

Homeowner's Handbook 2022 - 2023

Home Service Providers Referred by
Windermere Ballard Agents




Windermere
REAL ESTATE

PREFERRED PROVIDERS

This is a list of contractors with whom our office has worked and have used successfully in the past and/or who have been referred to us. This is only a partial list of sources for this type of work and you should choose the one that best satisfies your needs.

Contact anyone on this list as well as any additional sources personally to determine their qualifications for the type and scope of service provided, fees, scheduling, and insurance coverage. It is highly recommended that you obtain references.

Windermere Real Estate Co. cannot make any guarantees about the people or firms listed.

Contractors licenses will be underlined.

To look up a contractors license status:

www.lni.wa.gov/tradeslicensing/contractors/hirecon

Cover photograph by BethAnn Warner

Windermere Ballard

Windermere Real Estate Co.

206.789.7700

ballard@windermere.com



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ACCOUNTANTS / CPA / Tax Prep

Sound Strategies

Bill Schadel
206.819.9488

Finney, Neill

Steven Judd
206.298.9811
steven@finneyneill.com

Dewar Meeks & Ekram

Michael Meeks
425.640.8660

RAATAX

Richard A. Anderson
206.618.8634
Richard@raatax.com

APPLIANCES SALES / REPAIR

Albert Lee Appliances

206.282.2110

Class "A" Appliance

425.418.5043

APPRAISERS

Sean Reynolds

425.451.3141 | 1701296

ARCHITECTS

Lambright Design Group

206.524.6002 | 6765 | Tom

Luxe Stijl Design | Angela

206.619.6097 | LUXESSD857CQ

Scott Mantz & Associates

206.547.3747 | SCOTTMA144MA

ARCHIVES

Puget Sound Regional Archives

<http://secstate.wa.gov/archives/> | 425.564.3940

ARTISTS

Andrew Miller

206.240.5157

Dallas Cooper

206.551.8568

Decorative Metal Art

206.782.4009 | Michael Rydinski

ASPHALT

Heggem Cement Construction

206.349.4232 | [HEGGECC233DH](#)

ATTORNEYS

Bill Kessler

425.776.4100

Diane Weis

206.789.2511

Greg Lawless

206.782.9535

John Congalton-Marine Law

206.623.8300

John S. McMasters

206.789.2511

Larry Linville-Construction

206.515.0640

Marcia Mellinger

206.633.1913

Stacy Romberg

206.784.5305

Wanda Nuxoll R/E / Escrow

206.749.2850

AUTOMOTIVE DETAILING / REPAIR

Arne's Auto Service

206.784.2525

D&D Brakes

206.364.4440

Crown Hill Automotive Group

206.782.7950

Quality Auto Glass

206.523.3655

CARPENTRY

Gryphon Artisan Services

425.564.3940 | [GRYPHAS953QG](#)

CARPET CLEANING / REPAIR

Alpine

800.755.2711

Pro-Line

425.865.9021

Morgan's Chem-Dry

206.362.4479

North Seattle Cleaning

206.582.0406

Preferred Carpet Care

206.276.3145

Lee Manning G's Place

425.785.6026

CHIMNEY / MASONRY

Atlas Masonry

206.546.4019 | [ATLASMR081B7](#)

CLOSETS

California Closets

Lindsay Dykes | 206.793.7399

CONTRACTORS / CONSTRUCTION

Bright Street Construction

206.391.2812 | [BRIGHSC992R8](#)

Carlisle Classic Homes

206.782.70170 | [CARLICH981RL](#)

Johnson Brothers Construction

206.367.8036 | [JOHNSBC075DU](#)

Prestige Residential Construction

206.722.1540 | [PRESTRC860C7](#)

Sound Renovation

425.444.3450 | [SOUNDRI072QB](#)

Bicknell Builds

206.366.5075 | [BICKNBL824P9](#)

Landhaven Construction LLC & Handyman - Ryan Landron

206.491.0917 -

ryanlandron@gmail.com

CRAWL SPACE

Clean Crawls

866.651.1700 | [CLEANCI998DG](#)

America Crawl Space & Pest Services

425.970.9927 | [#AMERICCC911J8](#)

WU Construction

206.361.8886 | [WUCONCI892Q9](#)

wuconstruction@gmail.com

DOWNSIZING & DECLUTTERING

Moving Forward

425.702.8761

Pivot Organizing

Valerie Green | 206.305.5046

PivotOrganizing.com

DRYWALL

Ron's Drywall Service

206.679.5277 | [RONSDS*008K2](#)

Teak Drywall

206.349.0432 | [TEAKDDL922P2](#)

ELECTRICAL

C2 Electric, LLC | Chris Campbell

206.793.1417 | [C2ELEEL904LS](#)

Core Electric | Joe

206.965.0133 | [COREEEL864KM](#)

Dylan Fenter

425.789.7132 | [FENTEEL835M8](#)

Randy Dahlgren

206.781.7638 | [DAHLGE*069](#)

ENGINEERS

Dan Say

206.443.6212 | [23000](#)

Dennis Bruce

206.546.9217 | [17405](#)

Halas Engineering

206.362.2707 | [23367](#)

ESTATES

Sound Estate Planning, PLLC

425.967.7287

Donnelly & Donnelly

206.789.345

Fruitcocktail Appraisals & Estate Sales

206.669.0540

Girlfriends estate Services

425.829.3848

Brown Tag Estate Sales

425.941.2372

EXCHANGE FACILITATOR

Exchange Facilitator Corporation

206.324.1350

FINANCIAL SERVICES

Wil F. Daniels, CEP

206.926.5347

AXA Advisors

206.956.6270 | Dan Halos

FLOORING

Interior Floor Design

206.364.0070 | INTERFD120Q1

Seattle Floor Service

206.783.1591 | SEATTFS856DP

FLORIST

Avant Garden

206.361.0779

Ballard Blossom

206.782.4213

Floraform Design

206.245.5822

Juniper Flowers

206.285.2700

Martha E. Harris

206.568.0347

FOUNDATION DRAINAGE / WORK

Bondine Construction

425.778.2557 | BODINC*332BT

Jim Roeter

425.775.8391 | JRCONRC965L3

FURNACE CLEANING

Aurora-Edmonds

425.215.0015

Vacu-Man

206.362.8858

GARAGE DOORS

All American Garage Doors

206.764.7920

Sound Garage Door Service

206.200.9049

GLASS SALES / REPAIR

Gryphon Artisan Services

206.972.4779

GUTTER SERVICE

Abella Window & Gutter Cleaning

206.234.7973 | [ABELLWC830BF](#)

Gutter Factory

206.365.8464 | [GUTTEF*206OH](#)

Pacific Star Gutter Service

425.745.6614 | [PACIFSG110MS](#)

HANDYMAN

Ryan Landron

ryannlandron@gmail.com

206.491.0917

HAULERS

Happy Haulers

206.784.0313

Joe "Muscles" Willis

425.343.2238

Junkzilla

206.992.1638

Seattle Rubish Removal

206.297.2900

HEATING

Basset Home Heating

425.398.1666 | [BASSEHH044RS](#)

Glendale Heating

206.243.7700 | [GLENDDHA003CM](#)

Kings Heating

425.275.5153 | [KINGSHI044JA](#)

HOME DRY ROT REPAIR

Jim Roeter

425.418.3186 | [JRCONRC965L3](#)

HOME INSPECTION

A-1 Home Inspection Service, Inc.

Richard Healy

206.915.5105 | [303](#)

Cascade Home Inspections

John Shaffer

206.708.4663 | [630](#)

Echelon Inspections

Devan Richardson

206.399.1217 | [912](#)

Halas Engineering

John Halas

206.362.2707 | [352](#)

Haus Inspection Services, LLC

Wil Harnecker

425.422.6414 | [919](#)

Home and Building Services

Steve Bryan

206.232.2473 | [487](#)

MWH Inspection Services, LLC

Kris Hutchins

253.279.0969 | [2010](#)

Wade Holscher

425.299.8247 | [478](#)

North by West

Gerry Santillan

206.529.7447 | [950](#)

Pacific NW Building Inspections

206.782.8969 | [378](#)

The Home Detective

Reid Guthrie

206.786.8649 | [351](#)

VI Inspections

Brandel Gehr

206.227.2086 | [247](#)

World Inspection Network

Jeff Williams

206.526.1940 | [343](#)

World Inspection Network

Jeff Williams

206.526.7735 | [343](#)

Chris Freed Home Inspection

(805) 387 2589 | [#20109087](#)

chris@chrisfreedhi.com

chrisfreedhi.com

HOUSEHOLD CLEANING

Carol Neice

206.300.5669

Clean and Simple

425.529.5291

Corner to Corner

206.417.4857

The Purple Maids

206.930.9198

Pivot Organizing LLC

Valerie Green | 206.305.5046

PivotOrganizing.com

Susan's Green Cleaning

Susan Stocker | 206.417.4857

Scrub Pop!

206.657.7180

scrub-pop.com

IRON DESIGN

Seattle Bridge, LLC

206.251.8425

INSURANCE AUTO / HEALTH / HOME / LIFE

Allstate

Cathy Darracott | 206.547.9917

Jeremy Olson | 206.783.2005

Marcy Johnson | 206.510.3467

Paul Vogle | 206.522.6700

A.T.I Agency

Michael Mayhle | 206.522.9200

Fletcher-Nance

Bill Nance | 206.624.4800

Insurance Resource Group

Kris Conway | 206.789.3321

King Insurance

Julie King | 206.232.3200

Marv Meyer Health Insurance Team

Marv Meyer | 206.679.6689

Peak Insurance LLC

Brady Meyer | 206.327.9489

State Farm

Carol Andrews | 425.488.0449

Kristin Gopal | 206.444.0802

Melinda Elkin | 206.784.6560

INTERIOR DESIGN

Altstadt Interiors

206.523.8838

Ecco Design, Inc.

206.706.3937

Sechrist Design Assoc., Inc.

206.723.1147

Spark!

206.290.9393

LANDSCAPING DESIGN

Britescape (Landscape Lighting)
206.523.7366

Libby's Lawn & Garden
206.783.3512

Magnolia Lawn & Garden
206.283.2579

Monsoon Rain Gardens
206.782.0418

Swanson's Nursery
206.782.2543

Sechrist Design Associate
206.723.1147

Hun Pham Landscaping
206.228.7871

LOCKSMITH

Mr. Rekey
206.623.3388

Pacific Lock & Key
206.784.2332

Ravenna Locksmith
206.525.8379

MORTGAGE BROKERS / ESCROW

Ballard Escrow
206.781.1002

Cascade Mortgage
Rob Berig | 206.838.9703

Caliber Home Loans
Jackie Murphy | 425.605.3122
Janelle Taylor Steinberg | 206.274.2870
Trevor Bennet | 206.940.2558

Coulombe & Evered
Rodney Coulombe | 425.462.6561

Drake Mortgage
Caroline Mandich | 206.352.8411

Escrow Source
206.526.1310

Evergreen Mortgage
Erik Dickerson | 206.440.1000
John Deasy | 206.799.3697
Susan Langendorfer | 206.440.1000

Homestreet Bank
Sally Clinch | 206.963.5710
Dean Kilodavis | 206.782.2053
David Opsahl | 206.229.9506
Ken Steiner | 206.389.4405

Penrith Home Loans
Michael Press | 206.457.3134

Wells Fargo
Rob George Spano | 206.527.8800

Westwood Mortgage
Kevin Haynes | 206.526.2602

MOVERS AND PACKING MATERIALS

Ballard Preferred Moving
206.782.0300

Moving Link
425.882.7882

Eco Movers
206.207.3062

Moving Forward
425.702.8761

OIL / FUEL PROVIDERS

Seelig Fuel
206.789.6434

Sound Oil Company
206.725.6300

OIL TANKS

Ballard Oil
206.783.0241 | BALLAOC002C3
FILCO
206.547.8347 | FILCOCI080RU

Tanks By Dallas
206.365.0291 | TANKSD*001KF

PAINT CONTRACTORS

Gregory Dill & Co
206.442.7615 | GREGODC099LS
Noah Chase
206.371.1310 | NOAHCCP871NF

Queen Anne Painting Co,
206.522.5152 | QUEENAP099KF
Sound Renovation
425.444.3450 | SOUNDRI072QB

PEST CONTROL

Eastside Exterminators

425.482.2100

PLUMBING / SEWER / SCOPING

Action Jackson

425.877.5601 | [ACTIOJD884M7](#)

Archie's Plumbing

206.782.8787 | [ARCHIPS170JM](#)

Jensen Plumbing

206.824.7717 | [JENSEPL041RQ](#)

Martin Excavating Sewer

206.730.6287 | [MARTIEL963BB](#)

Paris Plumbing

206.362.8950 | [PARISPH105K4](#)

Parker Services | Nate Parker

206.487.1098 | [PARKENJ834C8](#)

Sewer Friendly

206.890.7478 | [SEWERFL916MS](#)

Simple Solutions Plumbing

206.355.6296 | [SIMPLSI954C3](#)

PORTFOLIO LENDING SPECIALIST

Pacific Crest Savings

425.670.9623

PROFESSIONAL PHOTOGRAPHY

BethAnn Warner

206.387.3006

Kathy Oman

206.979.2990

Seattle Home Tours

206.484.1499

Robert Brittingham

206.353.7628

Tucker English

206.612.7422

Vista Estate Imaging

206.321.4109

Gordon Wang Photography

206 650 5111

REMODELING

Bicknell Builds

206.366.5075 | [BICKNBL824P9](#)

Carlisle Classic Homes

206.782.7070 | [CARLICH981RL](#)

Model Remodel

206.282.2150 | [MODELL*971P1](#)

Prestige Custom Builders

206.719.0557 | [PRESTRC860C7](#)

Sound Renovation

425.444.3450 | [SOUNDRI072QB](#)

RENTALS

Sagen Group
206.365.0000

Bob Melvey
206.650.7880

Tom Moorman
206.650.0318

Cassie Walker Johnson
206.394.5197

Katie Lagucik
425.455.5515

ROOFERS & CERTIFICATION

A Better Roofing
206.935.1575 | [BETTERC052DT](#)

Blue & Blue Roofing
206.367.2601 | [BLUEBRI019PF](#)

Loberg Roofing
425.775.2276 | [LOBERR*972K8](#)

North Creek Roofing
425.375.7718 | [NORTHCR042C2](#)

Atlas Roofing
Jacob Harrif | 425.533.8987
[atlasroofingconstruction.com](#)

Nihao Construction, INC.
206.650.8828 | [NIHAOC1915DS](#)
[nihaoconstruction@gmail.com](#)

SECURITY SYSTEMS

Washington Alarm, Inc. 206.328.3288

SEWER INSPECTION

Metropolitan Sewer
206.542.5466 | [METROSS921BZ](#)

Action Jackson Drain Cleaning & Plumbing
425.877.5601 | [ACTIOJD884M7](#)

Sewer Friendly
206.890.7478 | [SEWERFL916MS](#)

SEWER REPAIR

Strictly Sewers 206.903.8050 | [STRICSI925JD](#)

STAGING

Casa Bella

206.849.8391

Seattle Staging

206.353.8558

Spark!

206.290.9393

TILE INSTALLATION

Abeln Tile

206.362.7897 | [ABELNTD961J9](#)

Brian Decker

206.228.6767 | [DECKEDI934JJ](#)

Mark Patterson

206.890.7018 | [MARKPPC957M2](#)

TITLE REPS

Chicago Title

Sandy Anderson | 206.660.7938

CW Title

Craig Ellis | 206.437.2141

Darlene Sozinho | 206.914.2239

Ticor Title

Joan Slee | 206.714.0074

TREE REMOVAL

Ballard Tree Service

206.782.8202 | [BALLATS960KM](#)

Beauty & The Bamboo

206.781.9790 | [BEAUTBI933KA](#)

Blooma Tree Experts

206.714.9835 | [BLOOMTE921J4](#)

UTILITIES

Electricity

Seattle City Light | 206.684.0000

Water/Sewer/Garbage/Cable

Alderwood Water | 425.743.4605

Bellevue | 425.452.2977

Bothell | 425.486.3256

Cross Valley Water | 425.485.8461

Carnation | 425.788.2885

Kent | 253.859.3370

Edmonds | 425.771.0241

Gold Bar | 360.793.1101

Kirkland | 425.828.1124

Lake Stevens | 425.334.8589

Lynnwood | 425.670.6609

Mountlake Terrace | 425.776.1161

Mercer Island | 425.776.1161

Mukilteo | 425.355.3355

North Bend | 425.888.1211

Olympic View | 425.774.7769

PUD | 425.258.8211

Redmond | 425.556.2156

Rubato | 425.259.0044

NE Sammamish | 425.868.1114

Sammamish Plat | 425.392.6256

Seattle | 206.684.3000

Sedro-Wooley | 360.855.0929

Cedar River | 425.255.6370

Shoreline | 206.546.2494

Silver Lake | 425.337.3647

Soos Creek | 253.630.9900

Union Hill | 425.868.1303

Woodinville | 425.483.9104

Natural Gas

Ballard Natural Gas | 206.784.8101

Puget Sound Energy | 888.225.5773

Union Hill Water | 425.868.1303

Woodinville | 425.483.9104

WATERPROOFING

Aces Four Construction

206.622.8337 | [ACESFFE807R4](tel:2066228337)

Bodine Construction

425.778.2557 | [BODINC*332BT](tel:4257782557)

Perma Dry

425.227.1990 | [PERMAWS973K2](tel:4252271990)

WINDOW INSTALLATION

Lundgren Enterprises

206.789.1122

Re-Glaze Unlimited

206.793.0999

SRC Windows

253.565.2488

WINDOW TREATMENTS

Seattle Design Solutions

206.679.7477

The Well Dressed Window

206.784.4300

Sun West Property Maintenance

206.818.8812

WINDOW WASHERS

Crystal Panes Cleaning

206.324.0956

Skyline Windows

206.524.2147

Evergreen Cleans

206.202.0902

Home Window Cleaning

206.623.3997



Surrounded on three sides by water, Ballard provides a great variety of homes. Whether you are buying your first house or your dream home, Ballard is a great place to live *and call home.*

Serving Ballard
& Seattle
since 1984

Windermereballard.com