Terra Alta Development Company | 49 |
| Martland Construction..... | 41 | Randy W Bunnell Co., Residential Builder | 41,44 | Terra Firm..... | 38,53 |
| Maven Risk Management & Insurance Brokers | 44,51 | Rare Earth Landscape Materials..... | 45,51 | Terra Graphics Landscape, Inc. | 45 |
| McCaffree Logging, Inc. | 45,54 | Remax Performance | 50 | The Cabinet Company, Inc. | 33,34 |
| McCamant & Durrett Architects | 32,48 | RH Associates | 32 | The Chickering Company, Inc. | 50 |
| McSweeney & Associates, APC | 32 | River Valley Community Bank | 32,38,49 | The Last Nail | 33,IFC |
| Melas Energy Engineering..... | 35,36 | Roberts Roofing | 51 | Theos Electric, Inc..... | 35 |
| Merrill & Sons..... | 52 | Robertson, Woodford & Summers, LLP | 32 | TimberTech | 32 |
| Millennium Planning & Engineering | 36,48 | Robinson Enterprises, Investment Group | 37,46 | Tom Jackson Cabinet Co..... | 33 |
| Misita Tree and Land, Inc..... | 32,54 | Rubicon Concrete..... | 33,50 | Top Notch Construction | 41,43 |
| Mitch's Drywall, Inc..... | 34 | Russell Davidson Architecture + Design | 32,34 | Top This..... | 33 |
| MJ Plumbing Solutions | 48,34 | Ruxpin Construction..... | 41 | Transformations | 33,44,39 |
| MK and Sons Construction | 41 | S & P Excavating | 32,37 | Trex Company, Inc..... | 33 |
| Molitor Painting Company..... | 47 | S. Miller Paving, Inc | 37,47 | Tri Counties Bank | 32,45 |
| Monster Window Cleaning..... | 55 | SB Construction | 41 | Tru-Line Builders, Inc..... | 33,41 |
| Moule Paint & Glass, Inc. | 42,47,26 | SCO Planning & Engineering, Inc..... | 48,54 | Trusted Handyworks Construction..... | 42 |
| Mountain Electrical Construction, Inc | 35 | Scope Landscape Management, Inc. | 45 | Urke Septic & Sewer..... | 52,55 |
| mPower | 38,45,44 | Scott Harms Construction..... | 41 | US Green Builders..... | 42 |
| Mr. Rooter Plumbing | 48,52 | Sean Thompson Drywall & Construction .. | 35,46 | USC Supply | 37 |
| MWA, Inc. Architecture-Engineering | 32,36,26 | Seghezzi Enterprises | 38,52,51 | Van Son Construction, Inc | 33,42,IFC |
| Navo & Sons, Inc./Roto-Rooter..... | 52 | Select Floor Care, Inc. | 33 | Verger Mortgage | 38,45,49 |
| Nelson Engineering | 36,53 | Sether Roofing & Construction, Inc. | 51 | Vevang Design | 34,23 |
| Nevada City Chamber of Commerce | 47 | Shaffer Sealing | 47 | Vincent Burns Plastering..... | 53 |
| Nevada City Engineering, Inc. | 36,54,45 | Sharp Woodwork..... | 33 | Vintage Gen. Building & Tile By Alain D'Andrade..... | 42,54 |
| Nevada County Association of Realtors..... | 47 | Shef's Plumbing, Inc. | 49,50 | Vulcan Materials Co. | 32,22 |
| Nevada County Broadcasters | 46 | Sierra Foothills Construction Company... | 33,41 | W. Cooper Reid Construction..... | 42 |
| Nevada County Fence, Inc. | 38,46 | Sierra Insulation Company, Inc..... | 43,44 | Wallis Design Studio | 32,34, CENTER (28) |
| Nevada County Habitat for Humanity ReStore | 50,55,37 | Sierra Plumbing Supply, Inc. | 45,56 | Waste Management..... | 55 |
| Nevada County Plumbing, Inc. | 49,50 | Sierra Tile and Stone | 43,54 | Weiss Hardscaping, Inc. | 33,50,1 |
| North Star Trucking, Inc. | 51,54 | Sierra Timberline | 32,53,2 | Weiss Landscaping, Inc | 45,49,1 |
| Northern Sierra Propane, Inc. | 49 | Sierra Trench Protection Rentals and Sales, Inc./All Sierra Mobile Containers.... | 37,52 | Weiss Masonry | 46,50 |
| Olympia Mortgage & Investment Co, Inc. .. | 45 | Sierra West Construction, Inc | 41 | West Slope Landscape..... | 45 |
| On Track Business Management, Inc..... | 32 | Silverwood Construction | 41 | Western Directional, Inc..... | 32 |
| P.W Stephens Environmental | 46,50 | Simpson & Simpson | 38,47 | Western Engineering Contractors, Inc. | 38,55 |
| Pacific Land Enterprises, Inc. | 49,50 | Simpson Strong-Tie | 32 | Weyerhaeuser..... | 33,44 |
| Pape Machinery | 36 | Siteline Architecture..... | 32 | Wild Fire Construction, Inc..... | 42 |
| Paul Anderson's Pool Service | 49 | Slakey Brothers | 32,49 | William Brooke Painting..... | 47 |
| Paul Law Realty | 49,50 | South Nevada County Chamber of Commerce | 47 | William Ford Construction, Inc. | 42 |
| Pelton's Solar Service | 50,53 | Specwest Developers, Inc..... | 41,52 | Williams Construction | 34,42 |
| Penn Valley Area Chamber of Commerce.... | 47 | Spencer Construction | 41,53 | Winner Chevrolet | 32 |
| Penn Valley True Value..... | 32,45 | Sperry Commercial Global Affiliates - Highland Commercial | 49,50 | Woodgrain Woodworks..... | 33 |
| Penrose Plumbing, Inc. | 49 | Spring Tile, Inc. | 41,54 | Woodworks Unlimited | 33,42 |
| Performance Chevrolet..... | 32 | Starkey Construction & Development | 41,43 | Worthington Miller Environmental, LLC.... | 36 |
| Perspective Drafting Designs | 34,48 | Statewide Homes, Inc..... | 46 | WrightBuilt Home Remodel & Design | 42,40 |
| Peter Schack Construction Engineering | 52,37 | Stephanie's Custom Interiors | 44,39 | Youngs Carpet One | 38,55,2 |
| Peters' Drilling & Pump Service, Inc. | 55,48 | Sterling Cabinetry | 33,35 | Yuba City Dodge..... | 32 |
| Pina Excavating Contractors | 34,37 | | | Z.A.P. Manufacturing, Inc. | 52 |
| Piziali Construction, Inc. | 41 | | | | |

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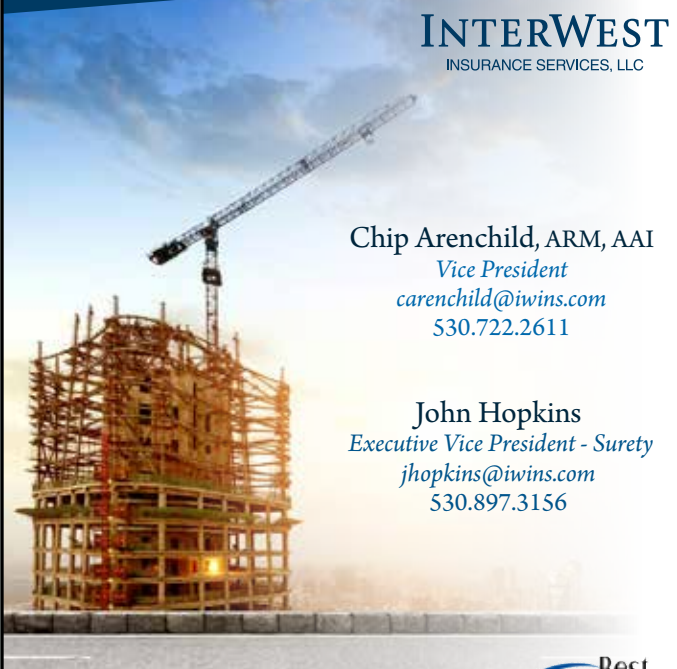
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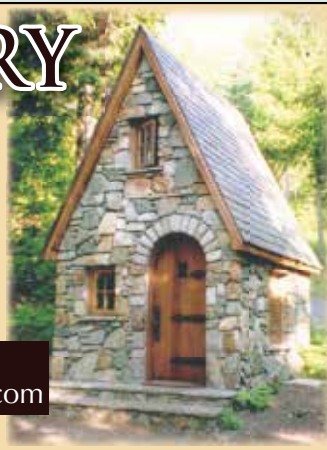
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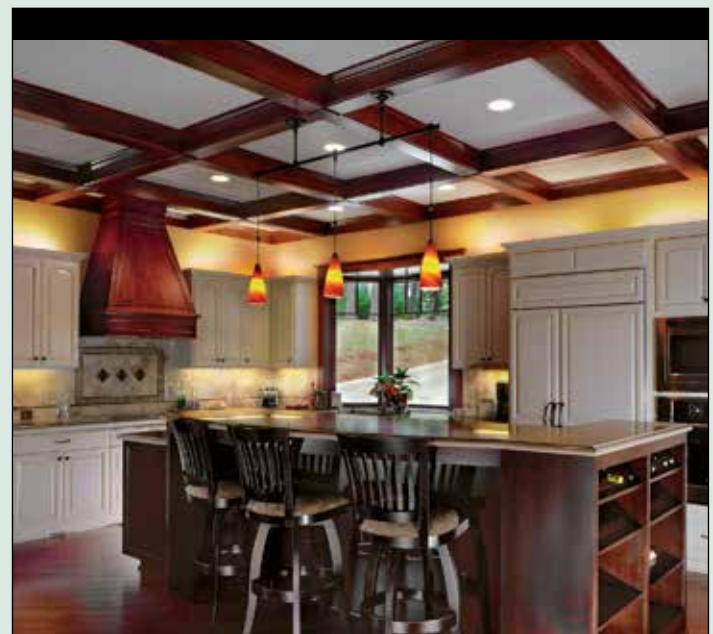
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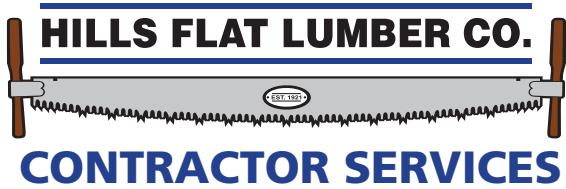
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