



My Promise to You

Choosing the right home inspector can be difficult. Unlike most professionals, you probably will not meet me until after you hire me. Furthermore, different inspectors have varying qualifications, equipment, experience, reporting methods and pricing. A thorough inspection depends on the individual inspector's own effort. If you honor me by permitting me to inspect your home, I guarantee that I will give you my very best effort. This, I promise you.

I can accommodate your busy schedule, so call me anytime to discuss or schedule your inspection.

Certifications & Experience

- InterNACHI-certified home inspector
- Florida-certified building contractor
- Florida-registered roofing contractor
- Florida-certified commercial pool contractor
- Florida InterNACHI Home and Insurance Inspectors Chapter Board of Directors
- FSPA (Florida Swimming Pool Association) state & local chapter board member

Training & Education

- InterNACHI Continuing Education: 150+ hours
- Required yearly Continuing Education for multiple license renewals
- Bioguard "Chem College": 2 years
- San Juan Pools "Pool Academy": 10 years



*Serving Citrus County, Inverness, Crystal River, Homosassa,
Floral City, Beverly Hills, Lecanto, Citrus Hills, Black Diamond,
Citrus Springs, Ista Chatta, Ozello, Hernando, Holder and Red Level*



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Services

Home Inspections

A home inspection is a non-invasive, visual examination of a residential dwelling, which is designed to identify observed material defects within specific components of the home.

It is intended to assist in the evaluation of the overall condition of the home. The inspection is based on observations of the visible and apparent condition of the structure and its components on the date of the inspection, and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

Move-In Certified™ Seller Inspections

Selling a home can be a difficult and long process. You want every advantage in marketing your home to prospective buyers. The best way to show that your home is a good investment is to have a Move-In Certified™ seller's home inspection performed. A seller's inspection helps you justify your asking price. It can help avert any last-minute re-negotiations on price or condition. And a Move-In Certified™ sign on your front lawn advertises that your home has been pre-inspected, which will help drive traffic to your home for sale.

Occupied Tenant Inspections

Occupied tenant inspections are usually performed for commercial properties whose owners reside out of town but want annual updates on the condition of the property under the tenant's or building manager's care. This type of inspection also alerts the owner to any necessary repairs that may be required due to typical wear and tear, as well as any complex or urgent issues requiring immediate attention.

Pool Inspections

Pools and spas require adequate maintenance and regular inspection so that you can enjoy them for years to come. Your pool maintenance professional is responsible only for the pool's chemistry and cleanliness. Let me inspect it for all the other items that will ensure its proper condition and safety. I follow a comprehensive checklist and inspect for the following items and conditions: water level; leaks; valves; main drains, grates and inlets; blockages, debris, staining and biological growth; heater and thermostat; adequate fencing and gate security; deck safety; electrical safety, switches, alarms and lighting; and more. I am a licensed pool contractor with 34 years' experience, and an active service/repair route and retail store. This gives me the professional edge over other home inspectors. I will inspect your pool filtration and control systems and also diagnose the problems related to them and make knowledgeable recommendations for their service and repair.

Insurance Inspections

In order to provide financing and/or discounts, many lenders and insurers require property owners to obtain certain types of inspections. I offer the following types:

- **Roof Certifications:** to determine the age and condition of the roof;
- **4-Point Inspections:** to determine the age and condition of the roof covering, HVAC, plumbing and electrical systems; and
- **Wind Mitigation Inspections:** to determine the presence of storm-mitigation devices.

Mobile Home Inspections

Mobile home inspections are similar to standard home inspections, but they include special items that I will also inspect for, including data plates, hurricane strapping, foundation piers, and electrical crossover on double-wide and triple-wide units.

Customer Testimonials

"CSI — Comprehensive Site Inspection — is THE BEST!! Larry completed a Wind Mitigation Inspection for us and the results were very pleasing. I can even say the name of my homeowner's insurance company now without getting a knot in my stomach. Thank you!!"

— Lyn F., Inverness

"Larry, thank you so much. Thanks to the Wind Mitigation Inspection you did for us, we were able to get the lowest rate our insurance offered."

— Phil M., Beverly Hills

"Thanks, Larry... It's a real pleasure to deal with a true professional!"

— Lee P., Hernando

"Hi Larry! Great job on the report and pictures. They are perfect!"

— Kerry S., Oldsmar

"Larry, I couldn't be more pleased than I am with the professionalism of your work and the reports. It is a relief knowing that there is nothing major that has to be done... If the sale does not occur, then I will be back to you to inspect another home. Thanks again!"

— Richard G., New Jersey

"Larry, your report looks great, and thank you for the terrific job. Nice catch on the bathroom fans!"

— Dennis H., Minnesota