Joel's 2024 Vendors List

	Service Name	Contact Name	Phone #	Recommendation
		Updated: 4/17/2024		
	Lawn/Exterior			
	LANDSCAPE MAINTENANCE & INSTALLATION			
	Dirty Deeds Landscaping	Wayne	(509) 503-8634	Regularly Used by Joel
	Luxury Landscapes & Development	Ryan McGee	(509) 990-0281	2024 Used by Joel
	PEST CONTROL			
	POINTE PEST CONTROL	Steven Tobin	(509) 842-2358	Regularly Used by Joel
	SPRINKLER INSTALL & REPAIRS			
	Jones Sprinklers		(509) 701-2598	2024 Client Recommendation
	B&B Sprinkler	Mike	(509) 466-7550	2023 Used by Joel
	FENCE / FENCING CONTRACTORS			
	Country Estates	Bert	(509) 990-9176	Office Broker Recommendation
	Fence Menders		(509) 326-6770	Office Broker Recommendation
	ARBORIST / TREE CONTRACTORS			
	A1 Tree Service		(509) 818-4020	2024 Office Broker Recommendation
	Tall Tree Service	Rick	(509) 747-8733	Office Broker Recommendation
	Plumb			
	PLUMBERS			
	Roemer Rooter	Barry	(509) 230-2784	Regularly Used by Joel
	Mr Rooter		(509) 368-7262	2023 Used by Joel
	Scott Palmer	Scott Palmer	(509) 953-7937	Office Broker Recommendation
	Spokane Falls Plumbing		(509) 951-6507	2024 Client Recommendation
	SEWER SCOPES			
	Spokane Rooter	Taylor Kalin	(509) 822-2201	Regularly Used by Joel
	SEWER LINE REPAIR REPLACEMENT			
	Kalin Excavating	Gary Kalin	(509) 954-9101	2024 Client Recommendation
	WELL DRILLING/PUMP SERVICE/			
	Stamp of Approval	Roger Odle	(509) 998-6132	Office Broker Recommendation
	General Pump Mechanics	Mark	(509) 220-5234	Office Broker Recommendation
	Joyco Drilling		(509) 292-2000	Office Broker Recommendation
	Exterior			
	GENERAL CONTRACTOR & HANDYMAN			
	Black Sails Builders	Ron Winton	(208) 941-4683	Regularly Used by Joel
	LICENSED CONTRACTORS			
	Spokane Honey Do Bros		(509) 570-4958	Office Broker Recommendation
	Mike Kellard	Mike Kellard	(509) 599-9244	Office Broker Recommendation

	Service Name	Contact Name	Phone #	Recommendation
		Updated: 4/17/2024		
	DEMOLITION			
	Robs Demolition		(509) 928-0431	Office Broker Recommendation
	MoMike Demolition		(509) 535-1718	Office Broker Recommendation
	WINDOW INSTALL/REPLACEMENT			
	CDA Window Co		(509) 340-0705	Office Broker Recommendation
	Todd Folsom Egress Windows	Todd Folsom	(509) 499-0638	Office Broker Recommendation
	ROOF / SIDING & GUTTERS			
	Greater American Construction Co	Justin Reed	(509) 939-5930	Regularly Used by Joel
	ROOF / ROOFERS			
	Update Roofing Solutions LLC	Blair	(801) 608-3020	Regularly Used For Estimates by Joel
	Spokane Roofing Company		(509) 838-8633	2024 Client Recommendation
	Roof Restore - Roof Maxx Spray	Mike	(509) 570-4958	Office Broker Recommendation
	RAIN GUTTERS			
	Bobs Seamless Gutters		(509) 468-7287	Office Broker Recommendation
	American Guttersmith		(509) 228-7626	Office Broker Recommendation
	Interior			
	INSULATION INSTALL			
	Elite Energy Efficiency	Christian Robinson	(208) 220-1166	2024 Used by Joel
	DRY WALL INSTALLER			
	Guzman Dry Wall Installer		(208) 818-3817	Office Broker Recommendation
	Ace Drywall		(208) 651-8874	Office Broker Recommendation
	ELECTRICIANS			
	Broadway Electric	Matt	(509) 474-0506	Office Broker Recommendation
	Wheatland Electric	Doug Gintz	(509) 220-2373	Office Broker Recommendation
	Rainbow Electric	Noah or Rick	(509) 534-3030	Office Broker Recommendation
	HOUSE PAINTER / PAINTERS / PAINT			
	Pavilion Painting	Virginia	(509) 847-5179	Office Broker Recommendation
	D'LUX Painting	Lori	(509) 939-2045	Office Broker Recommendation
	GLASS - SHOWER/MIRROR			
	River City Glass	Craig Silver	(509) 951-4751	Friend is Employee
	LOCK SMITH			
	Chucks Neighborhood Lock Service	Chuck	(509) 994-3420	Office Broker Recommendation
	Rick Layton	Rick Layton	(509) 981-7181	Office Broker Recommendation
	BATHTUB / SINK REFINISHING			
	Costless refinishing	Matt Costello	(509) 385-3801	Office Broker Recommendation
	Heating			
	HVAC CONTRACTORS			

	Service Name	Contact Name	Phone #	Recommendation
		Updated: 4/17/2024		
	Smith Heating and Cooling		(509) 328-4431	2023 Client Recommendation
	Bills Heating & AC		(208) 777-5528	Regularly Used by Joel
	GAS STOVE/LINE INSTALLER			
	The Stove Guy	Jim Galiano	(509) 413-1527	2023 Used by Joel
	CHIMNEY REPAIR / CLEANING			
	Mr. chimney	Scott Downes	(509) 294-9128	Office Broker Recommendation
	Burn Safe!	Mike Colby	(509) 953-9507	Office Broker Recommendation
	Concrete/Structural			
	CONCRETE INSTALLATION & REPAIR			
	Weber Concrete & Co.	Sam Weber	(509) 294-2958	Regularly Used by Joel
	BASEMENT CONCRETE REPAIR			
	Premier Basement Systems		(208) 515-3469	Office Broker Recommendation
	Concrete Curbing	Andy House	(509) 501-3492	Office Broker Recommendation
	CRAWL SPACE ISSUES			
	StopSafe		(509) 818-7744	Office Broker Recommendation
	DRAIN FIELD REPAIR / EXCAVATOR			
	Inch Excavation		(509) 953-3261	Office Broker Recommendation
	Floor			
	FLOORS INSTALL OR REFINISHING			
	Hardwood Flooring	Steve Evans	(509) 939-4843	2024 Joel's Inspector's Recommendation
	Hardwood Connection - Hardwood Refinishing	Daryl	(509) 981-4244	2024 Client Recommendation
	Mr. Sandless	Ryan Johnson	(509) 891-5000	Office Broker Recommendation
	CARPET INSTALLERS			
	Georgias Carpet	Mike Vanderpool	(509) 328-4002	Office Broker Recommendation
	Testing/Removal			
	ASBESTOS TESTING & ASSISTANCE			
	Affordable Asbestos	Doug Geier	(509) 869-1477	Office Broker Recommendation
	Specialty Environmental	John Graves	(509) 998-0483	Office Broker Recommendation
	RADON TESTING & MITIGATION SYSTEM			
	Advanced Radon Technologies		(509) 326-5127	2021 Used By Joel
	MOLD ABATEMENT			
	Compass Construction/Service Master	Fred	(509) 532-0055	Office Broker Recommendation
	Specialty Environmental	John Graves	(509) 998-0483	Office Broker Recommendation
	WATER TESTING			
	Anatek Labs Water Testing	Cathy	(509) 838-3999	Joel's Family & Regularly Used by Joel

	Service Name	Contact Name	Phone #	Recommendation
			Updated: 4/17/2024	
	Cleaning			
	HOUSE CLEANERS			
	Merry Maids		(509) 591-0079	2024 Client Recommendation
	White Glove Cleaning		(509) 821-2234	Office Broker Recommendation
	Life Maid Better		(509) 879-1897	Office Broker Recommendation
	CARPET CLEANERS			
	ZEROREZ		(509) 922-5326	Office Broker Recommendation
	Chem Clean		(509) 280-3537	Office Broker Recommendation
	Lund Carpet Cleaning		(509) 922-6153	Office Broker Recommendation
	DUCT/VENT CLEANING			
	ABC Furnace & Duct Cleaning		(509) 326-8335	Office Broker Recommendation
	WINDOW CLEANING			
	Klean Kata Window Cleaning	Ryan Lund	(509) 228-8740	Office Broker Recommendation
	Clearwater Windows	Steve Rhodes	(509) 217-3674	Office Broker Recommendation
	CONSTRUCTION CLEANUPS			
	Expedient Services	Angela Opp	(509) 999-3185	Office Broker Recommendation
	Junk N Dump		(509) 939-0641	Office Broker Recommendation
	Interior & Design			
	WALL PAPER REMOVAL			
	Cindy Steiner Ebel	Cindy Steiner Ebel	(509) 218-7632	Office Broker Recommendation
	Ryan Allen	Ryan Allen	(509) 990-9093	Office Broker Recommendation
	INTERIOR DESIGNERS			
	Milieu Interior Design	Sarah McGovern	(509) 998-5087	Office Broker Recommendation
	Blythe Interiors	Carter Crandall	(509) 655-2168	Office Broker Recommendation
	Blinds			
	Pro Floors & Blinds	Harvey Moothart	(509) 520-5060	Used on 3 Separate Houses - Joel
	Seasonal			
	SNOW PLOW / REMOVAL SERVICE			
	Action Snow Removal		(509) 703-8996	Office Broker Recommendation
	DK Lawn & Landscape		(208) 640-1353	Office Broker Recommendation
	SWIMMING POOL SERVICE			
	Spokane Pool Liner		(509) 999-7763	Office Broker Recommendation
	Pool World		(509) 466-8220	Office Broker Recommendation
	Home & Real Estate Services			
	MOVING			

	Service Name	Contact Name	Phone #	Recommendation
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	TWO MEN AND A TRUCK	Office	(877) 720-0411	Regularly Used by Joel
	HOME INSPECTOR			
	Pillar to Post	Keith Robertson	(509) 720-7813	Regularly Used by Joel
	REAL ESTATE ATTORNEYS			
	Robert Delaney Law	Robert Delaney	(509) 534-4397	Regularly Used by Joel
	Steve K. Gustafson Law	Steve K. Gustafson	(509) 456-0400	2021 Used by Joel
	HOME WARRANTY PLANS			
	Old Republic	Spencer Ladd	(509) 714-5703	Regularly Used by Joel
	Fidelity National	Kelly Quinn	(509) 216-1957	2022 Used by Joel
	HARD MONEY LENDERS			
	Inland Capital	Landon Cunningham	(509) 473-0096	Office Broker Recommendation
	REAL ESTATE PHOTOGRAPHY			
	Grand Showing Photography	Venn	(509) 607-7465	Regularly Used by Joel
	EVICTION LAWYER ATTORNEY			
	Eric Steven Law	Eric Steven	(509) 325-8777	2021 Used By Joel
	Neil Humphries Law	Neil Humphries	(509) 838-4148	Office Broker Recommendation
	SURVEYOR			
	Rudy Kitzer	Rudy Kitzer	(509) 324-7861	Office Broker Recommendation
	STRUCTURAL ENGINEERS			
	Pfaff Criterium Engineers	Ken Pfaff	(509) 994-2612	Office Broker Recommendation
	APPLIANCE REPAIR			
	Palmer Appliance Repair		(509) 951-4762	Office Broker Recommendation
	ESTATE SALE COMPANIES			
	The Estate Co	Tom Nichols	(509) 475-1313	Office Broker Recommendation
		Missing Anyone? Good Experience? Bad Experience?		
		Please let me know so I can adjust my list!		

Joel’s Avoid List

Service Name	Notes
Mechanic	
Lloyd’s Automotive	Dishonest, scam artists