

# CONTRACTOR & SECTION 8 RENOVATION RESOURCE SUPPLEMENT

83298 Argus Ave, Trona, CA 93562  
36-Unit Apartment Complex

*Prepared for marketing use in LoopNet / MLS. Informational only; buyer to verify all facts independently.*

## Property Positioning

This supplement is intended to help prospective buyers identify nearby contractors that may be contacted for rehabilitation, lease-up preparation, and Housing Choice Voucher (commonly called Section 8) compliance work for the subject 36-unit apartment complex in Trona. Because Trona is a limited-service market, most contractors serving this asset are based in Ridgecrest and the surrounding area.

## Important Compliance Note

Final eligibility for any voucher-assisted tenancy is determined by the applicable housing authority and its inspection process, not by this supplement and not by any contractor listed below. HUD requires units to meet Housing Quality Standards before assistance can begin, and the Housing Authority of the County of San Bernardino states that HQS inspections are conducted by trained inspectors and its inspection partners.

## Suggested Primary Contractor Contacts

Contractor	Type / Fit	Address / Area	Phone / Email	Notes
WD-4D Builders	General contractor; remodels, additions, new construction, light commercial	121 W Ridgecrest Blvd, Ridgecrest, CA 93555	(760) 428-6961 wd4dbuilders.com	Good lead option for overall project management, scopes, permits, and phased turn strategy.
Residential & Commercial General Contracting, Inc.	General contractor; larger-scale residential and commercial projects	Ridgecrest, CA	(760) 491-1131 bbattung@rescomgc.com rescomgc.com	Useful bid source for value-add repositioning and larger rehabilitation work.
C & L Construction	General contractor / multi-trade crew; roofing, drywall, plumbing, electrical, painting, flooring	206 Station Ave, Ridgecrest, CA 93555	(760) 375-4066 cljosev1@gmail.com cacconstruction.org	Strong all-in-one crew for turnovers, roofing, punch work, and basic systems corrections.
Salinas Electric & Plumbing	Electrical and plumbing contractor	311 N Primavera St, Ridgecrest, CA 93555	(760) 371-4893	Potential fit for panel work, outlet corrections, leak repair, and plumbing/electrical deficiencies.

## How a Buyer Can Use This List

- Obtain at least 3 written bids for the full project and separate trade pricing where needed.
- Ask each contractor whether they will work in Trona and whether they can phase the work building-by-building and unit-by-unit.
- Request bulk pricing for repetitive unit turns, safety corrections, and common-scope rehabilitation items.
- Require the selected contractor to confirm permit needs, inspection sequencing, estimated timelines, and whether occupied/leased phases can be isolated from active construction areas.

## Typical Section 8 / HQS-Related Work Items to Discuss With Contractors

- Working smoke detectors in required locations; carbon monoxide devices where required by applicable standards and local code.
- Safe electrical system with no exposed wiring, damaged devices, missing cover plates, or hazardous conditions.
- Functional plumbing with no major leaks, proper drainage, working fixtures, and hot/cold water where required.

- Sound roof and weather protection with no active leaks or unsafe deterioration.
- Safe and secure doors, windows, locks, and glazing; egress and security conditions should be checked.
- Functional heating and any required mechanical systems serving the unit.
- Stable flooring, stairs, rails, handrails, and walking surfaces without major trip hazards.
- Kitchen and bath safety items, including operable fixtures, surfaces, and utility connections.
- No material health-and-safety hazards, major infestation conditions, or dangerous debris in accessible areas.
- Site control and construction separation so the public and residents do not have access to active renovation hazards.

### **Practical Lease-Up / Renovation Strategy**

Based on the current repositioning plan described by the seller team, a buyer may elect to rehabilitate and lease completed units first while continuing renovation on the remaining units. Any active construction areas should be secured and made inaccessible to the public. The buyer should confirm this phasing plan with its contractor, local building officials, insurer, and property management team before implementation.

### **Buyer Due Diligence / Disclaimer**

- Contractor availability, pricing, scope, service area, and licensing status can change at any time.
- Prospective buyers should independently verify California contractor license status, bonding, insurance, references, permit requirements, and project fit.
- This list is provided as a convenience only and does not constitute a guarantee, endorsement, or representation that any contractor will accept the job or deliver the required result.
- Section 8 / Housing Choice Voucher approval remains subject to housing authority requirements, inspection results, and all applicable laws and codes.

### **Source Notes**

- WD-4D Builders website and Ridgecrest Chamber listing.
- Residential & Commercial General Contracting website contact and services pages.
- C & L Construction website and Ridgecrest Chamber listing.
- Salinas Electric & Plumbing local business directory listing.
- HUD Housing Quality Standards / NSPIRE resources and Housing Authority of the County of San Bernardino inspection information.