

Homeownership is the American Dream but owning a home requires a lot of regular maintenance tasks to keep the investment in good shape. I am including a list of service companies and maintenance people who can help you, if you are not a DIY person.

“Who are you going to call to take care of things around your home?” I have put together quite an extensive list in a semi-alphabetical order and including:

air conditioning service, animal critter control/removal; awnings; dryer vent clean-outs; electricians; fireplace service; generators; handymen: including repairs, cleaning, and power washing; home clean outs including furniture removal and charity donation pick ups; home warranties, lanai screens/gutters; mobile car detailing; painters; plumbers; pool service; pool builders; roof cleaning and inspections; tree trimming and/or removal and window cleaning and septic services.

Hope you find this helpful info and PLEASE let know if you have a service company and/or vendor to recommend. I have not evaluated lawn mowing services (so many!)

Air Conditioning Services

Air filters need to be clean/replaced yearly. Always schedule service on air conditioners yearly.

We have used **Bay Area** for years: <https://bayareacool.com/> **888-324-4033**

Air Pros of Ocala (352) 354-3515

BD Recommendation: *“Installed complete new ductwork, including a new feed to a previously unfed room, 18 inches of new attic and garage insulation and a new Carrier air conditioner, a two stage ultra-violet air scrubber, new air handler, new base and new wiring in one day, very next day of call. I won't scare you with what we spent, but the house is very comfortable, the air is incredibly clean, and we've added to the value.”*

Worthington Air Conditioning and Heating...

<https://worthingtonacandheat.com/> **352-220-9815**

Aluminum & Gutter

LANAI SCREEN REPLACEMENT/

While a handyman may be able to repair and replace individual screening tears, lanai screens are meant to last eight years.

Blackshears Aluminum; Crystal River, 352-795-9722; <https://www.blackshears.com/>

Screen Monkey 352-746-7091

Mike's Rescreen & Gutter, LLC. 352-364-7506. He even wipes all the supporting frames down with wd40 so they look new.

Gutters were installed by **Nature Coast Gutter (352) 464-0114.** Beautiful work by a father-son team. Very reasonable cost.

C & C Gutter Solutions 352-257-5812; several recommendations

ANIMAL/CRITTER REMOVAL

Trapper King; <https://www.trapperking.com/>; **888-991-5464; Brian**

The Gopher Man, from Brooksville , **Johnny Loose,1-352-279-0201**

AWNING:

Canvas Experts 8279 W. Homosassa Trail, Homosassa, **(352) 628-9110**

APPLIANCE REPAIRS:

*Johnson Appliance Service Don't Replace it. Let me Repair it! Same Day Service * 51 Years Exp, I repair • Washers • Dryers; Air Conditioning; Refrigerators • Water heaters; Dishwashers - Garbage Disposals. LOW Overhead...LOW Prices. Tim 352.145.0072*

AUTO SERVICE EMERGENCY 24 HOUR TIRE REPAIR:

Bay Breeze on the Go Mobile (Tire and Repair) 352-679-1449

COMPUTER SERVICES:

COMPUTER WORKS: BOULES WAHBA; 352-249-6633.

ELECTRICIANS:

Premier Electric; <http://premierelectric.com/> **239-598-2000**

Gaudette Electric <https://www.gaudetteelectric.com/coupon-savings/>; **352-628-3064**

I used Mister Sparkly. 844-266-5933 mistersparky.com for some electrical work. I was given a \$219 estimate but only charged \$135 for the actual work done. Honesty you do not find everywhere. I would highly recommend them. (BD resident)

My son **Randall Lanier** is an electrical journeyman. He can do electrical work, moving outlets, installing GFI's, Installing Ceiling fans. If you have clients needing misc electrical work. He can get it done in a timely manner. Randall Lanier, 352-789-5472 Let him know I referred you. Deanna, C-21 realtor

FIREPLACE SERVICE:

The Fireplace Advanced LLC, Vinny; 352-794-6589

Andersen Gas: <https://andersongasservice.com/>; Inverness; **352-344-1059**

Flooring and Tile work: BAREFOOT FLOORING & Home Services 352-535-4797;
barefootflooringhomeservices.com

Garage Doors: We have always had good service from Discount Garage Doors;
866-420-3667

GENERATOR:

BD resident recommendation: ***Trademark Electric*** for the generator, 3621 N.W. 27th Avenue; Ocala, **(352) 629-8617**; (They are the authorized dealer for Generac generators)

HANDYMEN FOR YOUR HOUSEHOLD NEEDS: CLEANING, DRYER VENTS; **PRESSURE CLEANING, ETC.**

Many handymen can help with the powerwashing and cleaning of drives and lanai screens. I use Kevin Hurd but he and his partner Jeff can get busy, so I have developed a list of others, from other people's suggestions:

Kevin Hurd, Handyman (352-220-0352)

NEW: from BD resident: Davo's 352 -651-2530 Estradavidco@me.com; And another number, 352 – 436- 7805. His business card reads, gutter cleaning, baseboards, sheet rock, finish carpentry, painting, wood floors, pressure washing and Window Cleaning. So, it is good to know there is another reliable Handyman around.

NEW from BD resident: ACE hardware gave me a card for a Handyman. His name is Joe Baldocchi, lives in Beverly Hills, and his number is 352-322-6386. He is responsive, a good communicator, reliable, and knows what he is doing or recommends someone who does. He was on time, fixed my problems, and his charges were fair and reasonable.

Jerry for pressure washing **352-212-8806**

Michael Dennison 352-261-6777; Home Services; carpenter, painter, pressure washing;
mdhomeservicesllc.com

Ivan Garrison of JVA Properties at 352-201-7136 (C-21 agent recommendation)

Honey Do Man Brian Havens 518-260-5603 (Century 21 agent recommendation)

The following were ***Recommended by the next-door.com*** website

Bob Beaulieu 352-587-5870.

Joey Valinoti 352-462- 8160 —he's a Pine Ridge resident and licensed and insured

Erich Dean 352-586-8123

Nature Coast Maintenance Tony Davis 352-210-8107

Carlos Pavon 956-466-5866 He lives in Beverly Hills

Mark Michelbrink Do It All 260-417-8438 cell

Most of our clothes dryers are vented up through the roof...

Clean your dryer vent duct yearly to prevent fires and keep the dryer working more efficiently. A handyman may be able to do it...

Stanley Steemer: 352-726-4646 I have them **deep clean my tile and grout** every year. And they clean dryer vents. ***I also had them do the air duct cleaning.***

TILE CLEANER AND RESTORATION: mrsgrout.com; email: hello@mrsgrout.com;
352-461-3832

HOME CLEAN OUTS:

Lee Hans Clean Outs 352-212-8535

<https://www.facebook.com/Leehans-clean-outs-110822870470621/>

HOUSE CLEANER: Busy Bee Cleaning Service Tina 518-321-1525

from BD & Nextdoor: Poshmaid call [352-501-8164](tel:352-501-8164) just posted a review about her Patricia has been doing my home in Black Diamond for a few months now and I just love her. Very efficient and professional. Give her a call

FURNITURE, FURNISHINGS TO GET RID OF? WANT TO SELL?

Dudleys Auctions; <https://dudleysauction.com/concrete5-8.2.0/index.php>;
352-637-9588

Citrus County Charities (some purchasing and accept donations); <https://citruscountycharitiesinc.us/>; 352-419-7900

Second Time Around Furniture; <https://www.facebook.com/Second-Time-Around-furniture-1707517326135241/>; 352-270-8803

LOCAL PICK UP CHARITIES:

Daystar Life Center; <https://daystarcitruscounty.org/>; 352-795-8668

Habitat for Humanity ReStores (2 locations)
<https://www.habitatcc.org/shop.php>; 7800 W. Gulf to Lake Hwy; Crystal River, (352) 564-2300 and/or 3703 E. Gulf to Lake Hwy. Inverness, (352) 341-1800

HOME WARRANTIES: Stay away from America Home Shield says a BD resident .

Landscape/ Yard Work:

My son does land clearing / bush hogging as well. Trimming limbs off roof edges. The storm has shut down his out of town clients fishing charters and is looking to pick up some work. Randall Lanier 352-789-5472 Let him know I referred you. Deanna, C-21 realtor

Woodchuck Yard Service:hauling, weed pulling, lawn service, stump grinding, gutter clean out, mulch laying, power washing, etc. James (681)208-3204

Alpha Exterior Cleaning: Exterior cleaning service: Chris Carr, 352-812-8322;

Isiah Ross 352-792-7350: Here's the list of work I do. Gutter cleaning , pressure washing , screen cleaning (pool cage cleaning) laying mulch /stone/pavers , hedge trimming , weed pulling , putting down liner to protect weeds from growing , cleaning fans and plant shelves (dust collectors) , bush removal , small tree removal and decent sized stump removal

PAINTERS

The outside of your stucco home should be painted every eight years: A painter can also check the foundation and exterior walls for cracks and check for gaps around doors and windows and reseal them.

Several recommendations from BD residents:

**Joshua Mancía, Painting and Pressure Washing, 786-714-3382,
joshuaspaingcc@gmail.com**

Shane Burbank for painting 352-232-382

Alliance Painting, Scott Waldeck. He does both inside and outside jobs + whatever else you may want done. **352-628-9772** or his cell is **352-422-2339**.

Bonnie: 352-364-6968

Tyler Duncan 352-455-3443

**Painting, Wallpaper removal, repaint cabinets: JAN TIMMONS
352-436-7431, jan.timmons@aol.com**

New

PAINTER. We have had several homes in our 53 year marriage and we have painted both inside and outside several homes. We just moved back to Terra Vista and we utilized Mr. Max Painting 352-270-7574 for painting the full inside in April and just had his crew paint our full exterior this past week. **BEST PAINTERS EVER.** Attention to details were outstanding. Extremely pleasant to work with. Pricing was very competitive to others. No short cuts. Very very professionals and I'd highly recommend to my neighbors.

PLUMBERS:

Montgomery Plumbing Inc, Tyler Montgomery, 352-436-7695

**Tsacrios Plumbing; <https://www.facebook.com/Bob-Tsacrios-Plumbing-Inc-116817698340930/>
352-621-7705**

Manatee Plumbing: <https://www.manateeplumbing.com/>; 352-795-7473

POOL BUILDERS: 1 recommendation:

Aloha Pools; <https://www.aloha-custompools.com/>;352-419-4231

Pool Repair:

Tim's Tile and Marcite; 352-628-0184

Pool Service:

Nick Seymore; 352-423-3692 nick@ecopoolplus.com

Pool repair contractor *(maybe the heater can be fixed and not have to be replaced?!)*

Jim Schiedenhelm 352-232-5817, jsaes0702@msn.com

Rainy season starts in June and by March the roofs and driveways show the black algae :

ROOF CLEANERS:

Roof looking black? That is black algae. Black driveways need to be cleaned more often, but once a roof is cleaned, and if treated with a retardant, you can go about three years before having to have it cleaned again. And love our screened lanais but not when they turn green! Make sure they cover your bushes when they spray!

We have used **Ken Nedzke Citrus Roof Cleaning and Property Maintenance** for our roof cleaning jobs. He uses no pressure and a biodegradable solution that he adds additional cleaning agents to (i.e. Dawn and Simple Green to name 2). The chemical does not harm the landscape (but cover the plants anyway it does zap them a bit) . In our own experience, the zinc oxide treatment used as a retardant is worth the extra \$150-\$250 (depends on roof size). You can go a longer time for the next roof cleaning by applying it. Ken tries not to get on the roof, but some roof pitches require a minimal walk to get the entire roof and valleys cleaned. Ken does not believe in power washing roofs since the pressure can loosen and or remove the caulking. Using bleach is not good for the caulking either. (325-270-3927, <http://citrusroofcleaning.com/>)

New on the scene: **Back2Bright**. Check out their website, very informative on why to clean your roof! Many people do not realize how infested their roof really is because the spores gradually take it over and a lot of times the color changes uniformly. A good way to check is

by looking at your sewer flues and vents. Most of them are galvanized, which means they were created using electrolysis which coats them with thin layer of zinc. The zinc oxide acts as a mold and mildew inhibitor. Therefore, when you look at the vents and flues on your home, you'll find the original color of your roof!... <https://www.back2bright.com/>
352-445-4840

ROOF INSPECTIONS MAINTENANCE:

Tile roofs are supposed to last for 35-50 years...but you do have to have them periodically inspected and have cracked, loose tiles replaced. Caulking is needed on all roofs...yes, even the metal roofs Vents on the roof can also be compromised as well... squirrels love to chew on areas up there. It seems lately, home inspectors are more and more checking that the roof valleys are not full of leaves which can cause water back up and eventually roof leaks.

Don Poss: <https://www.facebook.com/Don-Poss-Roofing-Inc-716156871764511/>
(352-270-3927)

Hise Roofing: 352-344-2442 <https://www.facebook.com/hiseroofing>

Boulerice Roofing: 352-628-7445 <https://www.boulericeroofing.net/>

Ledgewood Roofing 352-888-4825; <https://ledgewoodroofing.com/>

SEPTIC SERVICE & CLEAN OUT:

A Able 352-795-1554

Brooks Septic 352-644-3341

Chet's Septic Service 352-637-1411

Tile and Flooring:

Barefoot Flooring and Home Services Llc: tile, vinyl, laminate, stone, flagstone...
352-535-4797; email:barefoorflooringservices@gmail.com
web: barefootflooringhomeservices.com

I like Stanley Steemer for cleaning.

TREE TRIMMERS/REMOVAL:

JLH Tree Service 352-220-9407

Griffins Tree Service 352-249-6495

(2) Recommendations from BD residents:

Claypool Tree Service Jeremy 352-201-7313

Craigs Tree Service. Have used him twice. Excellent work and very reasonable. (352) 302-9917

Sunbird Properties Maintenance; 352-232 9592 or 352-556-5991

D&J Landclearing & More LLC. “ ... reaching out to our local realtors trying to expand our business. We offer land clearing, underbrush removal, tree removal & more...”

<https://www.landclearingdunnellon.com/>; **352-209-5827**

WINDOW CLEANING:

These came from C-21 agents:

Chrissy's window cleaning 352-634-4838 Just mention Glamour Salon when they call.

Love and Lemons Cleaning Service; Brittney Wright; (352) 560-1993

Doug Shoaf; (352) 501-0402;

and one more new rec:

Premier Pressure Washing who was recommended on Nextdoor and he did good job our drive and lanai and the outside of our windows 352-257-5602.

WINDOW REPLACEMENT:

*I recently had all my windows replaced by **Superior Windows & Siding**. I can't say enough good things about the company. Competitive pricing, excellent workmanship, quality product and the owner/operator is very personable. 4 people on my block have used him and we are all happy customers!*

Owner/Operator: **Jesse Pardiso; 352-634-5812**

P.S. I did not recommend lawn mowers ...it seems people find the person they like and keep. I did have a dis and a recommendation for lawn replacement:

“Stay away from Nursery Life of Citrus, who dug up and removed our front lawn and never showed up to finish after we paid for the job. We now have a new lawn installed

by Joshua Swanson, (352) 249-8587. Currently fighting heat and fungus, but it looks good. He did a great job and is a very nice guy."

And I have personally used ***Connolly Sod*** and a private landscape man who is not looking for more work lol.

Courtesy of Linda Thomas LLC, J W Morton Real Estate 11/2023