

Giant Realty Inc 408-988-0888 x 123 510-668-1020

The following information are only for your reference. Please take your own risk. We do not guarantee the quality of the service. It is your responsibility to satisfy yourself by investigating the vendors diligently.

### **1031 EXCHANGE**

1. <http://www.ipx1031.com> Ron Ricard 408-483-1031 [ron.ricard@fnf.com](mailto:ron.ricard@fnf.com)
2. <http://www.firstexchange.com/main.html> Kim 408-966-6762

### **Mobile Home Escrow Company**

#### **Redwood Escrow Services, Inc.**

Address: 19131 Redwood Rd.Suite E & F, Castro Valley, CA 94546

Escrow Officer: Sandy Lovitt

Office Tel: 510-247-0741; Cell: 510-304-6247; Fax: 510-247-0875

#### **Bay Area Escrow Service**

2817 Crow Canyon Road

San Ramon, CA 94583-1639

(925) 831-9099 Escrow Office: Anna

### **Business & Escrow Service Center, Inc**

3031 Tisch Way, Suite 310, San Jose, CA 95128

408-296-7373; Fax: 408-296-5251

SUSAN@business-escrow.net

### Commercial Appraiser

1. **BAY APPRAISALS 1-800-662-4010**  
Michael C. Black #AG009141  
<http://www.bayappr.com>
2. **The William Craig Company, Inc Phone: 800-998-7680**  
\*\*\*24-72 Hrs\*\*\*
3. **Thompson & Company Appraisal LLC**  
105 N First St , PO Box 2210  
San Jose , CA 95109  
Phone: 800-822-4765  
Fax: 800-822-4765

### **Appraisers with Designations**

1. **Jim W. Tom, MAI**  
Principal  
J. W. Tom & Associates  
1300 Clay #600, Oakland, CA 94612  
882 25th Avenue, San Francisco, CA 94121  
(510) 286-0112, Fax: (510) 286-0114, Home: (415) 751-2003  
[jimtom9@sbcglobal.net](mailto:jimtom9@sbcglobal.net)
2. **Richard M. Betts, MAI, SRA**  
[www.bettsandassoc.com](http://www.bettsandassoc.com)  
President  
Betts & Associates  
25 Agnes St.  
Oakland, CA 94618-2522  
(510) 594-9015  
Fax: (510) 594-9045  
[richard.betts@bettsandassoc.com](mailto:richard.betts@bettsandassoc.com)

### **Notary**

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**Jennifer Zhu (408) 318-0403**; She is covered by Chicago Title, Fidelity National Title, Old Republic Title, Corner Stone, Stewart Title. She can do E-SIGNING for Amtrust [WZJEN419@gmail.com](mailto:WZJEN419@gmail.com)

### **General Contractor**

1. Nice & Right construction – Larry Yu (Palo Alto, Los Altos, ..)  
408-209-5922 [niceandrightbuilder@yahoo.com](mailto:niceandrightbuilder@yahoo.com)
2. Mr. Dong Ye 510-857-3882 510-846-8885 408-506-8988

### **Plumbing**

1. Jay 408-839-8609 408-386-5072

### **Sewer Lateral Checking and Certification**

SEWER CONNECTION INC.

P.O. Box 903, Pinole, California 94564

(510) 222-2002, 1-800-655-PIPE (7473) 1-510-758-4100 (FAX)

### **Handyman**

1. **Rainbow Refinishing Specialist Tony Moreno 925-698-6636**  
**Baths, Sinks, Shower Enclosures, Tile Color Change, Chips Repair, Fiberglass Repair. Counter tops**
2. Kin Tai Plumbing & Remodeling- Kin Tai 408-929-2840; Cell: 408-393-2371
3. Water Quality Plumbing 408-267-9330  
Repiping; Water heater; Repairs; Remodels
4. E-3 Kitchen & Interior remodels 650-344-9300

### **Personal Sign**

Excel Sign & Decal

Not Rated | Write a Review

1509 N Milpitas Blvd, Milpitas, CA 95035

<http://www.weneedsigns.com> (408) 942-8881

### **Yard Post**

#### **YARD SIGN**

1. **South Bay Sign Post Service**

<http://www.southbaysps.com/> 408-292-7750

2. **Opticom Sign Post Service 408-445-2054**

<http://www.opticom.com/>

### **STAGING FIRMS**

1. **Gail E. Aanestad**

**Ultimate Diggs Staging**

408-335-8942 [gail@ultimatediggs.com](mailto:gail@ultimatediggs.com)

2. **Stage It With MARGO**

Margo Lawrence 408-921-8334

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

3. **Cubic2Studio**

Vanessa Cao 415-867-3088 [Vanessacao@yahoo.com](mailto:Vanessacao@yahoo.com)

<http://www.cubic2studio.com/>

### **Photographer and Virtual Tour**

Victor Lin <http://www.victorlinphoto.com/realestate/prices.php>

[victor@victorlinphoto.com](mailto:victor@victorlinphoto.com) Cell: 650-248-0289

## PROPERTY MANAGEMENT

### 1. Assured Management Group, Inc

Victor Huang Cell: 510-938-5050; Fax 510-657-3456; Tel: 510-657-3400

[Assured100@yahoo.com](mailto:Assured100@yahoo.com)

## HOME / TERMITE / CHIMNEY / ROOF / OTHER INSPECTION

### Structure Engineers

1. (650)793-4140. Their website is <http://www.designeverest.com>
2. W.H. Yang, Structural Engineer, by phone: 408.329.8787
3. Walt Larrabee. TEL: 408.364.9000 He is not the cheapest but he is good
4. 510-996-2704 Jack Chen

### Foundation Repair

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

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

Tel: 925-634-2899; Fax: 925-634-7831

Home Inspection \$385 ( to 1750 sq ft)

Home Inspection + Termite Inspection \$585 (<= 2,500 sq ft)

### Home Inspection

#### 0. HouseMaster <http://BayArea.Housemaster,.com>

Tel: 800-995-4063 President: Bruce Howe [Bruce.Howe@HouseMaster.com](mailto:Bruce.Howe@HouseMaster.com)

1. HomeGuard DONNY GRENIER  
408-993-1900; 510-713-1900; 540-961-1900 Fax: 408-993-1944  
[www.HomeGuard.com](http://www.HomeGuard.com)
2. The Home Inspectors GARY DULLECK 408-927-6566
3. All About Homes ERIC SYREN 510-537-6000 Fax: 510-537-866
4. A HOME INSPECTION SERVICES JEFF WEINBERG 408-259-3551  
[jeff.weinberg@aproweb.com](mailto:jeff.weinberg@aproweb.com) [www.a-pro.net/jeffweinberg](http://www.a-pro.net/jeffweinberg)
5. Home Analysis Service 650-968-7747
6. Real Estate Inspection Group 800-900-1239
7. Inspectech 650-851-4363

### Termite Inspection

1. HomeGuard Kelly Reeve/ anyone  
408-993-1900; 510-713-1900; 540-961-1900 Fax: 408-993-1944
2. HiTech Termite Control of Bay Area Inc  
Terrence Robinson 888-322-8889; Cell 510-396-0340; Fax 510-661-4218
3. EMPLOY EXTERMINATORS Richard 510-276-8445  
(Danville-Dublin-Pleasanton-Fremont-Hayward)
4. ABLE Exterminators 408-251-6500
5. Franz Termite Control 408-493-0455
6. J & M Termite Control 650-969-5556

### Roof Inspection

1. Cosmos Roofing 650-969-0865
2. Cross Roofing 408-262-2574
3. Renaissance Roofing 408-448-0697
4. OCR(Old Country Roofing) 408-445-5736

### NEW ROOF

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**1. Tri-City Roofing 510-797-3901 Fax: 510-659-1023 Lic# 721697**

**2. Principle Roofing Derek Loi Cell: 408-898-7298 Fax: 408-436-1681**

**3. Allegiance (re-roofing, repairs, gutters, Sun Tunnels) 408-937-9757**

### **Chimney Inspection**

**1. Bloomfield Masonry 408-323-1111**

**2. Jones Masonry 408-377-7512**

### **Geological/Soils/Structural Inspections**

**1. Mr. Reza Baradaran 415 558-4070**

**2. George Drew 408-354-4355**

**3. E. Risk 408-261-6450**

**4. J. C. Pendergast 800-748-5233**

### **Pool & SPA Inspections**

**1. The Pool Guys 408-252-6280**

<http://www.yourpoolguys.com/>

**2. Poolside <http://www.poolside-concierge.com/>**

**South Bay 408-786-1096; East Bay: 925-401-0406 ; Peninsula 650-469-1399**

**3. Skyline Pool 650-323-7946**

### **Septic Inspections**

**1. Aarons Septic 650-967-9510**

**2. Able Septic 408-377-9990**

**3. Langley Hill 650-851-0129**

### **Civil Engineer**

**1. Robert Wang 408-262-1899; Fax: 408-942-0898**

### **Engineering Firm**

**1. Technical Analysis, Inc.- Paul K Tai, P.E. 408-295-6567; Fax 408-295-6553; [ptai@ebuildok.com](mailto:ptai@ebuildok.com)  
[www.ebuildok.com](http://www.ebuildok.com) Design-Engineering-Consulting-Construction-Development**

### **ARCHITECT**

**1. Thomas Liu 408-867-8878; Fax 408-867-2439; [TLA\\_88@yahoo.com](mailto:TLA_88@yahoo.com)**

**2. T Square Consulting Group, Inc – Sy-Cheng Tsai, 408-926-8790 x 1; Fax: 408-926-8190**

**[www.squaret.com](http://www.squaret.com) (Architecture-Planning-Engineering-Development-Management)**

### **Electrical Contractor**

**1. Top West Electric - Chris Yang Lic# 833389 Cell: 510-207-2954; Fax: 510-278-6747  
(Commercial & Residential)**

**2. TES- Andy Tao CSL# 779016 Cell: 408-605-2297**

### **PAINTING**

**1. Colortime Painting**

Duner NGUYEN 408-202-0799

**2. ACE Painting – John Ko Tel: 408-244-1368, 650-969-7919; Fax: 408-735-5947**

### **STONE/MARBLE**

**1. K.G. LIN Stone Inc- Ken Lin Cell: 415-606-1098; Tel/Fax: 415-841-9830**

**2. Venice Tile & Marble; Abel Gomez Lic# 668091 Tel: 408-452-1114 [www.Venicetileandmarble.com](http://www.Venicetileandmarble.com)**

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### **Landscaping/ Cement/ Brick/ Fence**

1. Marco's 510-435-4568; 650-371-8194;
2. Alberto Rios 408-661-5028
3. Hilario Cruz 408-892-3356 (Painting, Handyman, Tile floor, counter top tile, Hauling Services, Fence)
4. Mitchell Construction & Landscaping Lic# B769159 Nick Leung 510-251-2502

### **CLEANING**

1. **South Bay Cleaning** Lic# 069144 Mr. Gu 408-219-6090

### **MOVING COMPANY**

1. Moving Solutions - Abriam Guevara 408-240-8601; Cell: 408-592-2310
2. Fasttran Moving, Inc. Lic# T-189665; ICC MC511436  
408-433-3388; 415-681-8833; 510-238-1188; 650-968-9923  
\$55/2 persons per hour; \$70/3 persons per hour

### **LAWYERS**

#### **1. Living Trust Lawyer**

Cynthia Lee (415) 693-8882  
Esther Su: 408-252-5211  
Parker Chen: 925-216-8688  
Lawrence Leung: 650-307-2780

#### **2. Financial Planner**

Julia Hsiao, LL.B, J.D.,LL.M.  
Insurance & Financial Services  
408-863-0306(Office) , 408-252-1005(Fax) , 408-568-8188(Cell)  
[julia@calljulia.com](mailto:julia@calljulia.com)

#### **3. Lawyer:**

1. Jeremie Ginelli Carlson Lawyer Group [rjg@carlsonlawgroup.com](mailto:rjg@carlsonlawgroup.com) TEL: 925-463-0181
2. Dean Sutton (Alameda/San Jose) 408-294-2280  
(Please mention that you are referred by John Bradly) [John@JFBATlaw.com](mailto:John@JFBATlaw.com)
2. Berliner-Cohen (408) 286-5800  
Attorneys: Joseph Dworak, Kate Wilson (direct: 408-938-2595)
3. John Bradly (408)998-2000
4. Real Estate Lawyer: John Hill 650-348-1216
5. Business/IP Laywer Paul Kranz [kranzp@aol.com](mailto:kranzp@aol.com) 510-549-5900
6. Immigration, Corporation, Divorce, Contract Qing Feng 408-504-2873; 510-304-4616

### **PRINTING SERVICE(business card, flyer, newsletter ..etc)**

1. <http://www.overnightprints.com/>
2. **N's Quick Printing**  
Frankie Ng 408-987-7882; Fax: 408-987-7883; [ns1668@sbcglobal.net](mailto:ns1668@sbcglobal.net)  
Cell: 408-203-9230; 3028 B, Scott Blvd, Santa Clara, CA 95054
3. **E & T Pring**  
Yong Eung 408-275-8275; Fax: 408-375-0121; [sales@etcolorprint.com](mailto:sales@etcolorprint.com)  
[www.etcolorprint.com](http://www.etcolorprint.com) 994 N. 4<sup>th</sup> stree, San Jose, CA 95112

### **ADVERTISEMENT**

#### **1. World Journal**

Peter Lin [fortunepl@yahoo.com](mailto:fortunepl@yahoo.com) Cell:408-636-8161; Tel: 650-259-2087; Fax:650-756-6196

#### **2. Sing Tao Daily**

Alan Chen Cell: 408-666-3286; Fax:408-907-8201

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3. **US Chinese Radio AM 1500** Linda Tsai 408-855-8262 [Linda@USChineseMedia.com](mailto:Linda@USChineseMedia.com)

## **INSURANCE AGENCY**

### **1. Farmer Insurance**

Maggie Tseng Cell: 510-304-3095; Fax: 408-265-1785 [maggietseng@hilifs.com](mailto:maggietseng@hilifs.com)

### **2. Farmers Insurance (Auto, home, Commercial, Life, Annuities, Medical)**

Virginia Tam 510-683-3883 ; Fax 510-683-3855 [virginia@vtam4u.com](mailto:virginia@vtam4u.com)

### **3. Leland Insurance Agency**

Rick Herscowitz 916-428-1309 Fax: 916-428-1403 [rickh@rcip.com](mailto:rickh@rcip.com)

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