

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.

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

Cleaning Services: Clean Drapes and Blinds (including Hunter Douglas Luminettes and Silhouettes): Don; 813-267-7376

COMPUTER SERVICES:

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

CONCRETE REPAIR: Rob's Masonry 352-726-6554

ELECTRICIANS:

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

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

I used Mister Sparky. 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)

BD resident: Ask for Mike as your tech: ***Malleys Electric***, 2085 S. Bascombe Ave Homosassa, (352) 220-9326

BD Resident : In Charge Electric 352-350-7878 (BD resident recommendation: Prompt and efficient. Called a little after 9 and he was here , fixed the problem, and gone by 11:30)

<https://www.inchargeelectric.com/>

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 Chris .

Nextdoor listing: Elderly couple had a problem with DGD and recommends:

JS Garage Door and Repair LLC at jsgaragedoor01@gmail.com & [facebook.com/installer](https://www.facebook.com/installer) named Joe Simmons at [352-201-7798](tel:352-201-7798).

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/>

See **PATH** under local charity pick up.

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.

from C-21: Meghan Bender 813.245.3321
Southerncleaningbymeghan@gmail.com

Sharie Maid Service: 352-201-5027

Taysia's Home Cleaning LLC; 352-257-7298 ; taysia5.fl@gmail.com

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:

Are you moving, selling a house, or in between tenants and need to clear out the entire home hassle-free? Look no further! **The Path Shelter Thrift Store** now offers comprehensive Whole House Cleanouts to make your life easier. Our team is here to handle everything, from start to finish, ensuring a smooth and stress-free process for you. What We Offer: Professional and efficient cleanout services Timely and reliable scheduling Donation of usable items to support our community Flexible and tailored solutions to meet your needs

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 .*

HOUSE CLEANERS

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.

southerncleaningbymeghan@gmail.com

Sharie Maid Service: 352-201-5027

Taysia's Home Cleaning LLC 352-257-7298

Lighting Exterior (Landscape)

Enlightened Designs 352-694-9111 did the lites on my trees and back yard. Real pleased with their works and price. (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.

Massage Therapy: Absolute Therapeutic Massage LLC; Robin; 989-329-7949

MOVERS: DUNCAN FAMILY MOVERS LLC: local and long distance, loading and unloading; packing and unpacking. Tony 352-364-7312

ODOR ELIMINATION:

We specialize in removing unwanted odors from residential and commercial properties as well as numerous other areas. Our service uses Odor Elimination Technology with a Patented Delivery System to simply and truly clean, sanitize and deodorize the property. Some of the odors we can remove:Cigarette/Cigars, Animal odors, Mold/Mildew, Smoke/ Burnt Cooking odors, Trauma/Decomposition. Troy Gronotte, **Odor Medics LLC** 352-727-2175.

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, (recent recommendation

from BD resident)

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.*

PHOTOGRAPHY: May realtors use Ken and Sue for their real estate pictures. But they are expanding to include penal /pet photography. www.studio3photos.com 352-513-3165

PLUMBERS:

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

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

Here is a recommendation for a plumber. I had been using Manatee Plumber since we moved here. They are not taking any new jobs or doing service calls. I called **RUSSELL PLUMBING** this morning and he came out checked everything and was very polite and prompt. <https://www.russellsplumbingllc.com/>; 352-422-0712

POOL BUILDERS: ????????

Pool Repair/ Resurfacing:

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

Alan at A&S Tile. 352-302-2215

Pool Service (weekly):

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

Powerwashing:

Used Wm. "Ted" Lawson and he did a great job cleaning my full cage. Highly recommend him. 352-302-0063

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** (325-270-3927, <http://citrusroofcleaning.com/>)

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.boulericroofing.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:

Central Florida Tile and Stone. Jeff Stearns; 352-302-2215.

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

I like Stanley Steemer for cleaning.

Tire Service: recommended by Daystar: **Sam's Tire Service;** 352-302-9967

<https://www.facebook.com/photo/?fbid=7863857580336437&set=a.1906243362764585>

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:

Chrissy's Window Cleaning 352-634-4838 (several glowing reports from BD residents)

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

Doug Shoaf; (352) 501-0402;

Nextdoor new recommendation;

I had the pleasure of hiring Austin and Brandon from **Brotherz Cleaning Service** to clean my windows, screens, and tracks, and I must say, they did an outstanding job! Punctuality seems to be their forte, as they arrived right on time and got straight to work. 362-860-6695

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 REPAIR: Dave Arnold: 352-220-8348

WINDOW REPLACEMENT; DOOR WALL service and 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**

TROPICAL WINDOWS, (352) 795-4226

I used Johns Sliding Door repair. The 3 double pane sliders had new rollers installed and he cleaned tracks. They slide with barely a touch now. He left me with spray to use on overhead tracks to use every 3 months. Very nice man and I was pleased from contact to completion. His number is 352 756 4856.

P.S. I did not recommend lawn mowers ...it seems people find the person they like and keep.

Courtesy of Linda Thomas LLC, J W Morton Real Estate 9/2024