

# Vendor List

Updated 01-07-25

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Company	Phone 1	Phone 2	Additional Information	Comments
<b><u>1031 Exchange</u></b>				
BHX 1031 Exchange	602-677-1150		bhx1031.com	Brad Horton
FirstBank 1031 Corporation	888-367-1031		efirstbank1031.com	
<b><u>AIR CONDITIONING/HEATING</u></b>				
Bell Air Conditioning	623-748-3324		bellairconditioningaz.com	
Cactus Mechanical, Inc	602-866-1200		cactusmechanical.com	
Canyon State AC	623-977-6021		canyonstateac.com	
H & I Home Services	623-297-3574		handihomeservices.com	Ken Kucera
Jaycox	623-937-7532		jaycoxac.com	
Level Up Heating & Cooling	623-999-8226		leveluphvac.com	
Sun City Mechanical	623-214-2366		suncitymechanical.com	Also duct cleaning, gas lines, solar
Sunland Heating & AC	623-933-4170		sunlandpc.com	
Wahl Air Conditioning, Inc	602-242-2353		wahlair.com	
<b><u>AIRPORT TRANSPORTATION</u></b>				
Sun City Express	623-933-9300		suncityexpress.com	
To My Surprise Airport Shuttle	623-218-6035		tomysurprises Shuttle.com	
<b><u>APPLIANCE REPAIRS</u></b>				
B & B Appliances	623-248-4535		bbappliances.com	
Herb's Appliances	602-405-8345			
Ray's Appliance Service	623-933-0548		westvalleyservice.biz	Vince Rosevear
Sears	800-473-7247		searshomeservices.com	
Top Appliance Sales & Service	602-703-3500		topapplianceaz.com	
<b><u>APPLIANCES NEW</u></b>				
Associated Appliance Sales	623-815-7561		associatedappliancesales.com	Al Callender
Spencer's	623-487-7700		spencerstv.com	
<b><u>APPLIANCES USED</u></b>				
B & B Appliances	623-248-4535		bbappliances.com	
<b><u>APPRAISALS</u></b>				
Pattee Spott	480-861-4536		psappraisalsaz.com	
Suzanne Tamargo	917-608-8270		tamargoappraisals.com	
Valley Residential Appraisals	602-867-8989		vra@cox.net	Pete Dziawura
<b><u>ARCHITECTS</u></b>				
Tangent Point Architecture	602-491-9565		cdixon@tangentpointarch.com	Chad Dixon – Residential & Commercial

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<b><u>ATTORNEYS</u></b>				
Dave Ledyard	623-932-0430		faithlaw.com	
Jennifer Sellers	602-322-4000		cavanaghlaw.com	Central Ave
Jesi L Wolnik, PLC	602-723-8023		lawjlw.com	Real Estate
<b>Keats, Connelly &amp; Associates</b>	<b>602-955-5007</b>		<b>keatsconnelly.com</b>	<b>Specializing in Canadian investors</b>
Kozub Law Group	480-624-2700		kozubkloberdanz.com	Real estate and business law
Kristi Hancock	928-231-7985		khancocklaw.com	Southeast valley
Robert Bass	602-274-9452		robert@basslawfirm.com	
Sharon Ravensenoft	623-815-7451		cavanaghlaw.com	Sun City
<b><u>BEE REMOVAL</u></b>				
Arrow Pest Control	623-434-8586		arrowexterminators.com	
<b><u>BOTTLED WATER</u></b>				
Primo Water	800-453-0292		water.com	Sparkletts water & others
Readyrefresh Water	800-950-9393		readyrefresh.com	
<b><u>BUSINESS CARDS</u></b>				
Build A Sign	800-330-9622		buildasign.com	
FastSigns	623-299-2341		fastsigns.com	Several valley locations
Forms Management	602-526-3402			shelly@formsmangagementinc.net
Printing Solutions	480-596-6300		printingsolutions.com	kailey@printingsolutions.com
VistaPrint	866-207-4955		vistaprint.com	
<b><u>CARPET CLEANING</u></b>				
Alan Page	602-402-2871			
Carefree Floors	480-515-9999		carefreefloors.com	Brian Kunkle
Cornerstone Carpet Care	602-843-2600		cornerstonecarpetcare.net	Marcus & Alyssa - tile, grout, upholstery
Crown Carpet Cleaning	623-979-5855		crowncarpetcolortile.com	SCW
Investment Carpet Service	623-326-7263			Doug McArthur
J's Residential Cleaning	602-405-4123			Ted & Jerri Ferrell
Mountain View Carpet	623-561-1620			Also cleans grout, tile & upholstery
Serve Pro	623-546-1930		servpro.com	Also fire & water mitigation
West Valley Carpet Service	623-931-7653			Caleb Palioto
<b><u>CARPORT CONVERSIONS</u></b>				
Design-a-Ray/Garage Door Store	623-915-7777		garagedoorstoreaz.com	
<b><u>CLEANING SERVICE</u></b>				
Becky Gurule	623-210-5932			Housecleaning
Broomsticks Home Services	602-502-8958			

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CCR Furniture Upholstery Cleaner	602-439-2150		ccrfurniturecleaning.com	Furniture, tile & grout cleaning
Clark Property Services	602-670-9825		erin.brendan.clark@gmail.com	Commercial
Clean Therapy, LLC	623-206-7033		cleantherapyaz.com	Kim O'Connell
Express Junk Removal	623-217-2115		xpressjunk.com	Randy - trash, clutter, debris cleanup
Georgene Jones	602-615-2921		paigeabbate@aol.com	Housecleaning
Houseboy Cleaning Service	602-550-5165			Laurencio Landeros Jr
Pop-ins of Arizona	623-776-1534		popinsaz.com	Also cleans grout, tile & upholstery
Serv Pro Fire & Water Clean	623-546-1930		servpro.com	24/7 emergency service
SunSHINE Cleaning Service	651-274-1323		shineynow@yahoo.com	
<b><u>COMPUTER TECH SERVICE</u></b>				
<b>AAR Tech Helpline</b>	<b>866-232-1791</b>			<b>FREE to AAR members only</b>
Farrel Rooks	602-435-7183			
Kevin Ferguson	623-330-2224		computersaz@cox.net	Can remote in
Mitch Seidman	520-921-0305		nuworldtech.com	
<b><u>CONCRETE WORK</u></b>				
AZ Foundations Solutions	602-470-1296		foundationrepairaz.com	Ryan Tracy – concrete, settlement
Dave Limone Masonry	623-570-7051		davelimonemasonry.com	Block fence
Freddy Rodriguez	602-301-6249			Block fence
ProSurfacing	623-694-0555		prosurfacing.com	Residential interior polished concrete
<b><u>CONTRACTORS/REMODEL</u></b>				
BMS Management, LLC	602-399-5025		bmsmanagementllc.com	Blaine
Chambers Construction	623-979-5750			John – Sun City area – HOA painting
Desert Mountain Remodeling	602-505-0504		desertmountainremodeling.com	
DJ's Custom Remodel & Design	480-490-9778		djshomerescue@gmail.com	
Pro Floors	480-277-7499		profloorsaz.com	Mike Wooldridge
Saunders Masonry	602-405-8755			Steve or Don Saunders
Sunland Construction	623-933-4170		sunlandpc.com	
<b><u>COUNTERTOPS &amp; REPAIR</u></b>				
Lee's Countertops	623-934-8677		leesqualitycountertops.com	
The Yard	602-363-9273		theyardaz.com	Granite, travertine, full counters
<b><u>CPA / TAX PREPARATION</u></b>				
<b>Douglas J Kingston, CPA</b>	<b>602-595-5885</b>		<b>doug@itaxcpa.com</b>	<b>FIRPTA specialist</b>
SC Home Tax Service	623-974-6036		advantagetaxgroup.com	Estate, trusts, audits, business taxes
<b><u>DEODORIZING</u></b>				
BioPro/Biohazard Cleaning Service	602-234-6856			

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Parker & Sons	623-979-7011		parkerandsons.com	
<b><u>DOORS - SECURITY &amp; SCREEN</u></b>				
ASAP Commercial Door	623-580-1404		asapcommercialdoors.com	
Fischell Screens	623-583-9117		fishellscreens.com	
Steel Creations & Fabrications	623-223-1163		steelcreationsfab.com	Todd Herman
<b><u>DRIVEWAYS</u></b>				
AZ Rubber Stone	623-939-5300		coveryourugly.com	Driveways, garage floors, patios & more
<b><u>DRYWALL</u></b>				
Drywall Perfection LLC	623-680-6484		drywallperfection.com	Removes popcorn ceilings
TWD/Todd Whittaker Drywall Inc	623-544-1211		twdaz.com	
<b><u>ELECTRICIANS</u></b>				
Creative Electric	602-320-6987		creativeelectriccompany.com	Mike Waskowich
DJL Electric	623-853-1465			Dale Lederer
Electronic Wizards	602-751-4500		electronicwizards.net	Keith & Corey Brown
MK Electric, Inc	623-939-0438			Brion Mathias
<b><u>ESTATE CLEARING</u></b>				
Oliver's Estate Clearing Service	623-203-9202		estateclearing@cox.net	
<b><u>ESTATE SALES</u></b>				
Caring Transitions Estate Sales	480-257-7102		caringtransitionsnorthphx.com	
From The Attic	480-540-5357			Jody Rogers - also small buyouts
Ginger's Estate Sales by Janet	623-670-4432			
Ron Brunk	623-933-7748		brunksauction.com	Auction only
Smart Choices	623-888-0134			Richard
<b><u>FANS</u></b>				
Ceiling Fans & More	623-332-6188			
Fan Doctor Electric	623-933-0240	623-933-9125	fandocor.com	
<b><u>FIRE EXTINGUISHER SERVICE</u></b>				
Cintas Fire Extinguisher Service	623-939-7979		cintas.com	
<b><u>FLOORING</u></b>				
Arrowhead Carpet	602-439-2745		arrowheadcarpettile.com	Tom Pearson
Cornerstone	623-972-9500		cornerstoneflooringaz.com	
Floors n More	623-972-5641		floorsnmore.net	
New Step Install	602-843-9040		newstepinstall@gmail.com	
Pro Floors	480-277-7499		profloorsaz.com	Mike Wooldridge
Restoration Hardwood Floors	623-208-9636			Installation, repair & refinishing

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<b><u>FURNITURE - OFFICE</u></b>				
Atmosphere Commercial Interiors	602-252-6971		atmosphereci.com	
<b><u>GARAGE DOORS</u></b>				
Avondale Garage Door	623-693-8677		avondalegaragedoors.com	Jeff
Design-a-Ray/Design a Door	623-915-7777		makemydoor.com	
Gecko Garage Door	623-546-8868		geckogarage.com	Lance Hiller
Smokey's Garage Door	602-978-6706		smokeysgaragedoor.com	
Sun City Garage Door & Opener	623-878-5785		suncitiesgaragedoor.com	
Wayne Dalton Garage Doors	480-966-4577		wayne-dalton.com	
<b><u>GLASS</u></b>				
AZ Alpha Glass & Mirror/Doors	602-384-7151		azalphaglass.com	Brant Medeiros
<b><u>HANDYPERSON</u></b>				
Bill Lemieux	425-791-6914			
Brian Smith	480-320-9923		smithbrianj72@yahoo.com	
Fix-It-Frank	623-261-3268		fixitfrankaz@yahoo.com	
Jim Gates	623-376-6829			
Handyman Services	602-299-3977			Jason Allen
<b><u>HOME HEALTH CARE</u></b>				
Lifestyle Options	623-974-2397		Addus.com	Non-medical home care
<b><u>HOME INSPECTIONS</u></b>				
Central Home Inspections	480-481-8388		centralhomeinspections.com	
HouseMaster Home Inspections	480-345-8570		housemaster.com	
IQ Home Inspections	602-290-5904		lqhomeinspectionsonline.com	Bob Vaught
Mark Kenney Inspections	623-202-5129		markkenneyhomeinspections.com	Mark Kenney
Pure Tech Home Inspections	623-693-0543		puretech5@gmail.com	John Phelps
Top2Bottom home Inspections	623-266-9266		t2bhi.com	Brent Reed
WIN Home Inspections	623-258-5215	623-251-5106	wini.com	Bob Bremner
<b><u>HOME STAGING</u></b>				
Wild About Staging	800-392-7161		stagedhomes.com	
<b><u>HOME WARRANTY</u></b>				
BFS Home Warranty	623-584-2977		bfshomewarranty.com	
Elevate Homescrptions	623-217-4679		elevatehomescrptions.com	
Fidelity National Home Warranty	800-308-1424	602-908-4938	homewarranty.com	Lori Scardina
First American Home Warranty	800-444-9030		homewarranty.firstam.com	
HomeServe Home Warranty	602-790-1602		homeserve.com	

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Landmark Home Warranty	866-306-2999	480-318-1360	landmarkhw.com	
Old Republic Home Protection	800-445-6999	800-282-7131	orhp.com	
<b><u>INSULATION</u></b>				
Sun City Home Insulation	623-972-7649			Jim Schooley
<b><u>INSURANCE</u></b>				
Heather Olson Insurance	623-695-8774		olsoninsurance.org	
State Farm	623-583-8836		billjohnsoninsurance.com	Bill Johnson
<b><u>LANDSCAPING/BUBBLERS</u></b>				
Ben Ganados	602-290-5061		benganados@gmail.com	Ben's Landscaping – irrigation systems
Dennis & Vanessa Lozano	602-763-2488			
Frank's Irrigation Service	602-422-0163			Jesus Castillo
Landaverde Landscape	623-332-5126		marcolandscaping10@gmail.com	Marco
Ramirez Quality Landscaping	602-488-4743			
Wayne's Landscaping	623-877-2902		waynelandscaping@yahoo.com	Wayne or Diane
<b><u>LENDERS</u></b>				
FirstBank	623-536-4406		efirstbank.com	Oana Constantinescu
<b>Flagstar Bank</b>	<b>602-531-3538</b>		<b>biged.knowles@flagstar.com</b>	<b>Ed Knowles</b>
Housed Home Loans	602-435-2149		jeremyhouse.com	Jeremy House
NEXA Mortgage	971-288-6880		bhoffart@nexamortgage.com	Brian Hoffart
Pinnacle Peak Lending	602-561-5568		gus@pinnaclepeaklending.com	Gus
Wintrust Mortgage	602-690-9626		glau@wintrustmortgage.com	Gary Lau
<b><u>LOCKSMITHS</u></b>				
Austin Lock & Security	602-439-7088			James
Metro Lock	623-842-9256		admin@metrolockandsafe.com	
Residential Lock & Security	623-977-9983		residentiallocksecurity.com	Youngtown
R'Speedylock	602-488-3085		rspeedylock@gmail.com	Commercial & residential
Western Security	602-938-2461			Jack
<b><u>MOLD</u></b>				
Dry Force	480-813-0000		dryforce.net	Fire, water, mold restore
Hutzel & Associates	602-323-0222	602-321-4664	hutzel.net	Indoor quality testing
RESA - Environmental services	602-230-9500	602-230-9553	resaaz.com	
Zona Restoration	480-656-3999		zonarestoration.com	Any disaster related emergency
<b><u>MOVERS</u></b>				
Brian Meikle Moving	602-369-5407			Statewide Arizona
Metro Movers	602-242-1160		metromovers.com	

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Two Men and a Truck	623-933-2180		twomenandatruck.com	West Valley & Wickenburg
<b><u>NOTARY SERVICE</u></b>				
Time2Sign	602-316-3249		dena@time2signnotary.com	Dena Hernandez – West Valley
<b><u>PAINTERS</u></b>				
Bob & Sons Quality Painting	623-848-1841			
Carlos Painting	602-783-5252			Owner
Chuck's Painting	623-451-9186			Chuck Lucas "no job too small"
Grand Image Painting	602-578-5979			Larry Melville
Interior/Exterior Painting	623-869-8838			Paul Frisby
Premiere Painting & Restoration	623-396-7031			Pete Theodore
Ralph Kearns Painting Inc	602-717-4469			
Two Brothers Painting	623-972-7864			Randy
<b><u>PARALEGALS</u></b>				
AZ Professional Paralegal Service	602-690-2933		jodidalewheeler@aol.com	Jodi Wheeler
C & S Legal Documents, LLC	602-881-5171		sandybunfill@yahoo.com	Sandy & Charlotte Bunfill
Legal Type Documents	623-878-6755		legaltypedocuments.com	
<b><u>PEST CONTROL</u></b>				
Bill's Pest & Termite Co	623-412-5983		billstermiteco.com	
Bob's Bug Bizz	623-878-8224		bobsbugbizz.com	Bob Deutsch Jr
Burns Pest Control	602-291-1372		burnspestelimination.com	Jerry
General Exterminating	623-977-2100		generalexterminating.com	
Granada Pest Control	623-878-6929		granadapestcontrol.com	Joe
SOS Exterminating	480-497-1500		sosermite.com	
<b><u>PHOTOGRAPHY</u></b>				
Inspire Imaging	623-262-4147		levipryor98@gmail.com	Levi Pryor
Listing Marketing Pros	623-224-8199		listingmarketingpros.com	Melissa
Mill City Team	612-888-9896		millcityteam.com	Bill Shaw IV
Ocupix	480-326-1997		ocupix.com	Will travel to Wickenburg
Rocket Lister	480-999-0911		rocketlister.com	
Travis Eaton Photography	208-447-7358		traviseatonphotography.com	Wickenburg & surrounding areas
<b><u>PLUMBERS</u></b>				
AZRooter	480-518-1916		alex@azrooter.us	Does sewer inspections
Deer Valley Plumbing	623-582-1740		deervalleyplumbing.com	F Andrew Presnell
Faucet Doctor Plumbing & Air Cond	623-214-7161		faucetdoctorplumbingaz.com	Does sewer inspections
Integrity Plumbing	623-866-8234			Matt Tuttle

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Singletary Plumbing	623-546-3955			Does sewer inspections
Smiley Plumbing	623-583-9400		smileyplumbing.com	Walt
Sun City Mechanical	623-214-2366		suncitymechanical.com	Sewer, gas lines, duct cleaning
Sun City Plumbing	623-972-3600			Gary
Sunland	623-933-4170		sunlandpc.com	
<b><u>POOL &amp; SPA SERVICE</u></b>				
Nautilus Pool Care	602-402-8937		nautilus-poolcare.com	Rick
Primo Pool Services	602-772-2143		primopoolaz.com	
<b><u>PRINTING</u></b>				
Flyers by Gary	480-807-1078		flyersbygary@gmail.com	
Minute Man Press	602-482-0470		az201.minuteman.com	
Printing Solutions	480-596-6300		printingsolutions.com	kailey@printingsolutions.com
Priority Print Service	623-267-9479		priorityprintservice.com	
<b><u>PROPERTY MANAGEMENT</u></b>				
REMS Management	602-400-1366	623-518-0128	remsa.com	
Ultimate Properties	623-376-8870		ultimateproperties.com	
<b><u>RAIN GUTTERS</u></b>				
Custom Flow	602-272-4612			
<b><u>REAL ESTATE SIGNS</u></b>				
Build A Sign	800-330-9622		buildasign.com	
DeeSign	800-333-7446		deesign.com	
FastSigns	623-299-2341		fastsigns.com	
Printing Solutions	480-596-6300		printingsolutions.com	kailey@printingsolutions.com
VistaPrint	866-207-4955		vistaprint.com	
<b><u>REFERRAL SERVICE ALL REPAIRS</u></b>				
My Guy	602-863-4948		myguy.com	Referral service
<b><u>REPAIRS</u></b>				
Residential Electric	602-679-7995			Andrew – SC & SCW
Roll Shutter System & Solar Shades	623-869-7057	800-551-7655	rollshuttersystemsusa.com	Roll shutters - manufacture & repair
<b><u>RESTORATION</u></b>				
Dry Force	480-813-0000		dryforce.net	
Servpro Fire & Water Cleanup	623-546-1930		servpro.com	
Zona Restoration	480-656-3999	623-229-1367	zonarestoration.com	Any disaster related emergency
<b><u>ROOFING</u></b>				
ABCO Roofing	602-348-5207		Buttons85345@cox.net	Terry



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Adobe Roofing, Inc	623-229-1367		adoberoofingaz.da@gmail.com	Dave Adams - repairs
Chambers Roofing	623-979-5750			
Diversified Roofing	602-870-8322		diversifiedroofing.com	
Glendale Roofing	623-937-2540	602-721-6692	glendaleroofing.com	JD Moore
Old Father Roofing	623-584-8533			Inspection & Repair
Spartan Roofing	602-803-3560		spartanroofingllc.org	Flat roof specialist
Tim O'Reilly	623-570-4548			Tim
Zona Restoration	602-362-3009			Any disaster related emergency
<b><u>SCREENS</u></b>				
Fishell Screens	623-583-9117		fishellscreens.com	Dick
Screen Mobile	623-561-6370	602-810-0700	screenmobile.com	Joe - SC or Dean - Surprise
Patriot Sun Control	602-677-7398		ShadeMeAZ.com	DJ Brown
Booth Build Patios	623-979-3339		BoothBuilt.com	Patio covers & screens
<b><u>SEPTIC</u></b>				
Weekley N Sons Pumping	623-247-9456		wnspumping97@gmail.com	Inspections & repairs
<b><u>SHUTTERS</u></b>				
Blinds Mart of SCW	623-546-9071		goblindsmart.com	Shutters, blinds, new and repair, etc.
<b><u>SINK &amp; TUB REPAIR</u></b>				
ACE Home Services	623-933-6363			24-hr emergency service
Adams Fiberglass & Porcelain	602-955-4635	602-803-0304	adamsfiberglass.com	Tubs & shower repair – tub cutdown
The Tub Specialist	623-412-7929			
Todd's Fiberglass/Porcelain	480-835-7070		toddsbathtubs.com	Mike - does tub cut-downs
<b><u>SOFT WATER OR PURIFICATION</u></b>				
ACE Home Services	623-933-6363		acehomeaz.com	
<b><u>SOLAR SYSTEMS</u></b>				
Cool Blew Inc	623-258-2701		coolblew.com	Scott Proctor
Solar Fix LLC	602-903-0372		solarfixaz.com	Solar inspections & repairs only
<b><u>SPRINKLERS</u></b>				
Frank's Irrigation Service	602-422-0163			Jesus Castillo
Ralph's Sprinkler Service	623-931-3975			
<b><u>TITLE/ESCROW</u></b>				
Clear Title - Peoria	623-385-1000		cleartitleaz.com	
Driggs Title - Surprise	602-589-5300		driggstitle.com	
First American Title – SCW	623-299-3644		firstam.com	
Lawyer's Title –Glendale	623-979-6060		lawyerstitlearizona.com	

**This Vendor List is provided ONLY as a courtesy to customers and clients of Award Realty. THIS IS NOT A RECOMMENDATION FOR SERVICES! Individuals should do their own research and interview at least three companies before making their own independent decision on who to hire. Award Realty receives no compensation from businesses on this list and hereby denies any responsibility or liability as a result of their services.**

<b>Company</b>	<b>Phone 1</b>	<b>Phone 2</b>	<b>Additional Information</b>	<b>Comments</b>
Magnus Title - Glendale	623-385-4000		magnustitle.com	
Old Republic Title	623-334-5009		oldrepublictitle.com	
Pioneer Title – Surprise	623-536-3120		pioneertitleagency.com	
Security Title – Surprise	623-806-1427		securitytitle.com	
<b><u>TRANSPORTATION</u></b>				
Sun City Express	623-933-9300		suncityexpress.com	
To My Surprise Airport Shuttle	623-218-6035		tomysurprises Shuttle.com	
<b><u>TREE SERVICE</u></b>				
Bright View Landscape	602-243-3050		brightview.com	
Hernandez Landscaping	623-583-9451			Hector
Teatz Landscape	623-694-1769			Alfonso
<b><u>WEBSITE DESIGN</u></b>				
Websites By Toni	602-329-1450		websitesbytoni.com	Toni Steffen
<b><u>WINDOW COVERINGS</u></b>				
Blinds Mart of SCW	623-546-9071		goblindsmart.com	Shutters, blinds, repair & new, etc.
<b><u>WINDOW FILM</u></b>				
AZ Alpha Glass & Mirror	602-384-7151		azalphaglass.com	Brant Medeiros
Intellifilm	480-320-3456		intellifilmaz.com	
<b><u>WINDOW REPAIR</u></b>				
AZ Alpha Glass & Mirror	602-384-7151		azalphaglass.com	Brant Medeiros
Desert View Windows	480-262-0427			Brad Millikan
National Glass	623-933-8203		nationalglassandmirroraz.com	
Patriot Sun Control	602-677-7398		shademeaz.com	Shade Solutions
Window and Glass Pros	480-779-4444		glassprosaz.com	Repair & replacement
<b><u>WINDOW WASHERS</u></b>				
Making Windows Smile	623-444-2475			Robert Lane - commercial & residential
Squeaky Klean Windows	480-221-1240		squeakykleanwindows.com	Commercial & residential