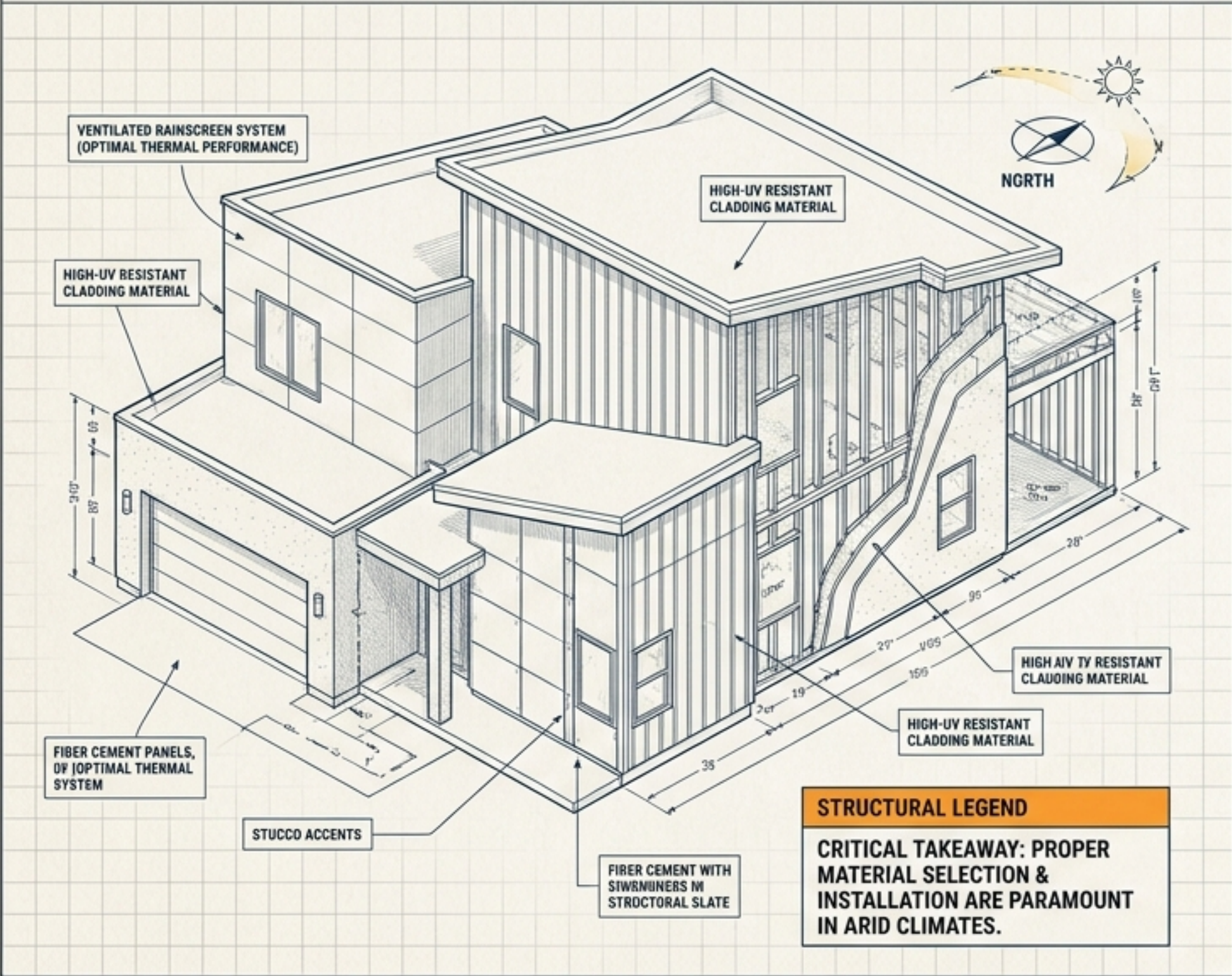
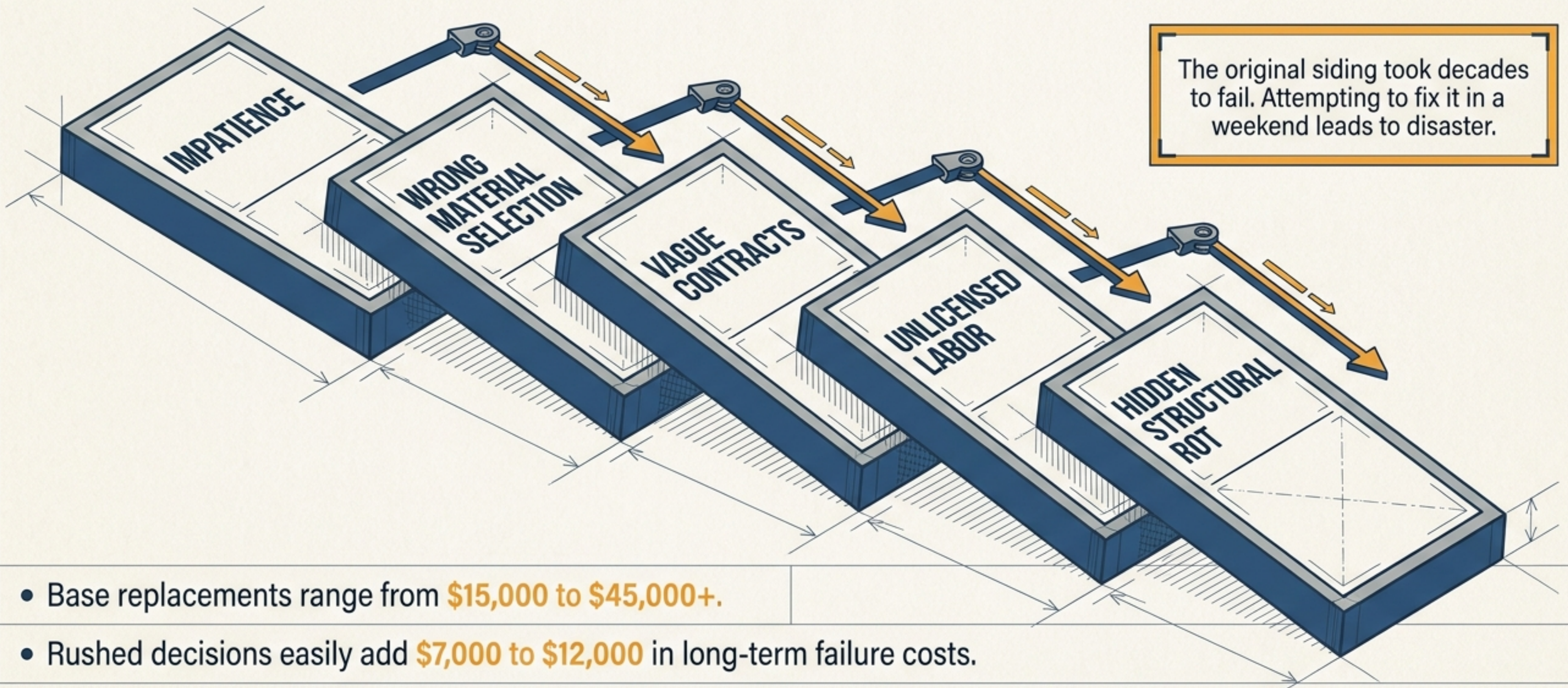


THE SIDING SURVIVAL GUIDE: NAVIGATING THE LAS VEGAS CLIMATE

How to avoid the 7 critical errors that inflate local siding replacements by 20% to 40%.

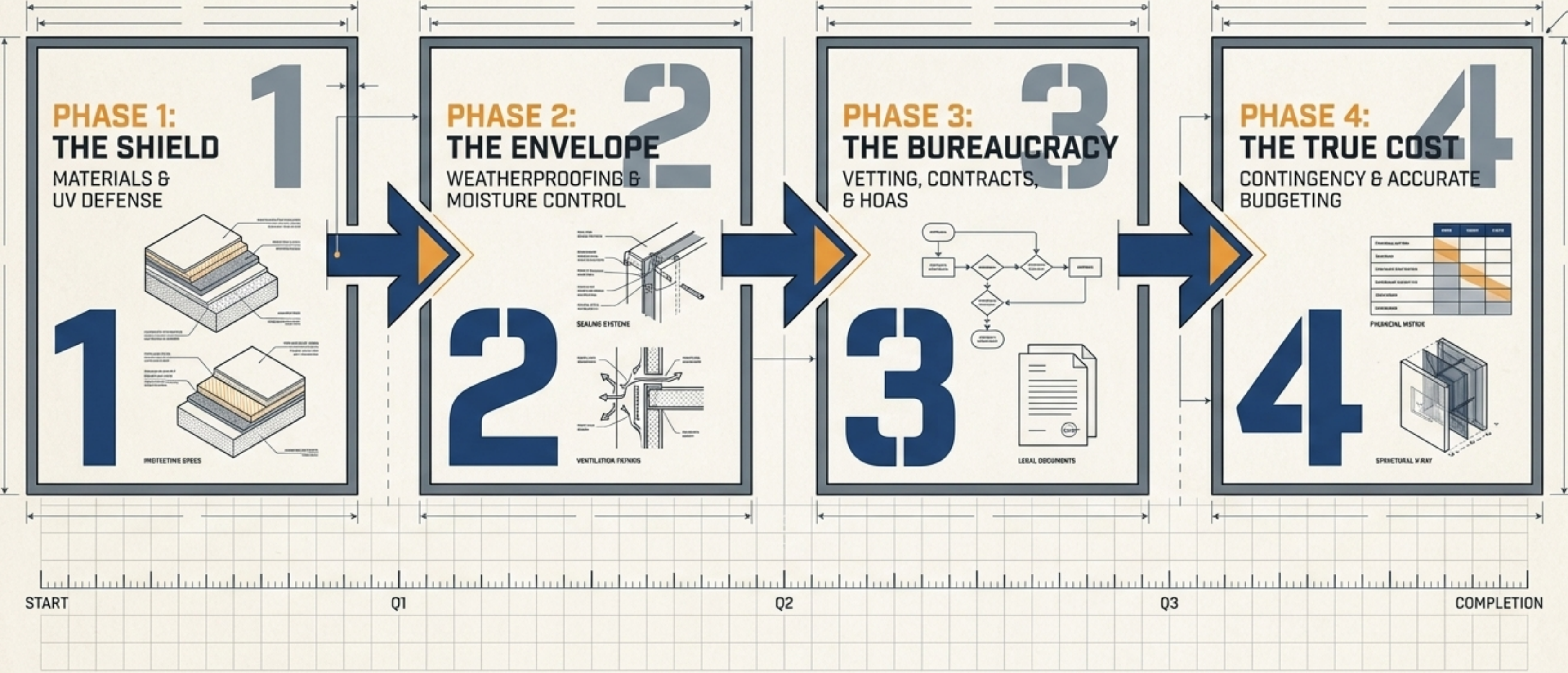


THE META-MISTAKE: THE COST OF IMPATIENCE



- Base replacements range from **\$15,000 to \$45,000+**.
- Rushed decisions easily add **\$7,000 to \$12,000** in long-term failure costs.
- Solution: **Slow down**. Reframing the project from a quick cosmetic fix to a strategic structural upgrade.

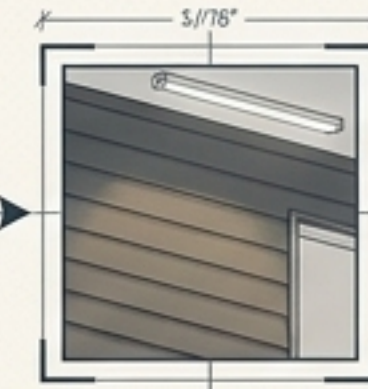
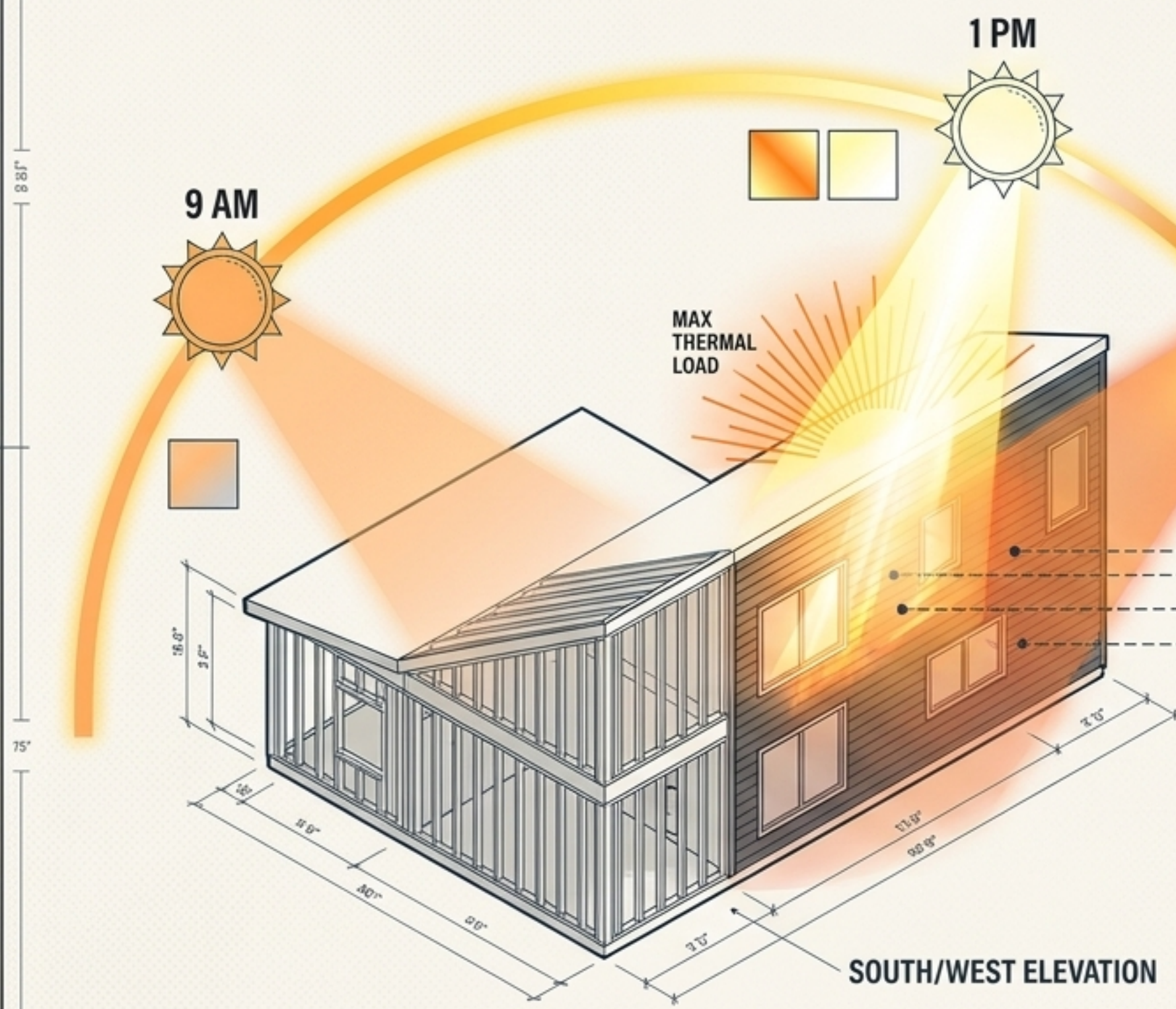
THE 4-PHASE DESERT PLAYBOOK



Phase 1: The Desert Survival Matrix

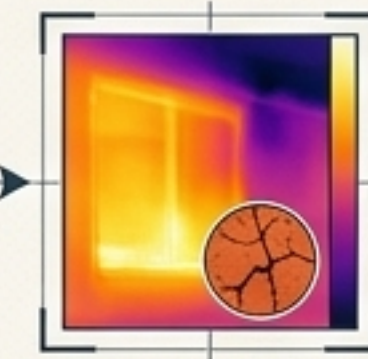
	Builder-Grade Vinyl	Premium Cellular PVC	 Desert Approved Fiber Cement (James Hardie)	 Desert Approved Engineered Wood (LP SmartSide)
UV Resistance	Fails rapidly (chalks/warps)	High (documented SRI)	Highest (ColorPlus™ Tech)	High (SmartGuard® process)
Thermal Load Absorption	High (spikes energy bills)	Moderate	Low	Low
Desert Lifespan	5 Years	Moderate	50+ Years	Excellent
Upfront Cost	Lowest (Highest replacement cost)	Moderate	High	High

THE SCIENCE OF DESERT LIGHT & COLOR



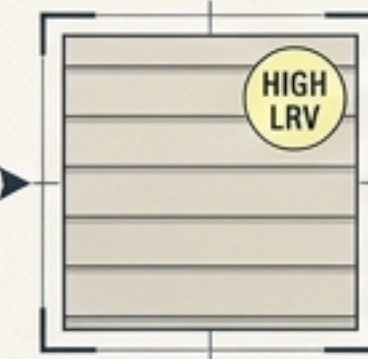
THE SHOWROOM TRAP

Indoor fluorescent lighting masks true undertones.



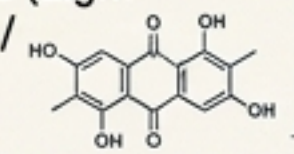
THE HEAT PENALTY

Deep organic colors (charcoal, navy, deep red) absorb extreme heat, accelerating chemical pigment breakdown and failure.



THE SOLUTION

Choose lighter colors with inorganic pigments (Light Reflectance Value / LRV).

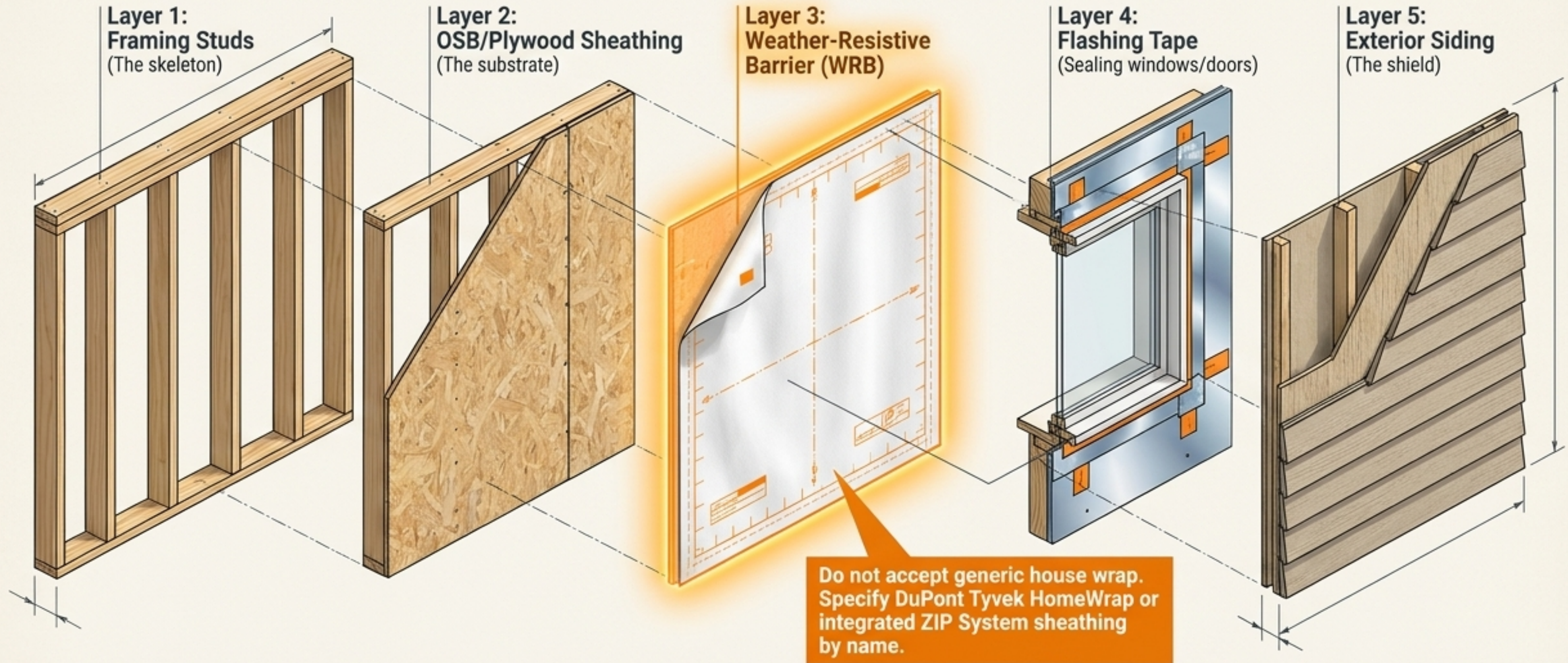


THE COST OF GUESSING

Repainting a failed color choice costs \$8,000-\$15,000 and voids manufacturer finish warranties.

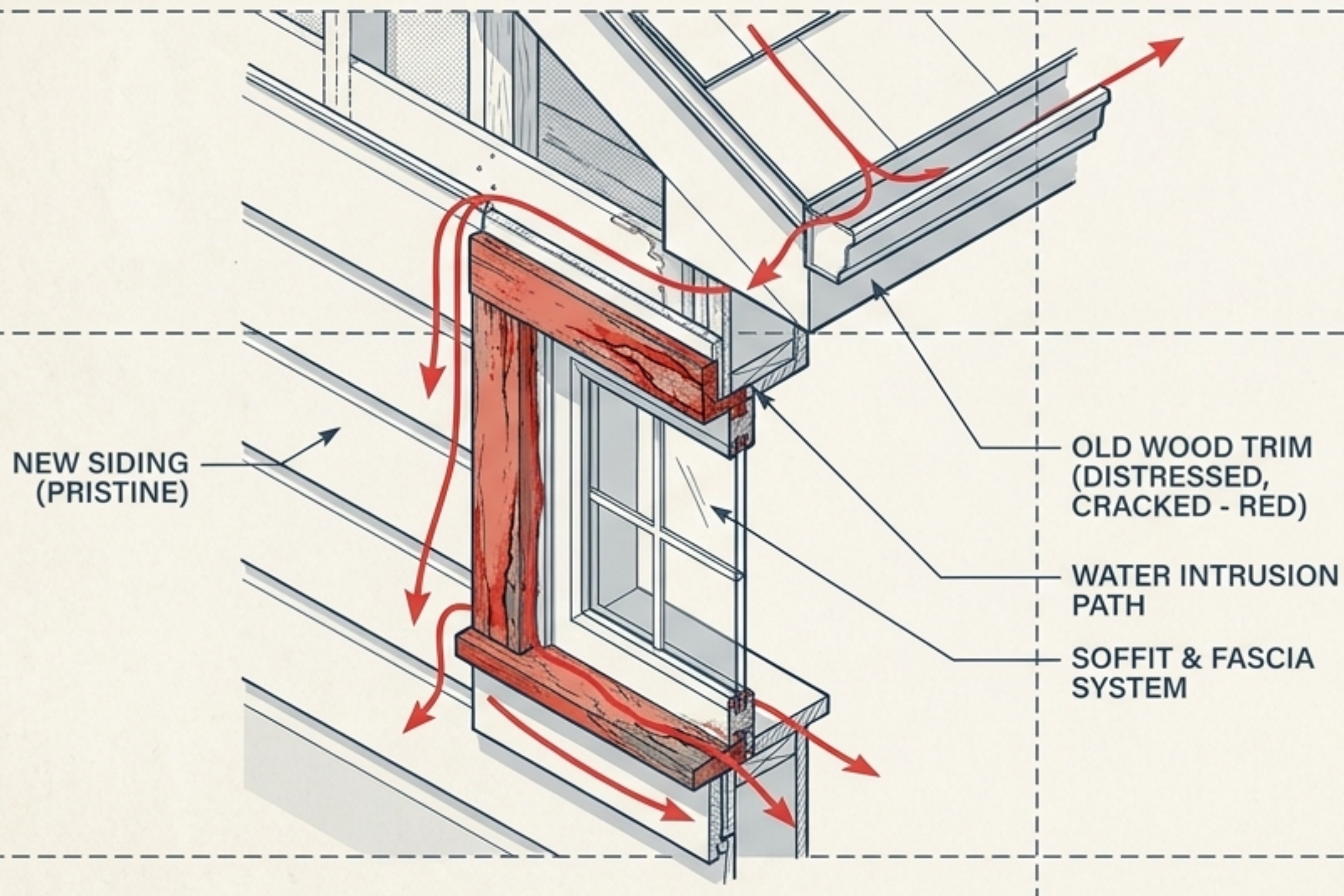
Cost	\$86,806
Stipend	\$300
Cost Breakdown	160
TOTAL	\$86,806

Phase 2: Anatomy of the Building Envelope



WARNING: Las Vegas is dry, but intense summer monsoons will drive water into seams. A failed WRB rots the OSB, resulting in invisible mold and a \$10,000 to \$20,000 structural repair.

The Forgotten Guardians: Trim, Soffit, & Fascia



SPEC NOTES

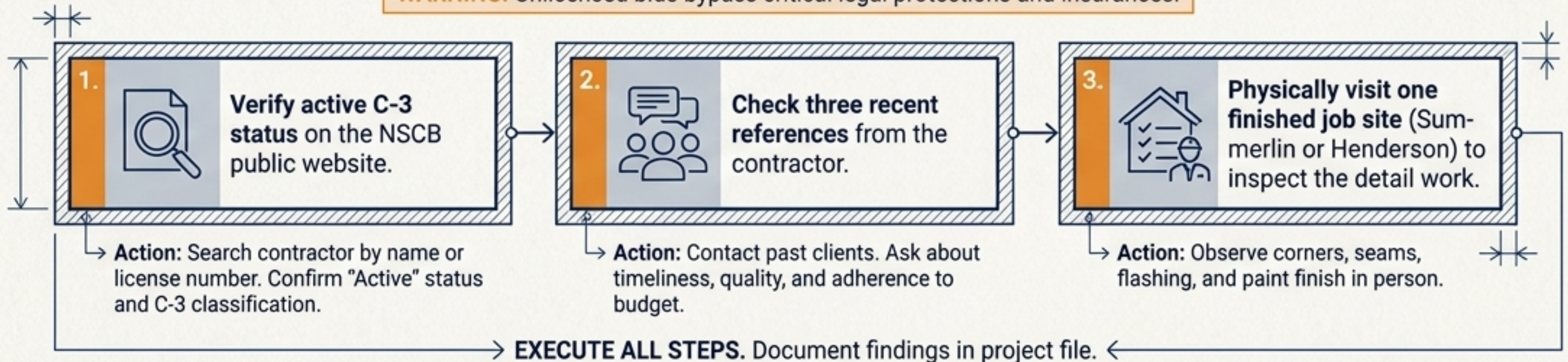
- **The Vulnerability:** Leaving cracked, peeling wood trim creates a direct channel for water to bypass the new siding.
- **The Efficiency Rule:** If the scaffolding is up, replace the full system. Doing it later separately multiplies labor costs.
- **Material Match:** Upgrade to fiber cement trim (James Hardie) or PVC composite trim. Both are impervious to dry rot and hold paint far longer than wood.

Phase 3: Vetting the Nevada Contractor

The Nevada C-3 License Requirement.
The Nevada State Contractors Board (NSCB) requires a C-3 license for Siding and Exterior Wall Coatings.



WARNING: Unlicensed bids bypass critical legal protections and insurances.



Anatomy of a Professional Contract

NON-COMPLIANT PROPOSAL

VAGUENESS

Siding installation: \$25k

*Please siding installation
Draw up contract for
Siding*

REJECTED

CRITICAL FAILURE:
LACK OF SCOPE
& PROTECTION

PROFESSIONAL CONTRACT DOSSIER

1

MATERIAL SPECIFICATIONS & SCHEDULE

Exact Material Specs:
Must list product names, model numbers, and colors for panels, WRB, trim, soffit, and fasteners.

2

PAYMENT MILESTONES & PHASES

Milestone Payments:
Tie payments to specific completion phases, never arbitrary dates or massive upfront sums.

3

CHANGE ORDER PROTOCOL

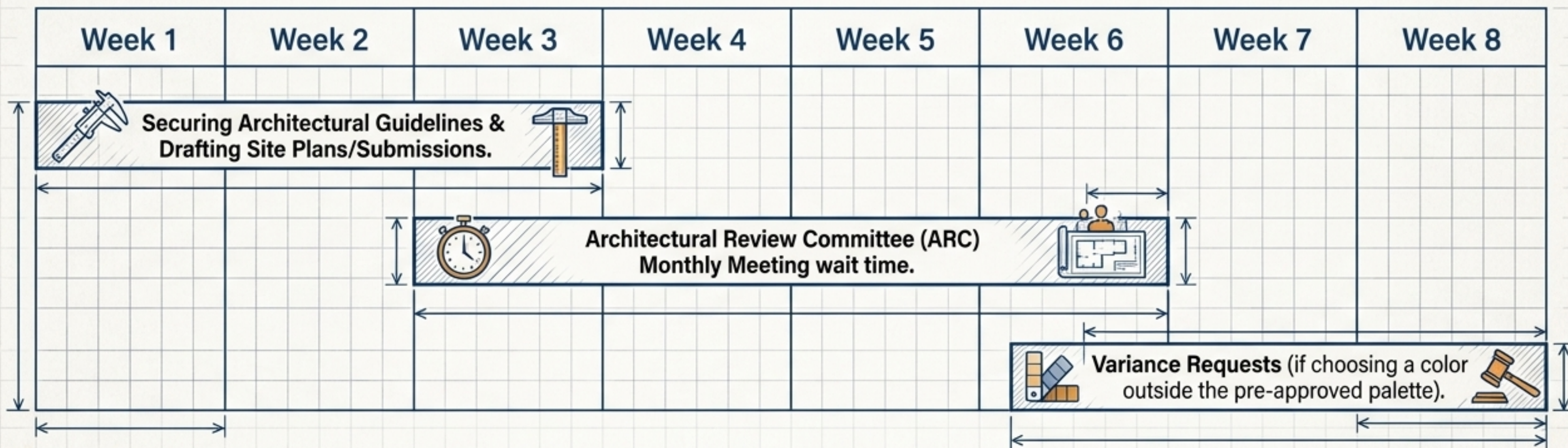
Change-Order Process:
A written procedure for handling hidden discoveries (like rot), so you aren't negotiating while your house is torn apart.

MATERIAL SPECIFICATIONS & SCHEDULE	
Item	Description
1	1x6 Siding - White
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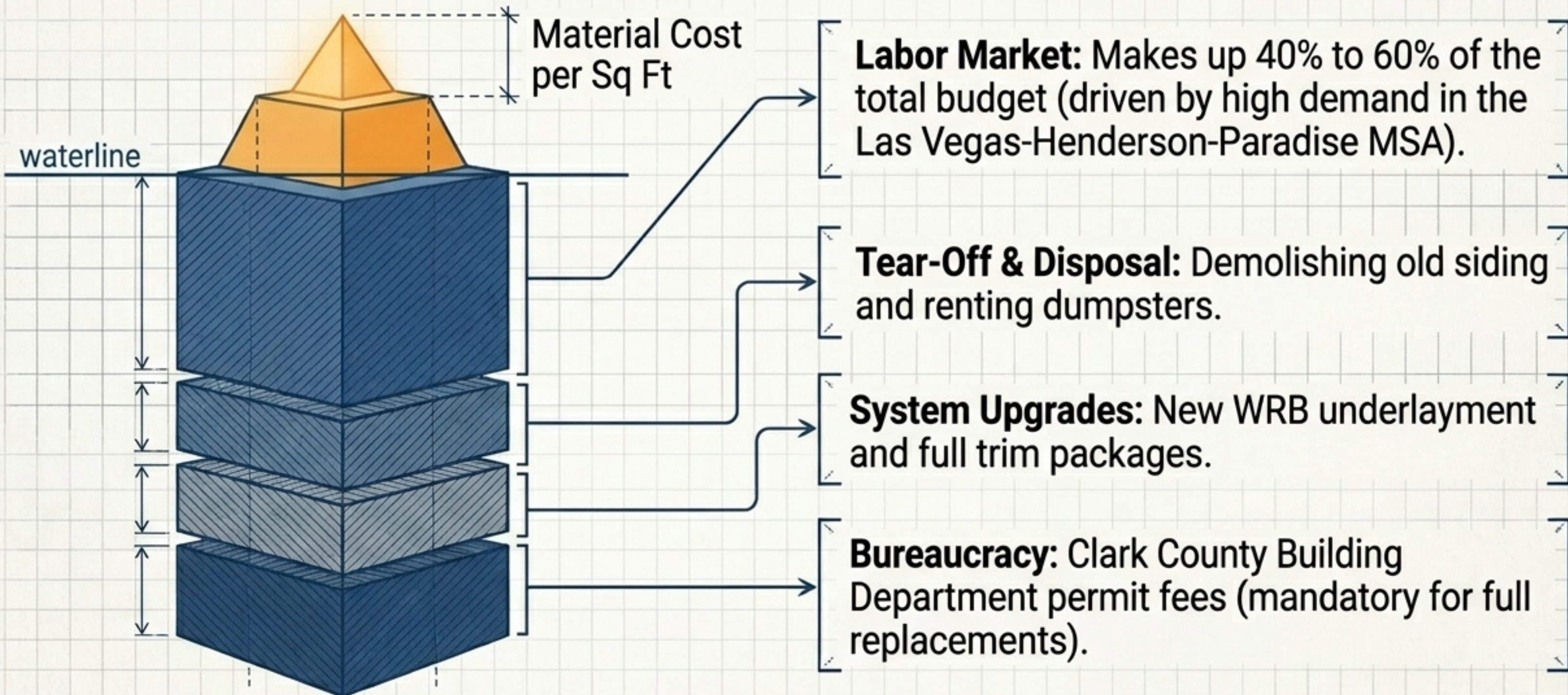
The Hidden HOA Timeline (Master-Planned Communities)



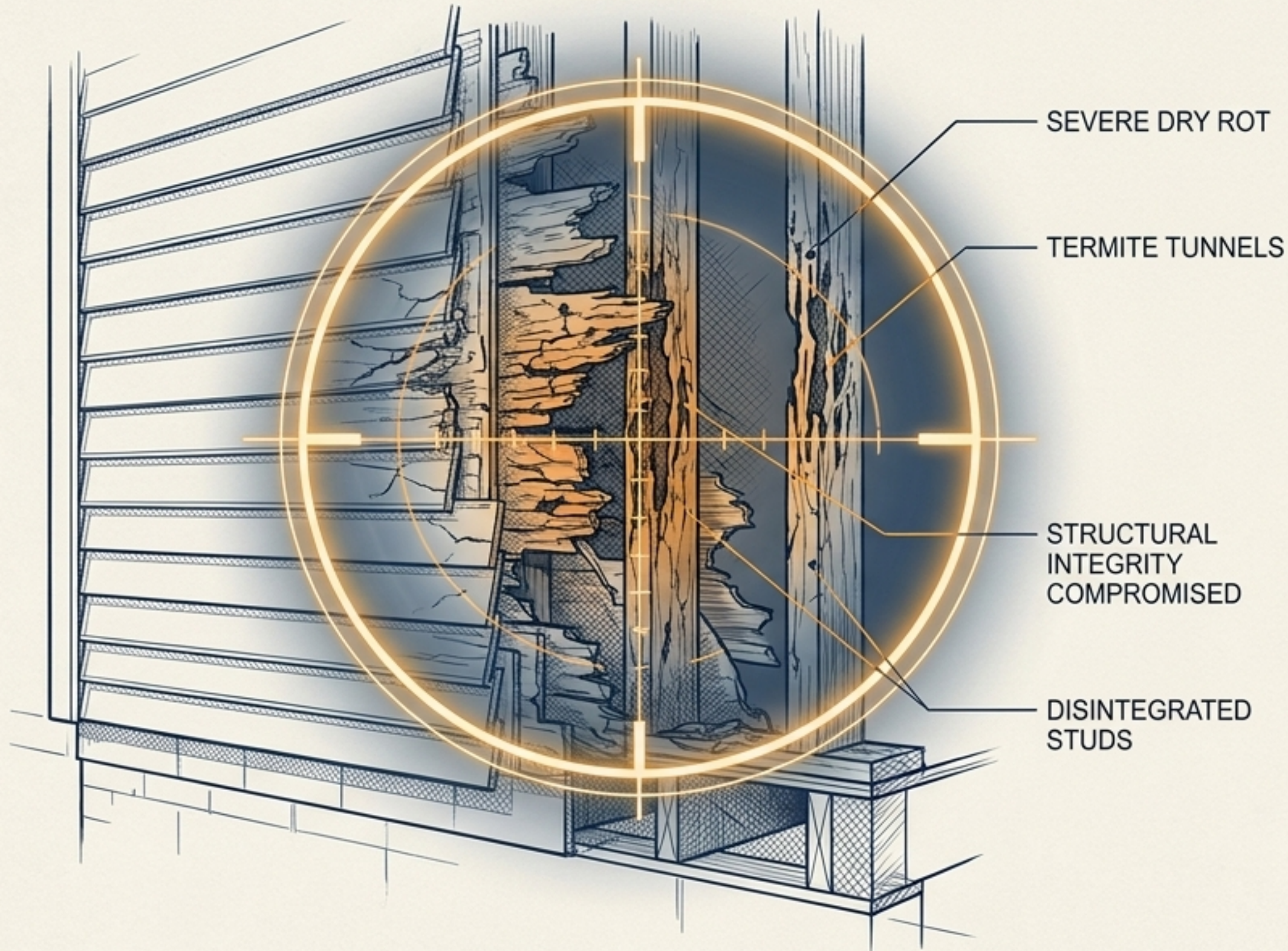
WARNING: In neighborhoods like Southern Highlands, The Lakes, or Summerlin, skipping the ARC process results in stop-work orders, daily fines, and the forced removal of newly installed siding at your expense.



Phase 4: The True Cost Iceberg



The 15% Contingency Rule



The biggest variable in any budget is what lies behind the existing siding.

Discovering dry rot from a long-term leak or extensive termite damage during tear-off will halt the project immediately.

The **NAHB Standard**: The National Association of Home Builders recommends a 10% to 15% contingency reserve for renovations in homes over thirty years old.

Rule of Thumb: A proper budget isn't the quote; it is the quote plus 15%.

Real-World Vegas Project Baselines (2026 Data)

North LV Ranch Refresh (\$14,500)

- 1,600 sq ft, single-story.
- Mid-grade light tan vinyl overlay.
- New aluminum window wrap; reused soffits.
- Minimal labor/disposal.

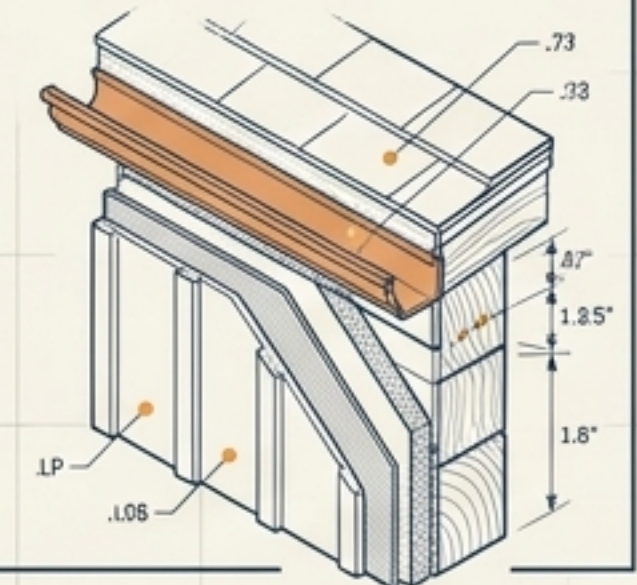
Henderson Conversion (\$38,000)

- 2,400 sq ft, two-story.
- Stucco to fiber-cement.
- Full tear-off, new OSB, ZIP System WRB.
- Pre-finished James Hardie lap siding.



The Lakes Custom (\$62,000)

- 3,200 sq ft.
- Premium LP SmartSide engineered wood (lap & board-and-batten).
- Multi-coat factory finish, matching trim, copper gutters.

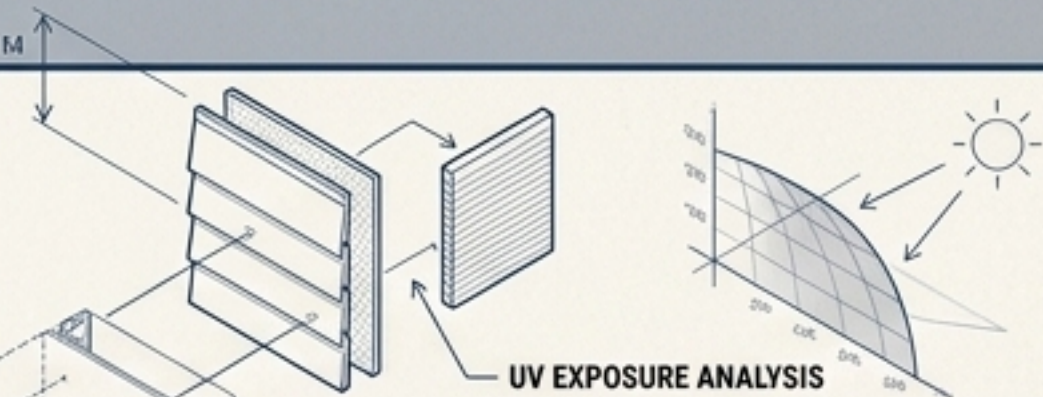


The 4-Week Anti-Disaster Blueprint

WEEK 1: RESEARCH

PHASE / DESCRIPTION

Pull HOA Architectural Guidelines. Research material UV resistance (Fiber Cement vs. Engineered Wood).



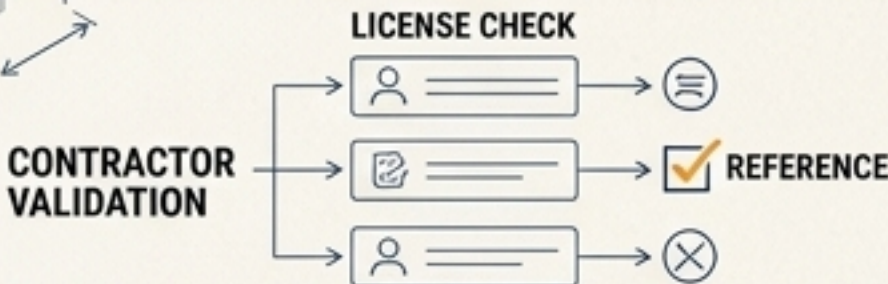
STATUS: CRITICAL



WEEK 2: VETTING

PHASE / DESCRIPTION

Execute the Rule of 3. Get three quotes from NSCB-verified C-3 licensed contractors. Call references.



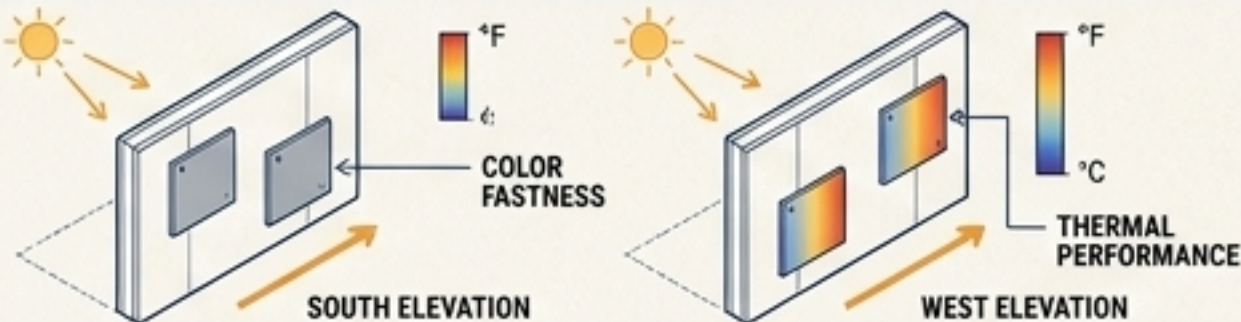
STATUS: IN PROGRESS



WEEK 3: TESTING

PHASE / DESCRIPTION

On-site color testing. Pin large samples to south and west-facing walls.



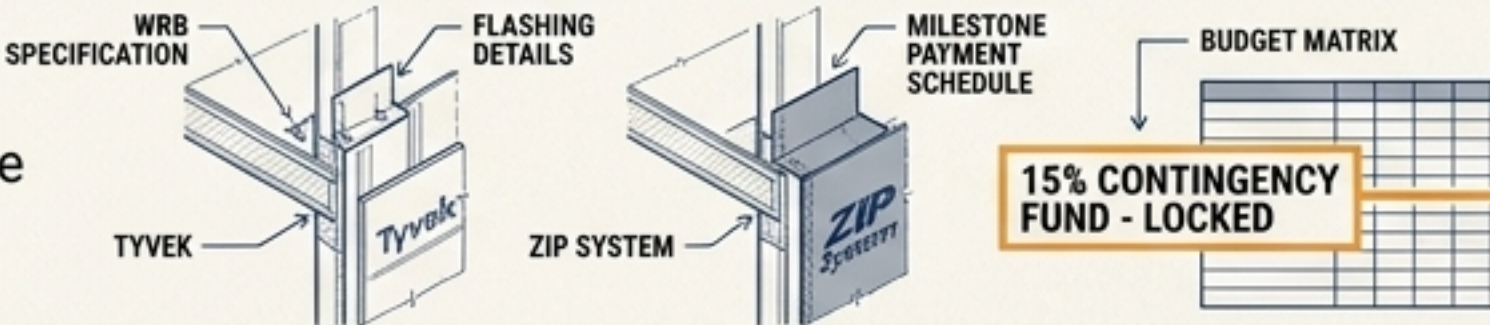
STATUS: PENDING



WEEK 4: REVIEW

PHASE / DESCRIPTION

Contract scrutiny. Verify WRB specs (Tyvek/ZIP), milestone payments, and lock in the 15% contingency fund.



STATUS: APPROVAL REQUIRED



Drafting Paper



The Ultimate Next Step

Do not sign a quote this week.
Instead, take this one action:

1. Visit a local supplier and get three 2-foot by 2-foot samples of your top material choices.
2. Lean them against the south-facing wall of your home.
3. Observe them at 9 AM, 1 PM, and 5 PM.

See how the Las Vegas sun changes the material before you commit to it for the next twenty years.