



Village Builders of Nevada, Inc.

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Articles:

- Seasonal Household Maintenance Tips
- Don't Get Nailed

Cut-Rate Doesn't Mean Low Cost

These days we are all trying to find ways to save money and economize. Major purchases are put on hold as we take a "wait-and-see" approach to the economy. This means that homeowners are also putting off remodeling projects or repairs, or, even worse, hiring cut-rate, unlicensed contractors to do work on what is

often the most expensive part of their investment portfolio.

Unfortunately, putting off projects or hiring low-quality contractors can often result in more costly repairs later. Much of our business these days consists of repairing the shoddy work done by cut-rate or unlicensed contractors.

Putting off necessary

home maintenance can also mean more costly repairs later.

Don't let your home become the victim of neglect or the careless work of a bargain-basement contractor.

We will do the work right the first time, and we stand behind our work.

Paul Cox
President

Seasonal Household Tips

There is no such thing as a maintenance-free house, but with a little attention to detail, the smart homeowner can save a lot of money, not to mention headaches, on future repairs.

Now that spring is here and we are quickly moving into summer, these are some of the items you need to check:

- ❑ Check your gutters, cleaning out debris to ensure proper drainage from your roof.

- ❑ Inspect your roof to make sure shingles and/or tiles are secure.

- ❑ Check your attic for proper ventilation, obstructions and leaks.

- ❑ Replace rotted siding and trim. Exposed wood is easily susceptible to rot.

- ❑ Change the air filters on your air-handling unit. It may be necessary to have your unit inspected by a professional.

- ❑ Open the vents to your sub-floor to keep your crawl space mold and mildew free.

- ❑ Prune landscaping and ensure good drainage. Make sure lawn sprinklers do not spray on your house siding.

- ❑ Replace window screens as needed.

- ❑ Change the batteries on your smoke alarm, and while it is down vacuum out any dust that has collected.

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Seasonal Maintenance (Continued)



Clean gutters for proper drainage

“A little preventative maintenance goes a long way in maintaining the value of your investment.”

- ❑ Check for leaking faucets, sweating pipes or faulty drains. Also check the hose that goes to your washing machine for cracks or bulging.
 - ❑ Inspect your water heater for leaks and corrosion.
 - ❑ If you have an evaporative cooler, now is the time to prep it for the season. Clean it and replace the pads as needed.
 - ❑ Check the grout around any tile. Remove and replace any cracked grout and reseal as necessary.
- A little preventative maintenance now can go a long way in maintaining the value of your investment.
- These chores need not be a bother to you or interrupt your schedule. If

you would like our help with these items or any other maintenance problems on your home, we would be happy to help. We can also help make your home as energy efficient as possible.

You worked hard to buy your home. Don't let it lose its value by neglecting the routine seasonal maintenance it needs.

Don't Get Nailed!

There are always people who will do anything to make a buck, even if it means operating outside the law. Unfortunately, the construction industry has its share of charlatans and snake-oil salesmen, who talk a good game but don't deliver the promised end result. The question is, “How is a homeowner to know if a contractor is or not?”

Some of the telltale signs of a contractor who is not on the level are:

- Solicits door-to-door
 - Offers you discounts for finding other customers
 - Just happens to have materials left over from a previous job
 - Only accepts cash payments
 - Asks you to get the required permit, or worse, tells you a permit is not required for a major remodel
 - Doesn't have a business listing in the local phone book
 - Tells you that you will get a discount because your job is a demonstration
 - Pressures you for an immediate decision
 - Offers exceptionally long guarantees beyond industry standards
 - Asks you to pay for the entire job up-front
 - Suggests that you borrow money from a lender the contractor knows.
- Any one of these may not trigger your “Spidey-sense,” but be careful, they can be extremely costly, not to mention stressful, later.
- For instance, you might not think it odd that a contractor is going door-to-door to solicit business, but why doesn't he have a business phone listing in the phone book and only accept cash payments? These are signs that he

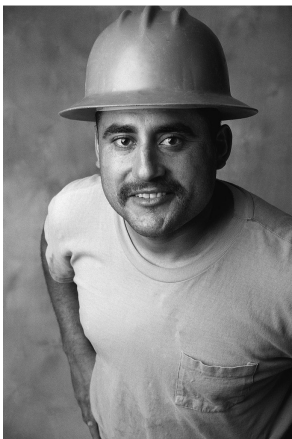
contractor's license. A legitimate contractor also needs business licenses for the state, county and city he is working in.

If he has left over materials from a previous job, how much did he overcharge that previous customer and how much is he going to take from your job to offer his next victim/client?

If you went to the lender he suggests, you might lose your home through a home improvement loan scam.

Be cautious and be inquisitive. Check all references thoroughly. A quick check on the Nevada State Contractors Board web site (www.nvcontractorsboard.com) will show you if he has a license and if it is in good standing. Request insurance certificates to verify proper coverage.

For more information go to our web site, VillageBuildersNV.com.



“How is a homeowner to know if a contractor is legitimate or not?”