

## **The Shenandoah Valley Home Team's Preferred Service Group**

**ARE YOU SEEKING EXPERIENCED, CLIENT DEDICATED REAL ESTATE PROFESSIONALS?  
THEN CONSIDER SELECTING THEM FROM AMONG THE  
MEN AND WOMEN OF OUR 'PREFERRED REAL ESTATE SERVICE GROUP'  
OF THE SHENANDOAH VALLEY HOME TEAM!**

.....we're proud to be associated with these loan officers, bankers, home inspectors, settlement companies and attorneys who will ease you through the home buying maze....from pre-sale to the settlement table.....and beyond. These folks are the members of a very "select" group of extraordinary professionals who've proven their qualifications to my friends, clients, family and business associates over many years.....some of these professionals have been a part of my successful real estate practice since the 1980's. ....imagine that!!!!

I can assure you that these men and women are experienced in their respective fields. They will be generous with their time and they will give you exceptional customer service. We've also included a list of tradesmen and professional service people such as attorneys, accountants, dentists, electricians, plumbers, painters, home repair specialists and others you may want to contact either before or after settlement....scroll towards the end of the file.

You may evaluate their qualifications and experience to your satisfaction before selecting one. Neither MarketPlace REALTY nor its Agents recommends any one provider over another. As part of the home buying process, we urge you to do your due diligence with respect to any aspect of the transaction for which you may want separate professional advice. If you're from an area with public services such as water and sewer, remember that rural properties are often on separate well and septic systems.

Please also note our suggestions on other pages regarding inspections, surveys, title insurance, home owners insurance etc.....and take the time to read our BUYER ADVICE AND TIPS PACKET and DISCLOSURES ABOUT REAL ESTATE TRANSACTIONS BOOKLET that we provide you separately from this "HOME TEAM PACKET." ...you may receive paper versions or read them online at [www.topofvirginia.com](http://www.topofvirginia.com).

Reading these pages ahead of time will help smooth you through the entire transaction. If you're reading this packet online, we'll be providing you with an updated version at the appropriate time.

And finally, there is a two page description in this packet describing the steps to be taken after we have a ratified contract to purchase.....last two pages.

Sincerely,

Roger Lamborne, Associate Broker in VA and WV,  
Real Estate Broker and Consultant, MarketPlace REALTY, 302 S Braddock St, Winchester, Va  
22601  
800-820-8562 [roger@lamborne.com](mailto:roger@lamborne.com) [www.lamborne.com](http://www.lamborne.com)  
Pam Lamborne, Licensed in VA, 540-323-5270, [pam@pamlamborne.com](mailto:pam@pamlamborne.com)

# Lenders:

Also online at [www.lamborne.com](http://www.lamborne.com), under the Buyers Drop down tab

**Tracey Legare, NMLS # 448025**

Wells Fargo Home Mortgage, A Home Team Preferred Lender since 1989

104 N Braddock St, Winchester, Va 22601, Direct Line: 540-722-7455, Cell: 540-327-4915, Fax: 540-722-5652

[tracey.s.legare@wellsfargo.com](mailto:tracey.s.legare@wellsfargo.com), [www.wfhm.com/wfhm/tracey-legare](http://www.wfhm.com/wfhm/tracey-legare).

Residential Construction Loans & Home Mortgages

**Anita Hill, NMLS #422106**

Prime Lending, A Home Team Preferred Lender since 1990

15 E Piccadilly St, Winchester, Va 22601

540-247-2002, Main 540-313-4830, [ahill@primelending.com](mailto:ahill@primelending.com) <http://ahill.primelending.com>

**Scott Brookshire NMLS # 198834**

Gateway Funding, 2113 Valley Ave, Winchester, Va 22601

571-235-1978, [dbrookshire@gatewayfunding.com](mailto:dbrookshire@gatewayfunding.com)

**Donna Gutierrez, NMLS # 211993**

Integrity Home Mortgage, A Home Team Preferred Lender since 2003

480 W Jubal Early Dr, Suite 210 Winchester VA 22601 . 540-450-0222 Cellular: 540-533-7028 Fax: 540-450-0223

100% loans, interest only loans , [dgutierrez@ihmclloans.com](mailto:dgutierrez@ihmclloans.com)

[www.ihmsloans.com](http://www.ihmsloans.com) and select "Our Staff" and Donna Gutierrez

**Cindi Trenary NMLS # 715636**

Bank of Clarke County 207 N Loudoun St, Winchester, Va

540-545-4927, Cell 304-261-4110

[ctrenary@bankofclarke.com](mailto:ctrenary@bankofclarke.com)

Land/Lot and Construction loans. Call for current terms and to see if you qualify for one of these unique programs.

**Cyndie J Layman, NMLS # 469623**

First Bank, 1835 Valley Ave, Winchester, Va 22601

540-678-2719, Cell 540-333-6036

[clayman@fbvirginia.com](mailto:clayman@fbvirginia.com)

In house portfolio lending is their niche, check if they still have zero closing costs loans

**Ruth Boden,**

Mid-Atlantic Farm Credit, A member of the team since 1993

125 Prosperity Dr, Winchester, Va 22602, 888-339-3334

[rboden@mafc.com](mailto:rboden@mafc.com), [www.mafc.com](http://www.mafc.com)

Mid Atlantic makes farm and home loans, rural or suburban properties, land, construction, equipment, operating loans

**Denise Snapp**

City National Bank at the corner of Valley Ave & Jubal Early Dr

90% Land loans with 15% term, Construction/Perm Loans, one closing as little as 10% down

Check lender for current terms

540-667-6163

[Denise.snapp@bankatcity.com](mailto:Denise.snapp@bankatcity.com)

# Home Inspectors/Radon Testing

To learn more about home inspections, ASHI, Radon, Polybutylene Pipe etc, please go to [www.lamborne.com](http://www.lamborne.com) and select "Area Links & Events." Then select "Home Inspectors" The ASHI site has a complete list of home inspection guidelines and their Code of Ethics. See the last pages for questions to ask the inspectors.

NOTE: HOME INSPECTORS CANNOT FIND ALL HIDDEN, OVERT OR LATENT DEFECTS.....ASK YOUR INSPECTOR ABOUT THE SCOPE OF THE INSPECTION BEFORE THE INSPECTOR BEGINS THE INSPECTION. INSPECTORS DO NOT DO SEPTIC OR WELL INSPECTIONS, NOR DO THEY ADVISE ON WHETHER THE SEPTIC OR WELL FOR ANY GIVEN PROPERTY IS ADEQUATE FOR YOUR NEEDS. WE URGE YOU TO DO YOUR OWN DUE DILLIGENCE WITH THE COUNTY HEALTH DEPARTMENT OR OTHER PROFESSIONALS REGARDING THE ADEQUACY OF THE SEPTIC SYSTEM FOR YOUR USES OF THE PROPERTY YOU ARE INTERESTED IN, OR TO CONFIRM IF THERE IS A SYSTEM IN PLACE AND FOR HOW MANY BEDROOMS IT'S PERMITTED FOR.

Following is the list of inspectors you requested. You should evaluate the qualifications and experience of these inspectors, to your satisfaction, before selecting one. Our office does not recommend one inspector over another. You could select any inspector you wish, whether the inspector is included on this list or not. Our office does not guarantee or warrantee the work performed by any of the inspection companies or individuals on the list. Many have a base fee and then the fees can range upward depending on the house size and other considerations.

**Ken's Inspection Service, Stephens City, Va 22655**  
Tim Reilly...Virginia and West Virginia...Tim's direct line is 540-550-7055.  
He also does radon remediation systems  
Kevin Turner: 540- 327-7408  
Ken Black: 540-869-2218

**Building Diagnostics**  
Meier, William G "Bill"  
Also does Radon Remediation Systems  
Winchester, Va , 540-667-2290, [bdi1993@yahoo.com](mailto:bdi1993@yahoo.com)  
Licensed contractor, National Environmental Health Association (NEHA) Radon Mitigation Provider and Residential Measurement Provider

**Home Inspection Services, Inc**  
David Wingenbach, Virginia and West Virginia  
540-662-7705, [dwingenbach.bpproperties@gmail.com](mailto:dwingenbach.bpproperties@gmail.com)

**On the Level Home Inpections**  
R Scott Devers, West Virginia  
304-876-2006, [levelinspections@juno.com](mailto:levelinspections@juno.com)  
Home Inspections and Radon, 7 days a week

**BJM LLC. Gilbert L Dodson**  
West Virginia 304-676-6966  
[gilbertldodson@mrisc.com](mailto:gilbertldodson@mrisc.com)

**Rich Carter LLC Virginia and West Virginia**  
35 + years of experience in building maintenance, operations and inspections  
304-268-8484, [www.richcarterllc.com](http://www.richcarterllc.com)  
[richcrtr@gmail.com](mailto:richcrtr@gmail.com)

## **ENVIRONMENTAL INSPECTIONS**

These firms can handle issues such as: underground tanks, mold, asbestos, some do extensive environmental inspections, and geotechnical engineering. See their respective websites.

### **Winchester Environmental Consultants**

**Bruce Sigurdson**

104 W Cork St, Winchester, Va 22601

[Bruce\\_Sigurdson@weci.biz](mailto:Bruce_Sigurdson@weci.biz) [www.weci.biz](http://www.weci.biz)

540-303-1531

### **Triad Engineering**

**Jeffrey H Mitchell**

200 Aviation Dr, Winchester Va 22602

540-667-9300, 540-539-2024

[jmitchell@triadeng.com](mailto:jmitchell@triadeng.com) [www.triadeng.com](http://www.triadeng.com)

### **Pollard Environmental**

Primary business is storage tanks, above and below ground

3530 Maryland Ct

Richmond, Va 23233

1-800-761-3299

[www.pollardenvironmental.com](http://www.pollardenvironmental.com)

## **Settlement Firms:**

Settlement firms are generally chosen by the buyer and most real estate settlement firms (either a title company or attorney) will handle both the buyer and seller sides of the transaction on behalf of the lender. But, they do not individually represent either the buyer or the seller in the specific transaction, except under circumstances that you can control if you need to. Therefore, if you choose a real estate attorney or your personal attorney to handle the settlement, he/she may not be able to fully represent you individually on any legal issues involving that specific transaction. You can use your own attorney as long as he is acting solely for you and is not acting on behalf of the settlement. Under those conditions, each side will then use their own closing services.

Please discuss this with your settlement agent/attorney when you begin to make arrangements for your closing. Ask the settlement agent about the different types of Title Insurance.....lenders, Owners and Enhanced Owners Title. Also ask your settlement agent about ordering a survey for you.....(see the page about surveyors) and have the settlement company order it. Also ask the settlement agent to immediately order the title search to avoid any last minute issues. Let me know whom you choose so I can get the contract documents to them.

NOTE: Remember that initial closing dates stated in the contract may not be the final agreed date to settle. Be flexible with this date and your moving schedule and have a "Plan B" in the event that closing cannot occur on your preferred date. Sellers will generally not provide keys or possession until their settlement proceeds are available for them...usually at some point following your lender pulling a closing day copy of your credit report, your lender's approval of the closing documents after signing, confirmation of cleared funds in the attorney's account prior to 2 pm and the deed being recorded. Be prepared for these situations and plan accordingly with moving companies and/or arranging for interim living space.

### **Attorneys who handle real estate settlements**

**Ed Yost, Attorney, A home team settlement provider since 1987**  
112 S Cameron St, Winchester, VA 22601  
540-662-3486  
540-667-2180-Fax

**Doug McCarthy, McCarthy & Akers, A home team settlement provider since 2013**  
Virginia and West Virginia  
302 S Boscawen St, Winchster, Va 22601  
540-409-4143  
[www.mccarthyakers.com](http://www.mccarthyakers.com)

**Greg Hutchinson, Attorney, A home team settlement provider since 1987,**  
Contact: Mary Paula Wilson  
124 S Braddock St, Winchester VA 22601  
540-667-7646  
540-667-9168-Fax

**George Glass, Attorney, A home team settlement provider since 1987 Also does WV**  
20 S Kent St, Winchester, Va 22601  
540-667-6900

540-722-3036 (Fax) [closings1@ntelos.net](mailto:closings1@ntelos.net)

**Michael Briel, PC, A home team settlement provider since 2012**  
Attorney, VA and WV settlements  
12 W Gerard St.  
Winchester, Va 22601  
540-667-8222 Ask for Beck Starlipper

**Christopher Luttrell**  
Luttrell & Prezioso, Attornies, WV settlements  
306 W Main St  
Martinsburg, WV  
304-267-3050 Ask for Lindsey James, Closing Processor

### **Title companies who handle settlements:**

**Old Towne Title, Sandra Raynor, Jennifer Sacco, A home team settlement provider since 2010**  
470 W Jubal Early Dr, Winchester, Va 22601  
540-303-3368 540-450-2240  
[Sandra@oldtownetitle.com](mailto:Sandra@oldtownetitle.com) [Jennifer@oldtownetitle.com](mailto:Jennifer@oldtownetitle.com)

**RGS Title, Jim Pope, attorney, A home team settlement provider since 2003**  
500 W Jubal Early Dr, Suite 100  
Winchester, Va 22601  
540-723-0662  
[jpope@rgstitle.com](mailto:jpope@rgstitle.com)

# Hazard/Homeowners Insurance

**Lora Anderson:** Wilkins and Wilkins Insurance Agency,  
Erie Insurance among others  
4125 Valley Pike, Winchester, Va 22602 540-667-6611, 800-296-6366  
[www.Wilkinsinsuranceinc.com](http://www.Wilkinsinsuranceinc.com), [info@wilkinsinsurance.com](mailto:info@wilkinsinsurance.com)

**TD Clayton:** State Farm Insurance Co,  
158 Front Royal Rd, Suite 105, Winchester, Va 22601  
540-665-1766  
[www.TDClayton.com](http://www.TDClayton.com), email: [t.d.clayton.bv3v@statefarm.com](mailto:t.d.clayton.bv3v@statefarm.com)

**Note:** Due to changing conditions in the Underwriting of Insurance Policies in the nation & in Virginia, we urge you to contact your insurance agent immediately upon ratification of the contract and ORDER INSURANCE ON YOUR NEW HOME.

The availability and affordability of homeowners insurance is a serious issue facing the real estate industry, according to Jennifer Jones, the Virginia Association of Realtors, Legislative Specialist. Many insurance companies have tightened their underwriting standards significantly.....As a result, many potential and existing homeowners are having a difficult time obtaining insurance....especially on older homes.

Insurance companies use information from a variety of sources, including credit bureaus. The companies may also use a numerical scoring process. It might be a good idea to obtain your score and you can do so at [www.choicetrust.com](http://www.choicetrust.com), and clicking on "insurance scoring," under the "Your Home" heading according to an article written by Ms. Jones in VAR's Commonwealth Magazine.

She also suggests getting a copy of the C.L.U.E. property report at the same website by going to the CLUE Property Section at [www.choicetrust.com](http://www.choicetrust.com). However, only the property owner and the insurance company can order the CLUE reports.

**FOR THE MOST RECENT UP-DATES ON VIRGINIA INSURANCE ISSUES GO ONLINE TO [www.lamborne.com](http://www.lamborne.com), click on AREA LINKS, then CONSUMER SITES, scroll down to VIRGINIA HOME OWNERS INSURANCE ISSUES.**

# **Surveyors, Soil Scientist & Soil Evaluations**

**Note: Few lenders require surveys anymore.....HOWEVER, I urge you to avail yourself of this valuable service. GET a house location survey completed prior to closing to insure there no boundary, easement, encroachment or building line restriction problems etc.**

**Usually the settlement firm will order the survey at your request. Allow plenty of time for ordering a survey. Make your selection, (or ask the settlement firm to do it) then contact us to follow-up and provide any necessary documents that the surveyor may need from the real estate firm.**

**Surveys usually do not locate septic fields.....Remember that septic permits are often non-existent for older properties, and are often approved for fewer that the actual number of bedrooms that may currently exist in a home or for rooms that are being used and marketed as bedrooms in a home. Few sellers have copies of the permits so if you're buying a rural property with a well and septic, please read our packet of advice and suggestions for buyers and call your local health department to get a copy of the septic permit and to learn about septic systems and their maintenance. It is the Buyer's responsibility to obtain this information from the appropriate sources.**

**Chris Furstenau**

**112 N Cameron St, Winchester Va 22601**

**540-974-4268**

**[Christopher@cdfsurveying.com](mailto:Christopher@cdfsurveying.com)**

**Bruce Legge of Marsh & Legge, Surveyors**

**560 N Loudoun St, Winchester, Va 22601**

**540-667-0468**

**Also a good choice for Soil Analysis for Septic Systems**

**Rinker, Carl J                      Urban Engineering & Associates**

**600 Pegasus Ct, Suite 101, Winchester, VA 22602**

**540-450-0211**



## **Soil Scientist**

**Evans, Karl E** Evans Soil Consulting, LLC  
Strasburg, Va Cell: 540-974-4830, Res: 540-465-8870  
[Kevans1@shentel.net](mailto:Kevans1@shentel.net)

**Lam, John W** REHS  
Valley Soil & Environmental Consulting  
176 School House rd, Woodstock Va 22664  
540-459-5700, 540-335-1075 [lam176@shentel.net](mailto:lam176@shentel.net)  
10 years experience, Virginia Licensed AOSE

**Lee, Frank** A&L Soil Consulting  
Berryville, VA  
540-722-5113  
540-955-4283

**Legge, Bruce** Marsh and Legge  
See above

## **PEST, WELL AND SEPTIC INSPECTIONS:**

Pest Inspectors generally handle both the termite/pest inspections, the water test and septic walkover. It has been traditional in this region for the seller to order and pay for these inspections. However, you as the buyer can order your own inspection service at your costs.....not the sellers. Check the contract to see who is responsible for the inspections. Most charge about \$150-\$195 for all three. FHA loans also require a lead test at an additional cost.

We usually order these after the home inspection has been satisfied and the loan approval letter is in hand.....including the appraisal....Choose one, call us and we will follow-up with arranging for the inspections, handling the paperwork from the inspector and getting it to the closing agent. Although pest inspectors due a water and septic test, it DOES NOT give a true indication of the viability of a septic system, nor any warranty as to whether it will continue to function.

These onsite septic systems are unique in that they require periodic maintenance, especially with the newer alternate and/or pump systems. Septic systems and wells may be subject to failure. Well and septic pumping equipment do not function during power outages, unless you're using a separate power supply.

Septic systems may have a limited useful life expectancy if not maintained...also note that many systems were approved for a specified number of bedrooms that may now be less than the existing number of bedrooms in the home you're considering. Each bedroom is generally considered for two occupants according to the literature from the health department. A 1 bedroom permit for example would be for 2 person occupancy, a 2 bedroom permit would be for 4 person occupancy, a 3 bedroom permit would be for 6 persons etc. Some of the newer permits show both the number of bedrooms and the number of occupants.

Some older permits may also state that the home is for weekend use only. CHECK your local health department about the septic permit for the home you're considering, or for the criteria used to judge the number of bedrooms or the number of occupants....we can also add a septic contingency to the contract allowing you to arrange for a more detailed inspection then is commonly provided by the seller. Clarke County recently began requiring sellers to record a document detailing certain information about septic systems. Ask for a copy.

Remember that septic permits are often non-existent for many older properties, and are often approved for fewer that the actual number of bedrooms that may currently exist in a home or for rooms that are being used and marketed as bedrooms in a home. Few sellers have copies of the permits so if you're buying a property with a well and/or septic, please read our packet of advice and suggestions for buyers and call your local health department to get a copy of the septic permit and to learn about septic systems and their maintenance. As it is the Buyer's responsibility to obtain this information from the appropriate sources, please check your local health department for information on the system. It would be in your interest to hire a septic contractor to open the system and check to see if it appears to be in working order. Some contractors use a video camera to snake through the lines and tank. Our initial disclosure packet you received also has further details on this. Also check the health department to determine the type of filter on alternative systems as some (mid tank seams) tend to leak and get overloaded with ground water.

**IF YOU'RE DOING EXCAVATING TO INSPECT THE SYSTEM, SEE LIST OF CONTRACTORS BELOW\*\***

**Total Pest Services a member of the team since 2011**

Mike Strawderman

Cell: 540-974-0768, Office: 540-877-1224

Can also safely and humanely trap small rodents and animals

**Brills Pest Solutions, LLC**

Wayne Brill

540-303-5333 [brillspest@gmail.com](mailto:brillspest@gmail.com)

Va and WV

**Professional Termite and Pest Services A Member of the Team since 1998**

Jaimie Sulser,

540-323-1403

[Sulser4@frontiernet.net](mailto:Sulser4@frontiernet.net)

**Barrett Pest & Termite Service A member of the Team since 2009**

180 Prosperity Dr

Winchester Va 22602

540-662-5805

**Pest Management A member of the Team since 2000**

238 Prosperity Dr, Winchester

540-868-1111

**\*\*Extensive septic testing via excavation and/or video inspection**

**Greens Septic Service**

171 Stone Hill Lane, Berryville, VA 22611-3226

(540) 955-2960 [info@greenssepticsservice.com](mailto:info@greenssepticsservice.com)

[www.greenssepticsservice.com](http://www.greenssepticsservice.com)

Inspections, repairs, pumping

**Powell's Plumbing,**

Windy Hill Ln, Winchester, VA 22602

540-665-8196

# **Appraisers**

**Appraisers are chosen by your lender to ensure that their collateral is sufficient to support your loan. Local lenders will have a list of appraisers they usually contact.....But if you are using an out of town lender who is looking for a source for appraisers in this area ask them if they want to select from this list.**

**Michael Doherty**  
540-247-6234  
[mpdappraisals@comcast.net](mailto:mpdappraisals@comcast.net)

**Loving, Tammi**  
1-540-662-6995

**Rhinehart, Melody A**  
1-540-667-6772

**Other members of our team who can provide you with professional services during or after the sale are:**

## **ACCOUNTANTS**

**Kyle Gardener**  
Hottle & Willis, PC  
114 N Braddock St, Winchester, Va 22601  
540-662-0325

**Katherine C Foley, CPA**  
18 years of experience, personal and business returns, tax planning, business plans, consulting, IRS representation, IRA's.  
106 Racey Ridge Dr  
Winchester, Va 22602  
540-678-9133  
[kfoleycpa@verizon.net](mailto:kfoleycpa@verizon.net)  
[www.accountant-city.com/kfoleycpa](http://www.accountant-city.com/kfoleycpa)

## **APPLIANCE SERVICE**

**Shenandoah Appliance Service, Electric and Plumbing**  
I've used them since 1983, but they have new owners since 2010 who have been reported to do a very good job.  
Winchester number: 540-662-3311

## **ATTORNEYS, LEGAL SERVICES**

**Mary LC Daniel, The Daniel Group, PC**  
General Legal Services, specialties include real estate and family law., No real estate closings  
130 S Cameron St, Winchester, Va 22601  
540-678-4731, Fax: 540-678-1819, email is [mdaniel@ntelos.net](mailto:mdaniel@ntelos.net).  
Be sure you let her secretary know that you're calling at Roger Lamborne's request.

**P Kay Adrian and Frederick S Vondy**  
**Adrian and Vondy, PLC**  
General Legal Services, Real Estate Law, Bankruptcy, Wills, Trusts, and Family Law, No real estate closings, 125 W Boscawen St, Winchester, Va 22601, 540-667-8735

**Suzan D Herskowitz, P.L.L.C**  
Estate Planning, Real Estate (No Closings), Elder Law, Business Planning, Land Development  
Also a member of the West Virginia Bar, 180-1 Prosperity Dr, Winchester, Va 22602  
540-450-3223 Fax 540-450-3221, [suzan@suzanherskowitz.com](mailto:suzan@suzanherskowitz.com)

## **BANKING**

**Darcus Brenaman, RP,**

**BB&T Bank**

Private Banker, Private Financial Services

115 N Cameron St, Winchester, Va 22601

540-665-4203 (Business), 540-665-4210 (Fax)

Banking and Financial Service for individuals and firms, team includes investment & mortgage professionals

[dbreneman@BBandT.com](mailto:dbreneman@BBandT.com).

## **CERTIFIED FINANCIAL PLANNING**

**Tommy Tavenner, Certified Financial Planner (CFP)**

Innovative Value Corporation

7910 Woodmont Ave, Bethesda, Md

1-301-520-5425, 1-240-395-0520

**Betty Schutte, Edward Jones**

15 W Main St, Berryville Va 22611

540-955-9015 (Business)

1-866-462-9486 (Fax)

<http://www.edwardjones.com/cgi/getHTML.cgi?page=/USA/IR/market/index.html&CIRN=731502>

Her personal web page, or [www.edwardjones.com](http://www.edwardjones.com), type in her name.

## **CLEANING SERVICES**

**Gina Griffith Cleaning Service**

Whole House, Move-In and Move-Out Cleaning, regular scheduled cleaning

Bonded, Licensed, Insured

Residential, Commercial, New Construction

540-877-1595 [cleangina@aol.com](mailto:cleangina@aol.com)

## **DENTAL**

**Winchester Dental Group**

**Gio Iuculano, DDS**

130 S Cameron St, Winchester 22601

540-662-4866

**Jared J Pell, DDS**

136 Linden Dr

Winchester, Va 22601

540-667-8731

## **ELECTRICAL, PLUMBING (See also Plumbers)**

**Jack Beeler**

540-247-1927

Well established....been doing very high quality work for me since 1987, nearing retirement and not doing major jobs

**Behr Electric**

Nathan Behr

540-533-4803

[nathan@behrelectric.com](mailto:nathan@behrelectric.com) [www.behrelectric.com](http://www.behrelectric.com)

**Bridge Electric, VA and WV**

540-535-5100, 304-620-3056

[bridgeelectricllc@gmail.com](mailto:bridgeelectricllc@gmail.com)

## **ENVIRONMENTAL INSPECTIONS**

SEE ENGINEERS for Winchester Environmemtal, Triad Engineering

## **HVAC, HEATING, ELECTRICAL**

**James Lockard**

114 Bedford Dr, Winchester 22602

540-323-5000

One of the best HVAC technicians around, excellent reputation. Also Electrician

## **HOME IMPROVEMENTS, HANDYMAN, DECKS, PAINTING**

**Andrew Saffelle**

Home Improvements, decks, kitchens, painting etc

540-974-3090

Licensed and Insured

**Cary Smith Builder**

Home improvements from decks to finished custom homes, historic home renovation.

Very experienced, keeps job site clean and neat, builder since 1998

Licensed and Insured

540-533-2454

[cary\\_smith@msn.com](mailto:cary_smith@msn.com)

**A+ Handyman, Jim Ogletree**

540-550-2856 [jim@winchestersbesthandyman.com](mailto:jim@winchestersbesthandyman.com)

[Facebook.com/aplus.handyman.9](https://www.facebook.com/aplus.handyman.9)

**Eco-Pro, Kevin Moore**

**877-722-0065**

**[www.goeco-pro.com](http://www.goeco-pro.com), [moorekevin3@aol.com](mailto:moorekevin3@aol.com)**

**Minor Handyman jobs, Mowing, Trimming, edging, mulch, tree maintenance, flower beds**

**Kevin Roberts**

**Handyman, home improvement contractor**

**540-771-4107 [kevinroberts73@yahoo.com](mailto:kevinroberts73@yahoo.com)**

**Note: We also have a multi-page list of contractors that have been recommended to us by our clients, friends, business associates and fellow Realtors. It's available free...call Roger Lamborne for a copy.**

## **LAWN CARE**

**Eco-Pro, Kevin Moore**

**877-722-0065**

**[www.goeco-pro.com](http://www.goeco-pro.com), [moorekevin3@aol.com](mailto:moorekevin3@aol.com)**

**Mowing, Trimming, edging, mulch, tree maintenance, flower beds, handyman jobs**

## **LOCK SERVICE**

**Norvac Lock Technology Co**

**2001 S Loudoun St, Winchester, Va 22601**

**540-662-5641**

**Keys, Change Locks**

## **MOVING COMPANIES**

**Mover Dudes, Inc.**

**Mail to: 1520 Commerce St, Winchester Va 22601**

**Ask for owner Jon Eye**

**423 W Cecil Street, Winchester, VA, 22601**

**Business: 540-450-0770**

**Fax: 800-662-1720 [www.moverdudes.com](http://www.moverdudes.com)**

**Email: [info@moverdudes.com](mailto:info@moverdudes.com)**

**[jon@moverdudes.com](mailto:jon@moverdudes.com)**

**Local and across town**

**JK Moving & Storage Inc**

**44112 Mercure Cir**

**Sterling, Va 20166**

**Cell: 1-703-932-3954**

**703-260-3086**

**[www.jkmoving.com](http://www.jkmoving.com)**



## **PLASTERER**

Denny Allen

Allen Applicators

540-533-0310

He did renovation work in the historic GW Hotel in old town Winchester

## **PLUMBERS** (See also under electrical)

**Orndorff's Plumbing Company, LLC**

Mike Orndorff, 180 Pine Rd, Stephenson, Va 22656

540-662-3463, Cell 540-303-3463

[ssorndorff@gmail.com](mailto:ssorndorff@gmail.com)

## **ROOFING**

**SUNRISE ROOFING**

**TERRY L PUGH**

540-858-2700, 540-303-2072

# UTILITIES

. Please contact the Utility Companies early to ensure there are no unforeseen application requirements that may delay getting services. It's especially important to contact the phone company early. They seem to need the most lead time. Have the seller's name, address and if known, the phone number of the home available when you call. Let me know if you find any of these numbers or contacts to be incorrect.

## Frederick County

**Fire, Rescue, Sheriff's Office    EMERGENCY**

**911**

Non Emergency

Sheriff: 540-662-6168

Fire: 540-665-5645

**Water and Sewer**

Frederick County Sanitation Authority

540-868-1061

**Phone Service**

Verizon

Within Virginia: 954-6222

Outside Virginia: 1-800-954-6222

**Electric**

Shenandoah Valley Electric Co-Op

540-450-0111

**Rappahannock Electric Co-Op**

540-662-2001

800-552-3904

**Cable**

Comcast

1-800-266-2278

**Schools/Bus Routes**

Administration Office

540-662-3888

Bus Routes, Transportation Office

540-667-2770

**Gas, Natural**

Shenandoah Gas (Washington Gas)

540-869-1111

**Gas: Propane, Bottled**

Amerigas Propane, 540-869-5360

Southern States, 540-869-3132

**Trash, Refuse**

Evergreen Waste Management

540-665-0180

Residential, Recycling

**County stickers. Car Decals**

Treasurer's Office

540-665-5607

**Shawneeland Sanitary District**

Shawneeland Office

540-877-1035

**Lake Holiday, The Summit**

Water, Sewer (Now Aqua Water), Dues, Fees

540-888-3549

540-888-3892 (Fax)

**Voter Registration**

540-662-8723

**Public Library**

Handley regional Library

540-662-9041

**Department of Motor Vehicles**

Local office on Valley Pike south of Rt 37

All Regions, Toll Free

866-368-5463

**DIRECT TV**

1-888-777-2454

**DISH NETWORK**

1-888-284-7116

# City of Winchester

**Fire, Rescue, City Police**      **EMERGENCY 911**  
Non-Emergency  
540-662-2298  
**Police**  
540-662-4131

**Water and Sewer**  
540-667-1815

**Phone Service**  
Verizon  
Within Virginia: 954-6222  
Outside Virginia: 1-800-954-6222

**Electric**  
Shenandoah Valley Electric Co-Op  
540-450-0111

**Cable**  
Comcast  
1-800-266-2278

**Natural Gas**  
Shenandoah Gas (Wash Gas)  
540-869-1111

**Trash/Refuse/Recycling**  
540-667-1815

**Car Decals, (Stickers no longer used, but pay fees)**  
**Commissioner of The Revenue**  
540-667-1815  
**Treasurer's Office**  
540-667-1815

**Voter Registration**  
540-667-5857

**Public Library**  
Handley regional Library  
540-662-9041

**Parks and Recreation**  
540-662-4946

**Schools**  
Central Administration  
540-667-4253

**Department of Motor Vehicles**  
All Regions, Toll Free  
866-368-5463

**DIRECT TV**  
1-800-201-1204

# **CLARKE COUNTY, BERRYVILLE, BOYCE**

## **FIRE, RESCUE, SHERIFF**

Sheriff's Office-County Wide

Non-Emergency

540-955-5152

Fire-Rescue

Non Emergency

540-955-1234

**EMERGENCY 911**

## **Car Decals**

Commissioner of The Revenue

540-955-5108

Treasurer's Office

540-5160

## **Phone Service**

Verizon

Within Virginia: 954-6222

Outside Virginia: 1-800-954-6222

## **Electric**

Rappahannock Electric Co-Op

540-662-2001

800-552-3904

## **Cable**

Comcast Cable

1-800-266-2278

## **Public Library**

540-955-5144

**THE INFORMATION IN THESE FILES IS BELIEVED TO BE RELIABLE, BUT NOT GUARANTEED. YOU SHOULD ALWAYS CONSULT AN ATTORNEY OR THIRD PARTY PROFESSIONAL FOR ANY SERVICES OR ADVICE YOU MAY REQUIRE TO CONSUMATE YOUR REAL ESTATE TRANSACTION. R-V 20150422**