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Desirable Happy Valley Home

3644A Happy Valley Rd, Lafayette

Down a tree-lined lane sits this magnificent house designed by Richard Danskin. It is a single level, 4 BD- 3 1/2 BA approx. 3480 sq.ft. home on a flat .62 acre lot. It has a totally remodeled guest cottage (1BD/1BA) and a large private backyard with pool, lawn area and beautiful landscaping with private patios off of the kitchen and Master bedroom. Most of this home has been remodeled while keeping the unique architectural qualities intact like the high vaulted ceiling which runs from the front entry through to the covered backyard patio area. This house lends itself to indoor/outdoor entertaining. Showings are available by appointment only beginning March 29th.

Price Upon Request



For more information please call Loretta Barra (925)212-9228 or email Homes@LorettaBarra.com

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Hiring Licensed or Unlicensed Contractors: What You Should Know

By Don Odell

The economy has hit the construction industry hard and many contractors and construction workers are out of work. This has proven to be a savings boom for property owners as the glut of construction workers looking for work has forced the price of construction down. However, for the unwary property owner, this savings can bring risk.

For the first time in perhaps a decade, highly skilled construction workers, many without licenses, are looking for work and are willing to significantly discount their prices. But at what cost to you, the property owner?

It is not unrealistic to hire an unlicensed contractor with as much or more experience as a licensed contractor for half the cost. But, before you do so, consider that the State of California requires that anyone performing work for which a contractor's license is required have a current contractor's license.

The license does not guarantee that the work performed will be good, it simply assures that the contractor has met certain basic standards and that the contractor has basic experience and knowledge of the work covered by the license. It also assures that the contractor has a minimum bond to help ensure that the work is completed, and, if the work contemplated is \$500 or more, it requires that the contractor enter into a contract with you for that work.

An unlicensed contractor, on the other hand, can not obtain worker's compensation insurance. So if

someone working on your job is injured on the project, you could be personally liable.

Unlicensed contractors are not bonded, so if they

do not complete the work, you will have to pay to finish it, even if you've already paid the contractor.

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A local solar company installs, monitors, and finances residential and commercial energy systems. They are licensed to install, maintain and repair solar energy systems and for heating, ventilating and air conditioning. Some of the crew are pictured installing panels on a home in Moraga. Photos Cathy Tyson