# Willits Weekly Edition #2 September 8, 2016 REALESTATE State SECOND September 8, 2016

# raitsman on State

Couple gets offer for 'nearly complete' restoration of historical bungalow

Photos by Jennifer Poole and submitted by Antonia Partridge



At top: Antonia, Flora and Josh on the front porch of the State Street bungalow. Above: A "before" picture from 2009. Below: The restored gem at 236 State Street, as it was in June 2016.



A Willits couple's "nearly complete" restoration of a historical Craftsman bungalow on State Street off City Park is going through

Jennifer Poole Editor & Reporter jennifer@willitsweekly.com escrow a month after it was put on the market for \$349,000. The attention to historical detail and aesthetic during the restoration – and the creation of a beautiful permaculture landscaping – encouraged 40

potential buyers to tour the home after it was put up for sale in early August, said owner Antonia Partridge.

Antonia, her husband, Josh, and their daughter, Flora, are heading to New Zealand, as she has been offered an opportunity to study at the University of Otago in New Zealand, and to work researching New Zealand's progressive agricultural policies and how they might be applied to encourage young farmers to start farms in the United States. So they decided to try to explore their market options before the restoration was totally finished.

The family was willing to complete the finishing touches on the house for the buyer – mostly the used-to-be-an-attic second floor – or to sell it "as is" for new buyers to put their own stamp on the interior design. "This is not a fixer," the home's "for sale" website, www. craftsmanforsale.com, emphasizes. "The sellers find the home comfortable to live in as is," but it is "an opportunity for a Get your office, agents, open houses and listings included in our next edition on October 13



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COLUMN | Selzer on Real Estate

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home just like the one you want). Because loans are so much more difficult to get than they used to be, How's the market? a buyer who is pre-approved gives sellers piece of mind. Sellers won't have to go through the frustrating experience of starting an escrow, only to have it fall through because the buyer can't get a loan.

The market continues to be good for buyers. Interest rates remain incredibly low compared to historic norms, and housing prices while moving upward have been offset by the low rates. While it may be a buyer's market as far as rates, there's not much for sale, so sellers can be choosy. How can you be the buyer that gets the home you want? One

Qualifying for a Loan

of the best ways is to demonstrate that you're qualified to buy that home.

There are basically two levels of loan qualification: "pre-qualified" and "pre-approved." Pre-qualified consists of sitting down with a real estate agent and doing some simple calculations. Getting prequalified allows you to figure out what you can afford so you can narrow your search. A Realtor will ask you about your income and how much debt you carry (car payments, insurance payments, tuition payments, etc.), and whether you have any savings

**Richard Selzer** Columnist for a down payment. Being pregualified is much better than not being pre-gualified, but it's not as good as being pre-

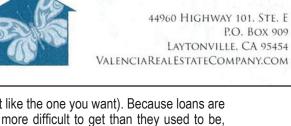
approved. To become "pre-approved" for a loan is more involved, but it's a great way to increase the chances of getting the property you want. Becoming preapproved means working with your Realtor to find a loan broker who will review all your assets, liabilities, tax returns, W-2s, credit history, and any other relevant financial information to begin the process of applying for a loan. Basically, the only difference between being pre-approved and applying for a loan is that when you're pre-approved, you haven't found your property yet.

Getting pre-approved increases the chances of com

having your offer accepted, and it puts you ahead Dick Selzer is a real estate broker who has been in of your competition (the other buyers looking for a the business for more than 40 years.

agents





So how do you get pre-approved? Work with your

Realtor to find a local loan broker. In this case, local 707-354-3977 Lic#1402835 matters. The incentive to provide excellent service and solid results is greater when your loan broker knows he may run into you in town. But that's not the of Auble Real Estate only reason local loan brokers are better than, say, 707-459-5638 Lic#611996 someone on the internet

Internet brokers are playing a numbers game. If it takes months to find a type of loan that you may qualify for, that's fine with them. They have hundreds, maybe thousands, of customers, and so there's no great rush to get you what you need. Loan brokers who work in Willits or Mendocino County only have the local

population to work with, so it's not efficient for them to throw a bunch of spaghetti at the wall to see what sticks. Basically, they make a living by being efficient and doing their homework,

so they can find you the best loan as quickly as possible. It takes more work up front, but it pays off for them and it pays off for you.

of Andv Wiese Real Estate Once they've found a loan that will work, the next incredibly compelling reason to find a local loan 707-671-6392 Lic#01722126 broker is so you can take advantage of their business relationships. Local brokers know people with whom they can work, people like title officers, escrow

of Coldwell Banker officers, pest and fungus inspectors, and insurance Mendo Realty 707-354-0954 Lic#1954967 If you have questions about real estate or property

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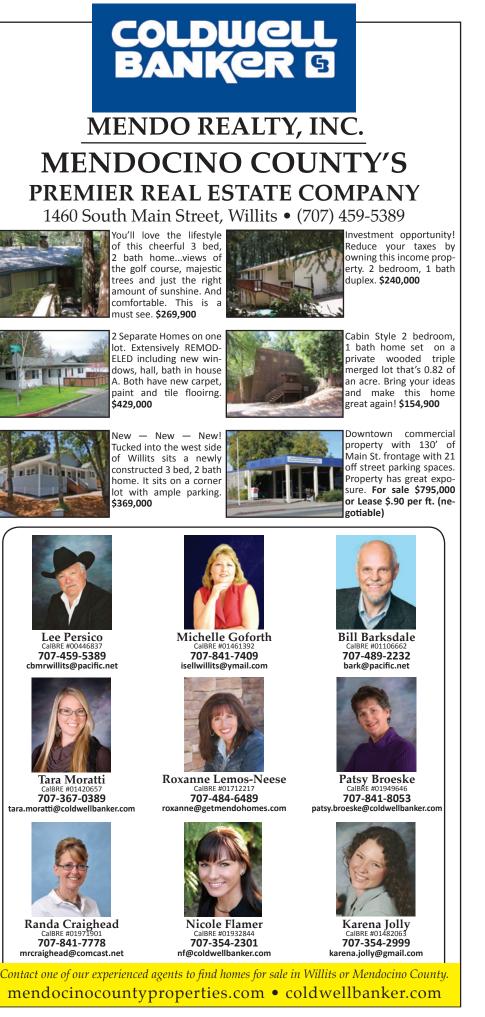
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Over on Page B4 Agents







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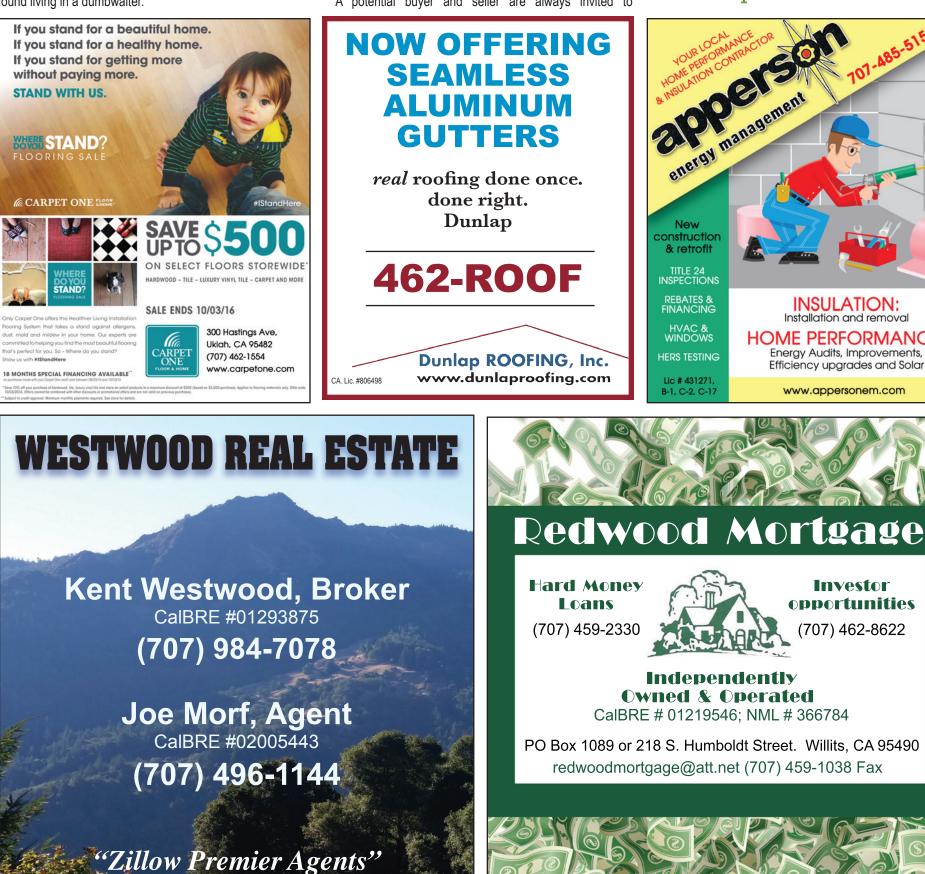
## A home inspection can help buyers avoid expensive mistakes

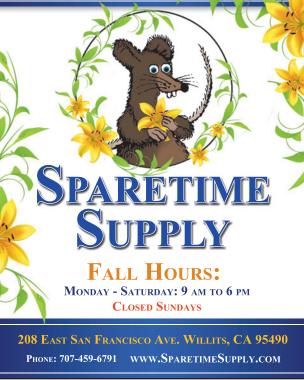
The most expensive purchase you will ever make is your home. As a homeowner, the last thing you want is unexpected surprises later on that could not only cost you hundreds but thousands of dollars. Consider this: Unexpected costly repairs can be avoided if you invest in a home inspection as part of the home-buying process and prior to close of escrow to your new home. Why not have a professional home inspection performed prior to acquisition? Yet many home purchasers are willing to forgo a home inspection for fear that the home will go to another buyer who has not placed a contingency for an inspection.

In 1986, Universal Studios released "The Money Pit" starring Tom Hanks and Shelly Long, who play a couple in New York purchasing their first home as they are forced out of an apartment owned by Shelly Long's former husband. They have just a few days to find a new home and as it is noted in the film, trying to find an apartment in New York is next to impossible (let's look at our tight rental market today, no different from the film).

In the film they are talked into making a decision to purchase a \$1 million home for \$200,000 by the next business day by the real estate agent and the owner of the home (this should be a red flag to potential buyers). The couple makes the decision to purchase the home based on the omen signified by a train arriving at the train station when they decided to purchase the home. The couple finally moves in only to realize within hours that they have purchased a lemon and later it is referred to as the "Pit" and the "Money Pit."

Within the first 20 minutes of the film, the front door collapses. Tom Hanks steps through the steps of the staircase, and within minutes the ornate staircase completely collapses when he tries to rescue Shelly Long from a raccoon found living in a dumbwaiter





When Shelly Long turns on the faucets in the tub, a revolting and disgusting slime pours out into the tub, while the sound of creaking and moving pipes can be heard in the background. After the loss of the staircase, the couple finally retires to sleep, but a thunderstorm moves in and they soon realize that they need a new roof. The next day, their kitchen is destroyed by an electrical fire, and the bathtub falls through the floor.

This film portrays one disaster after another which ultimately leads to the couple almost splitting up while they are trying to rebuild their dream home.



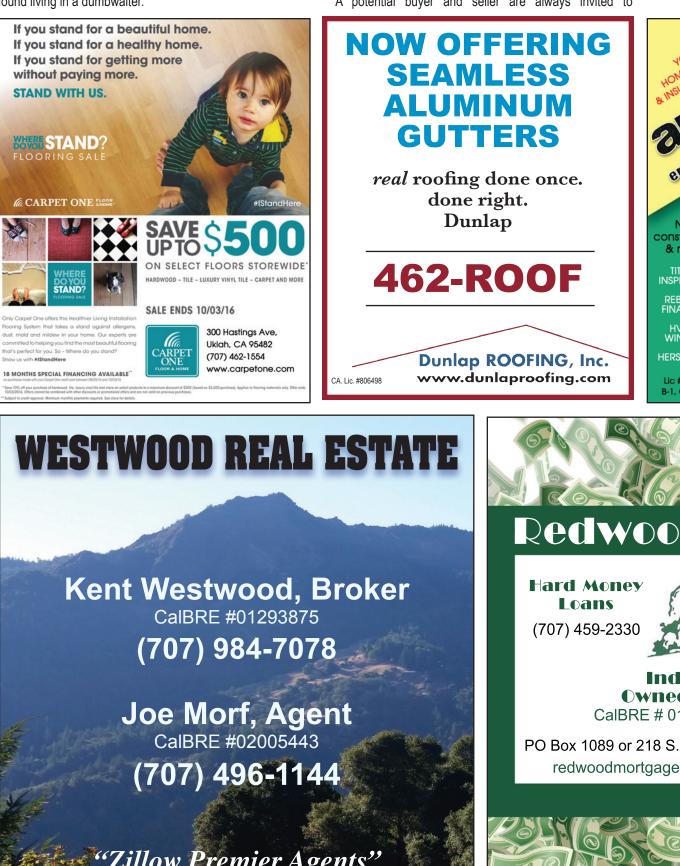
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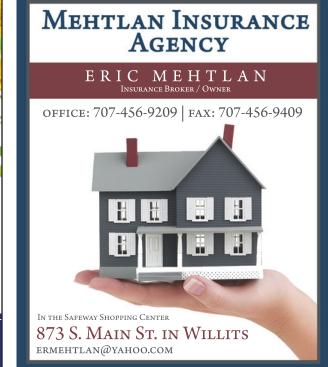
right to an inspection of the home. Nash Gonzalez What is a home inspection?

> First of all what is a home inspection? A home inspection is an objective visual examination of the physical structure and systems of a home, from roof to foundation. A home inspection will include a review of the condition of the home's heating and air conditioning system, plumbing and electrical systems, the roof, attic, and visible insulation, walls, ceilings, floors, windows and doors, the foundation, basement and visible structure.

> The advantage of having a home inspection is that it will point out any defects, the condition of the home, necessary repairs, and it provides a better understanding of the property to the purchaser. The home inspection does not only point out the defects, but also points out the positive features. including energy-efficiency features, the age of appliances and roof, which (if new) could provide the home purchaser peace of mind.

A potential buver and seller are always invited to





accompany the home inspector on their inspection. This provides first-hand education to all parties about what the inspector is observing and can provide suggestions along the way for correcting issues

### What will the inspector do?

A typical home inspection will take two to three hours to perform, with the inspector typically starting in the kitchen and examining the appliances for wear and tear, defects and malfunctions, including water and gas leaks. They will examine the electrical outlets and check for proper grounding (For a number of years I have utilized or GFI plugs and outlets near sources of water. Next the this film in my real estate classes as it inspector will check laundry areas and look for any signs of works as a good case study and topic of past or current water leaks, will check the water heater for gas leaks and carbon monoxide leaks, and if it is an electrical water heater, will check to make sure it is properly wired. It is evident that if the couple in the film

The inspector will check the bathroom(s) for plumbing and electrical, check for water damage, check to make sure the drains are running freely and for dripping faucets, but most importantly will check for evidence of water damage around tubs, showers, toilets and sinks, as water damage can be very costly to repair, as it will involve removing floors or walls to get to the problem. The inspector will check for slopes in the floors, windows and doors that stick, as these could be evidence of foundation problems or significant settling of the

structure

The inspector will also make a venture under the house to check the support structure, exposed plumbing and its condition and type and for water leaks. Next the inspector will move to the attic to check for proper insulation, signs of roof leaks, proper ventilation, and signs of condensation, and to check the actual structure or frame for potential structural issues.

Next the inspector will check the condition of the roof for signs of wear and whether it needs to be replaced. The inspector will examine the perimeter of the home for proper drainage, and will check to make sure that water drains away from the house, otherwise water can infiltrate beneath the foundation and water can accumulate under the house, resulting in dampness, which could lead to dry rot and even mold in the underfloor of the home.

Read the rest of Over on Page B4 Inspections

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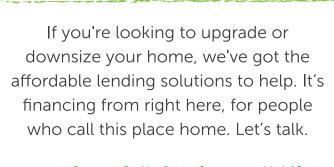
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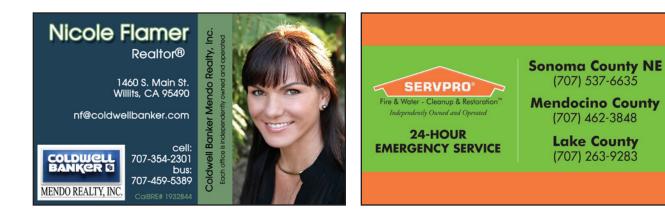


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Willits Weekly | September 8, 2016 Willits Weekly's Real Estate Section - Edition #2 - Publishes on the second Thursday of the month Pg. B3



From Page B3

The rest of Inspections

### Can a home fail a home inspection?

Another question that is typically asked is whether a house can fail a home inspection. The answer is no. A professional home inspection is an examination of the current condition of your prospective home. It is not an appraisal, which determines the market value, or a municipal inspection, which verifies local building code compliance.

A home inspector will not pass or fail a house, but merely describes its physical condition and indicates what may need repair or replacement. In essence the home inspection will allow you to make an informed decision about the potential purchase of the home

Another important question is finding a qualified home inspector. Did you know that in California there is no state license requirement to be a home inspector? You need a license to sell real estate, but no license is required to inspect homes. However, state law in California prohibits unethical home inspections practices, including repairing properties that home inspectors have inspected in the previous 12 months

So how do you find a qualified, ethical inspector? First you can start by talking to friends and family members who have recently purchased a home and had their homes inspected and ask their feedback on the process and overall inspection.

Next, look for professional home inspectors certified by the American Society of Home Inspectors or ASHI or the California Real Estate Inspection Association or CREIA. Both ASHI and CREIA require educational and ethical standards that must be met as part of their memberships. Both of these organizations issue standards of practice and codes of ethics for their members. Once practice, a home inspector will provide a description and type of property, such as age, size, location, and condition; inspection methods to be used such as probing, visual, measurement and research: description of reportable deficiencies, even if the evidence is not conclusive; unsafe conditions that exist and need third-party evaluation; and description of potential consequences of reportable deficiencies in the home

### What a home inspection does not include

A home inspection will not include the following: Underground storage tanks, systems or components not installed, decorative items, detached structures other than garages and carports, dismantle any system or component, except as explicitly required by the standards of practice. move suspended ceilings tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris; and finally perform any procedure or operation which in the opinion of the inspector, is likely be dangerous to the inspector or other persons or damage the

property or its contents. Further, a home inspection will not encompass environmental hazards or conditions that include toxins, corrosive contaminants, geologic or flood issues; examinations related to animals, including rodents, insects, wood-destroying insects, organisms, mold and mildew. It is best to consult with a licensed geologist, pest control professional, and/or an environmental assessor for these types of investigations.

Because we see many homes on hillsides, near faults, it's best to consult a licensed geologist. In cases where an individual is curious about the condition of their well, it is best to consult a licensed hydrologist. And where termites and other wood-destroying insects may be present, consult a licensed pest control professional.

> The next time you are considering purchasing a home, you may want to contact a professional certified home inspector, which would most likely lead to you making an informed decision about your potential home purchase and will give you peace of mind about the home you are considering purchasing.

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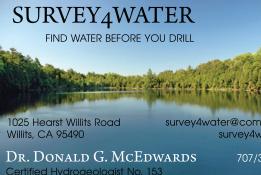




At top, from left: A view of the new kitchen. The gazebo in April, with wisteria in bloom. The front garden was re-done from the ground up. Above: Antonia writes a grocery list on the chalkboard refrigerator "surround." Below: Flora and chickens in the coop.

Photos by Jennifer Poole and submitted by Antonia Partridge







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From Page B1 Craftsman

buyer with specific tastes to be able to personalize the home, without tearing out newly installed finishes selected by the current sellers.

When bought in 2009, the home was in bad shape: The roof leaked, and you could put a foot through the floor in some places. The backyard was trashed and full of blackberries.

The couple had the perfect combination of skill sets for this project: Antonia is a garden mayen, with experience doing professional landscaping and also with creating the school garden at Brookside School and starting up the Grange Farm School, south of Willits. Josh is a cabinetmaker, with other building trades skills.

Josh's craftsmanship is easy to see in the totally redone kitchen, with pale sage paint and cherry wood cabinets around the sink, as well as the nearly endless storage and sliding shelves in the backyard shop.

The kitchen, on the north side of the house, benefitted from the transformation of the original screens-only back porch into a real addition that made the kitchen larger, and allowed for a laundry / utility room, also used as a "mud room" with an entrance from the back yard.

Antonia describes the kitchen as "updated in vintage style," complete with pale sage paint and an O'Keefe and Merritt cook stove, butcher block counters, and "great natural light and flow to outdoors." There is a breakfast nook, which the couple envisioned as containing a Josh-crafted cherry wood booth – "Ardella's style" – and plenty of room for the cherry work island Josh was also going to build for the kitchen.

they'd call it in England. The shady glorietta boasts about a half-dozen different varieties of grapes, as well as dramatic wisteria, espaliered apples, and a mister system that "drops the temperature about 15 degrees" on a hot day.

Altogether there are 16 already producing fruit trees on the 7,500-square-foot lot – including cherry, peach, mulberry, pear, persimmon, and pineapple guava - and some younger trees not ready to produce yet.

A greenhouse for plant starts and over-wintering is also hooked up with automated watering - as is the whole garden front and back. A small flock of beautiful chickens has a coop and secured run, as well as intermittent access to the greenhouse, which is planted in clover. "The chickens mow down the clover one day a week, getting plenty of greens, and they also do pest control in the greenhouse," Antonia says. There's also a potting bench area, for storing garden tools and supplies, that gives access to the chicken coop to change their feed and water, and a teepee for climbing annual plants -

"Flora loves this teepee" - including green beans, cucumbers, and melons. The backyard well - "My guess it was put in for the original

house," Antonia said - provides plenty of water to keep the garden green and thriving.

The 566-square-foot backyard shop - which could've been the carriage house for the original bungalow - has also been restored, with a new foundation, ample storage, excellent lighting and sturdy work benches, making this "an arts and crafts heaven," the website says.

One interesting detail on the west side of the house is a fairly-easy-to-replicate setup for climbing vines to shade the home from the hot afternoon sun - hops, morning glories, and maypop, also known as purple passionflower. There's no need for a permanent arbor; these plants just climb sturdy strings, and the end-of-season foliage and string can be

Josh used reclaimed building materials whenever possible in the new remodel, including a new closet in Flora's downstairs bedroom and the steps for her bunkbed. "The quality of building materials was so much better 100 years ago," Antonia said. The French doors that were the original back doors for the house, before the north-side addition. have been used as a "people" entrance to the backyard shop.



From Page B2

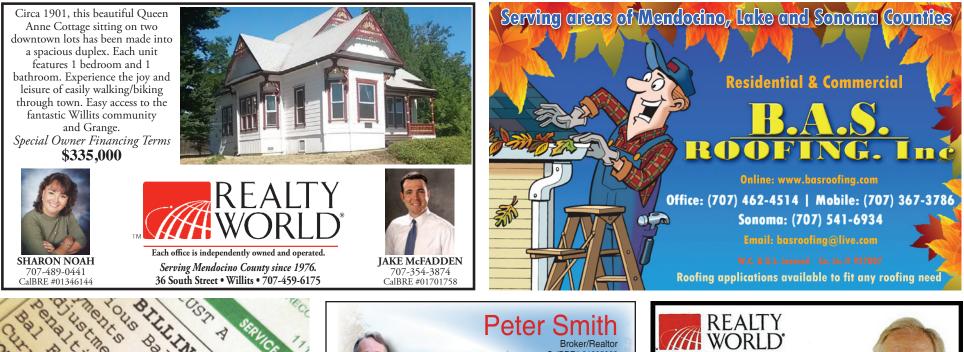
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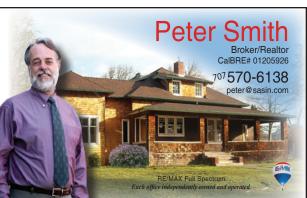
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# **Fix that leak!**

Were your water bills higher than you anticipated in July and August? There's an easy test you can do to make sure your household isn't wasting water to leaks and

drips.

Start checking for leaks in your water system by looking at your water meter.

Drippy taps and leaky hoses aside, less obvious leaks may still be active, in underground pipes, under sinks, in unchecked garden faucets, or other places, wasting water and boosting up your bill.

Water meters are usually near the sidewalk in front of your home. They are usually submerged in the cement or buried in the edge of the yard, with a visible cement rectangle and metal lever door.

Carefully pull open the metal door, and inside you will see the meter with dials and numbers and a valve where all the water coming from the meter can be easily shut off in the case of a large leak or emergency.

Take a moment and look at the dial; there should be a gauge, where numbers flip to register cumulative usage, and, in many meters, a little blue triangle.

The little blue triangle and the gauge are the keys to seeing if there are leaks.

Make sure that all the faucets, hoses, ice makers and anything else that use water in your house are turned off, and check what the triangle is doing. Nothing? Good. That's a good sign, but you're not totally in the clear. Many small, slow leaks may not really be active enough for you to see the triangle "moving" at a quick glance or even see the numbers on the gauge flip.

Take a picture or mental note of where the triangle is pointing - or make a dot with a marker where one of the points of the triangle is pointing then stand there and watch it for about one minute. Has it changed position? Or what if when you look initially it IS moving? Rotating quickly or slowly - around in a circle? Uh-oh.... You have a leak. **Civil & Environmental Engineering** 

At left, from top: My bill was reduced dramatically after fixing a slow leak. A meter showing the "blue triangle" and another meter, at bottom, with a indicator that looks more like a squiggly turtle.

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MLS.

Christopher Martin

REALTOR'

CalBRE # 01265820

later and compare the numbers in the picture to what the gauge shows now: if they've changed, and nobody has used any water intentionally, you have a leak.

How fast the triangle moves indicates how fast the water is running. To see what a wild leak would look like, have someone turn the faucet on inside and watch the triangle spin. The same would be true if you had a large leak.

So what do you do?

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First, shut off the water.

The customer shut-off valve inside the water meter box will shut off all water to the house from the street. Go ahead and turn that off so water isn't being wasted while you decide what to do next.

Determining where the leak is can also be tricky if it isn't in an obvious location. Narrowing it down some is achievable by turning off the water valve right outside your home. The location of this valve is something to research now if you don't already know its location, but it can usually be found on the street side of the house. Usually water pipes don't run underneath a house, although they can. Have your landlord or another educated member of the household show everyone where the valve is and how to completely shut off the water.

Turn the main water valve at the meter back on, after turning the house valve to the off position. Go back and look at the meter. Is the triangle still moving? Then the leak is most likely between the street and the house.

Did it stop? It's probably on the other side of the house valve, then.

The next step is to find the leak. Check faucets and hoses, indoors and out, for drips - often a drippy faucet can be fixed just by replacing a rubber washer. Check for a silent leak in your toilet by putting a few drops of food coloring in the toilet tank. Wait a half-hour and see if any of the color has come through to the bowl. If so, you have a leak, which can often be fixed just by replacing the old, worn rubber flapper in the toilet tank.

Check the cabinets under sinks and behind and around all





If you're still not sure, take a picture of the gauge that registers cumulative usage. Then come back 15 minutes

water-using appliances for signs of leaks. Inspect exposed pipes in basements or crawl spaces. Examine floors, walls and ceilings for signs of moisture or water damage. Consider calling a local plumber to help you find - and then fix - the leak if you can't find it yourself.

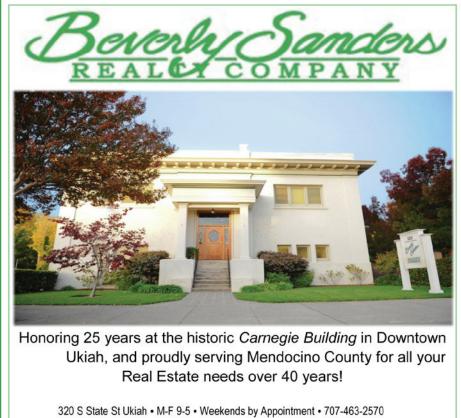
If your meter looks different than the one described here, and you are still unsure how to check for leaks, call the city at 459-4601 to ask for help.

- Maureen Moore

f



Above, from left: The meter can be seen by lifting up the metal cover on the cement box. At right: Stumpy the cat knows where the water meter box is at his Willits home.



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