



**CLOSING SERVICE PROVIDERS**

**APPRAISERS**

Bloomington Appraisal Services .....	812-272-3001	
(K C Kopp) <a href="mailto:kc.kopp@homefinder.org">kc.kopp@homefinder.org</a>		
Figg Appraisal Corporation .....	812-331-7700	
(Rich Figg) <a href="mailto:rfigg@homefinder.org">rfigg@homefinder.org</a>		
First Appraisal Group .....	812-337-0772	
Goldin Appraisal Group .....	812-219-9278	
(Jeff Goldin) <a href="mailto:jgoldin@homefinder.org">jgoldin@homefinder.org</a>		
Hurley Appraisals .....	812-325-5139	
(Ann Hurley) <a href="mailto:ahurley@homefinder.org">ahurley@homefinder.org</a>		
Kim Mayer Appraisals .....	812-325-1637	
(Kim Mayer) <a href="mailto:kmayer@homefinder.org">kmayer@homefinder.org</a>		
Pfrommer Appraisal Inc .....	812-360-5414	
(Bill Pfrommer) <a href="mailto:wfromme@homefinder.org">wfromme@homefinder.org</a>		
Stafford Appraisal Services .....	812-334-0555	
(Jim Litz) <a href="mailto:jlitz@homefinder.org">jlitz@homefinder.org</a>		
Weidner Appraisals .....	812-327-7859	
(Lance Weidner) <a href="mailto:lancew@bluemarble.net">lancew@bluemarble.net</a>		

**ARCHITECTS DESIGNERS**

Architectural Design Studio .....	812-988-2202	
Christine Matheu Architects .....	812-339-1235	
Kirkwood Design Studio .....	812-331-0255	<a href="http://kdsarchitects.com">kdsarchitects.com</a>
Matte Black .....	812-345-6549	<a href="http://matteblackarch.com">matteblackarch.com</a>
Tabor & Bruce .....	812-332-6258	<a href="http://taborbruce.com">taborbruce.com</a>

**QUESTIONS?**

TALK TO TRACEE'S TEAM at 812-323-7300

EMAIL AT [TRACEE@TRACEELUTES.COM](mailto:TRACEE@TRACEELUTES.COM) OR [DREW.HERRON@HOMEFINDER.ORG](mailto:DREW.HERRON@HOMEFINDER.ORG)

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## GENERAL HOME INSPECTORS

Design Home Inspection .....	812-339-0163
Health Dept (Septic & Water) .....	812-349-2543
Kay Property Inspections .....	812-371-6061
Pillar to Post .....	901-647-7802
Sentinel Inspections .....	812-345-1321
Southern Indiana Home Inspections .....	812-325-1306
Trinity Home Inspection Services .....	317-625-8508
(Local to Bloomington just has Indy #)	

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## LENDERS

Note: There are a lot of great lenders out there. These are a few that I know and trust. If you have another you prefer to work with just let me know and we'll be happy to reach out to them. It's always good to add to our resources.

### First Financial Bank

Kelsey Chaney 812-391-5456 [kchaney@first-online.com](mailto:kchaney@first-online.com)

### German American

April Bush 812-355-2265 x 3609 [april.bush@germanamerican.com](mailto:april.bush@germanamerican.com)  
Cell 812-360-5287

### IU Credit Union

Elyse Beebe 812-855-7823 x1737 [ebeebe@iucu.org](mailto:ebeebe@iucu.org)

### Mortgage Masters

Bobbi Carney 812-322-2856 C [bobbi@mmofin.com](mailto:bobbi@mmofin.com)  
Megan Ogden 812-606-1212 C [megan@mmofin.com](mailto:megan@mmofin.com)

### Old National Bank

Shellie Sparks 812-325-7947 [shellie.sparks@oldnational.com](mailto:shellie.sparks@oldnational.com)  
Amber Miller 812-369-3769 [amber.miller@oldnational.com](mailto:amber.miller@oldnational.com)

### Owen County State Bank

Jerry Hays 812-829-4811 [jhays@ocsbank.com](mailto:jhays@ocsbank.com)  
Krystle Cook 812-935-5635 x 462 [kcook@ocsbank.com](mailto:kcook@ocsbank.com)  
Cell 317-828-9263

### Peoples State Bank

Tyler Dugan 812-323-3216 [tdugan@psbanywhere.com](mailto:tdugan@psbanywhere.com)  
Lisa Colvin 812-323-3249 [lisa.colvin@psbanywhere.com](mailto:lisa.colvin@psbanywhere.com)

### Ruoff Home Mortgage

Kathy Bowman 812-322-2157 [kathy.bowman@ruoff.com](mailto:kathy.bowman@ruoff.com)  
Ryan Langley 812-219-1219 [ryan.langley@ruoff.com](mailto:ryan.langley@ruoff.com)  
Scott Kieffner 812-320-2605 [scott.kieffner@ruoff.com](mailto:scott.kieffner@ruoff.com)  
Jason Sumner 812-325-2888 [jason.sumner@ruoff.com](mailto:jason.sumner@ruoff.com)  
Vince Weddle 812-322-6147 [vince.weddle@ruoff.com](mailto:vince.weddle@ruoff.com)

### Rural 1<sup>st</sup> – Land, Farm, USDA

Tamara Steiner 812-607-1447 [tamara.steiner@rural1st.com](mailto:tamara.steiner@rural1st.com)

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## Lenders – Commercial

IU Credit Union – Sarah Rogers ..... 812-855-7823 x 1230 srogers@iucu.org  
IU Credit Union – Staci Rogers ..... 812-855-7823 x 1270 sdrogers@iucu.org  
Old National Bank – Susan Johnson ..... 812-731-2265 susan.johnson@oldnational.com

## Termite and Pest Control

Critter Control of Bloomington ..... 812-333-2765  
<https://www.crittercontrol.com/>  
Economy Pest Control ..... 812-330-9100  
<https://www.economytermiteandpestcontrol.com/>  
Kelley's Termite & Pest Control ..... 812-876-9083  
<https://www.kelleystermiteandpestcontrol.com/>  
Scott's Termite & Pest Control ..... 812-993-8729  
<https://scottstermitepestcontrol.business.site/>

## STRUCTURAL INSPECTOR / CIVIL ENGINEER -

Bynum Fanyo & Associates ..... 812-332-8030  
<https://bynumfanyo.com/>  
Kevin Potter ..... 812-325-8083

## SURVEYOR / CIVIL ENGINEER –

Bledsoe Riggert Cooper James..... 812-336-8277  
<http://www.brcjcivil.com/>  
Bynum Fanyo & Associates ..... 812-332-8030  
<https://bynumfanyo.com/>  
Deckard Land Surveyor ..... 812-961-0235  
<https://bynumfanyo.com/>  
Phil Tapp Land Surveyor ..... 812-327-8522  
Smith Design Group ..... 812-336-6536  
<https://smithdginc.com/>  
Trico Surveying & Mapping Inc ..... 812-330-7030  
<https://www.tricosurveying.com/>

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## TITLE COMPANIES –

Capstone Title Partners .....	812-323-3080
John Bethel Title .....	812-339-8434 <a href="https://johnbtitle.com/">https://johnbtitle.com/</a>
Regional Land Title .....	812-227-8083 <a href="https://regionallandtitle.com/locations/bloomington/">https://regionallandtitle.com/locations/bloomington/</a>
Title Plus Sare Road .....	812-822-1177
Title Plus Downtown .....	812-323-8815 <a href="https://www.titleplus.com/">https://www.titleplus.com/</a>
Trademark Title Inc .....	812-650-9098 <a href="https://trademarktitleinc.com/?">https://trademarktitleinc.com/?</a>

## ATTORNEY'S FOR REAL ESTATE & DEVELOPMENT–

Bauer and Densford – Tom Densford.....	812-334-0600
Bunger and Robertson .....	812-332-9295
Bill Beggs .....	<a href="mailto:wjbeggs@lawbr.com">wjbeggs@lawbr.com</a>
Tom Bunger .....	<a href="mailto:tbunger@lawbr.com">tbunger@lawbr.com</a>
	<a href="https://www.lawbr.com/practice-area/real-estate-and-development/">https://www.lawbr.com/practice-area/real-estate-and-development/</a>
Carmin and Parker .....	812-332-6556
Mike Carmin .....	<a href="mailto:michael@carminparker.com">michael@carminparker.com</a>
Angela Parker .....	<a href="mailto:angela@carminparker.com">angela@carminparker.com</a>
Daniel Cyr .....	<a href="mailto:daniel@carminparker.com">daniel@carminparker.com</a>
	<a href="https://www.carminparkerpc.com/">https://www.carminparkerpc.com/</a>
Clendening Johnson & Bohrer .....	812-382-8561
	<a href="https://www.lawcjb.com/">https://www.lawcjb.com/</a>
James (Jim) Bohrer .....	<a href="mailto:jfbohrer@lawcjb.com">jfbohrer@lawcjb.com</a>
Stotegraaf Niehoff .....	812-226-0848
	<a href="https://snlawoffice.com/">https://snlawoffice.com/</a>
Eric Slotegraaf .....	<a href="mailto:eric@snlawoffice.com">eric@snlawoffice.com</a>

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## Household Service Providers

### Appliance Repair Service

Jerry's Appliance Repair ..... 812-876-6393  
www.jerrysappliancerepair.com  
Ted Query ..... 812-244-9435

### Builders - Custom

Bailey-Weiler Construction ..... 812-325-6384  
Don Weiler ..... [don@bailey-weiler.com](mailto:don@bailey-weiler.com)

Jeff Ferree Builders Inc ..... 812-824-2552  
[jeff.ferreebuilder@gmail.com](mailto:jeff.ferreebuilder@gmail.com)  
<https://www.jeffferreebuilders.com/>

Fox Construction Company – Tracy Fox ..... 812-824-4342  
[halina@foxconstructionco.com](mailto:halina@foxconstructionco.com)  
<https://www.foxconstructionco.com/>

G & S Homes ..... 812-336-0036

Loren Wood Builders ..... 812-287-7575  
<https://lorenwoodbuilders.com/>

T.A. Fuller Homes Inc..... 812-824-3300  
[tom@tafullerhomes.com](mailto:tom@tafullerhomes.com)  
<https://tafullerhomes.com/>

AgeWise Design – Age in Place Planning & Remodeling ... 812-369-1446  
[info@agewisedesign.com](mailto:info@agewisedesign.com)  
<https://agewisedesign.com/>

### Cabinet Builders –

Clarity Designs ..... 812-825-9698  
Grabber ..... 812-709-1168  
Kline Cabinetmakers ..... 812-323-9850  
Richcraft ..... 812-320-7884  
Stoll Brothers ..... 812-636-8161

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## Carpet Cleaning

Bloomington Magna Dry ..... 812-320-8679  
Bloomington Professional Carpet Cleaners ..... 812-332-4470

## Chimney Repairs:

Ye Old Chimney Sweep, LLC – Jim Voigtschild ..... 812-876-5074 or 812-325-8231  
[jimthesweep@gmail.com](mailto:jimthesweep@gmail.com)

## Contractor/Home Improvements

Chris Clark ..... 812-606-6939  
Ted Denny ..... 812-320-7341  
Equity Builders, Doug Schmidt ..... 812-650-2424  
Drew Hollers ..... 812-650-2017  
Mike Tucker ..... 812-929-0032  
Bryon Teran ..... 812-947-3057

## Home Preparation for Showings or Moving

Clutter Wrangler, Jaclyn ..... 812-330-2353  
[jaclyn@clutterwrangler.com](mailto:jaclyn@clutterwrangler.com)  
[www.clutterwrangler.com](http://www.clutterwrangler.com)

Consider It Done, Life Style Concierge..... 765-208-1493  
[cidlifestylemanagement@gmail.com](mailto:cidlifestylemanagement@gmail.com)  
[www.cidlifestylemanagement.com](http://www.cidlifestylemanagement.com)

## Electrician

Electric Services ..... 812-339-6345  
Nick Sheldon ..... 812-325-7369

## Glass & Window Services:

City Glass ..... 812-336-0138  
George Gray of Geo's Window and Screen Repair .. 812.272.7100  
Ron Pritchard Windows ..... 812-320-7171  
812-320-17171

Josh Koontz 812-876-2722  
Tommy D's ..... 812-330-8898  
<https://tommys.us/>

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## Heating & Cooling

Sierra Heating & Cooling .....	812-824-4505 Office
	812-320-2261, Scott Morse Cell
Commercial Services .....	812-339-9114
HFI Mechanical Contractors .....	812-339-2579

## Home Staging

Simply Staged – Home Staging & Design .....	812-360-7656 or
	812-219-3233

## House Cleaning

Sheryl Long or daughter Brandi .....	812-360-9279 .....	812-345-5069
Sierra Webb .....		812-335-1100
Tonya's Touch .....		812-336-6915
Katrina Cordel.....		812-361-8912
Robyn Morton .....		317-612-4053
Ashley Elkins .....		812-824-1623
Michelle Brock .....		812-325-2667
Jenny Rogers .....		812-585-1361
Lisette Spir .....		812-219-9698
Theresa Couper / Zen Cleaning.....		812-361-6104
Jennifer Junod/Greener Cleaner .....		812-887-5189
Darlene Dyer.....		812-369-1051
Kim Smith .....		812-859-4018
Bekah Dalton .....		812-929-4030
Ashley Harris (Harris Dust Buster) .....		812-361-6488
Carrie Chastain.....		812-276-3357
Kim Porter.....		812-583-4639

## Tree Removal/Heavy Equipment Operation

Ron Taylor .....	812-825-2854
Nolan Winger .....	812-345-4477

## Lawn & Landscaping

Chris Elliott .....	812-327-3619
Fleener's Landscaping & Lawn Care .....	812-327-5939
	<a href="http://www.fleenerslandscaping.com/">http://www.fleenerslandscaping.com/</a>
Mother Nature Landscaping .....	812-339-5296
	<a href="http://www.mothenature-landscaping.com">www.mothenature-landscaping.com</a>
Nature's Way Landscaping .....	812-876-7888
	<a href="https://naturesway.net/">https://naturesway.net/</a>

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## Mold Remediation

Bryan Teran – Meio Environmental	812-947-3057
Aegis Environmental Inc .....	317-833-9000
Nick Carr .....	812-320-0393
	www.aegisenvironmentalinc.com
A+ Mold & Water .....	317-956-3688
Clean Works .....	812-988-9798

## Painter

Wm. Michael Jackson .....	812-339-3825
Tamara's Painting.....	812-320-6678 or 812-327-7095
Jim Barnhart.....	812-361-9753
Rick Rainey .....	812-219-6884

## Power Washing – Commercial Cleaning

Tony Martindale – Full Blast .....	812-272-1754
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<b>Plumber</b> - Tim Randall Randall Plumbing .....	812-765-795-5220 Office
	812-327-2498 Tim Randall Cell

## Radon Remediation

Radon Environmental .....	317-843-0804
	radon-environmental.com
SWAT Environmental .....	812-339-6163
	swatradonteam.com

## Roofers

Eads Contracting Group .....	812-340-6170
	vce.250@gmail.com
Equity Builders/Roofing, Doug Schmidt .....	812-650-2424
Josh Koontz .....	812-345-2722
RCV Roofing & Contractors .....	812-650-4301
Matt Hunsucker .....	812-606-3636
Jay Nelson .....	812-369-9369
JC Richardson of Platinum Exteriors .....	317-289-9485
	(They are local but still has an Indy #)

## Snow Removal

Chris Elliott .....	812-327-3619
Russell Snow Removal .....	812-345-3481

<b>Tub Repair</b> - Flora's Tub Repair .....	812-381-2950
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## Utility Companies

### Electric

Duke Energy .....	800-521-2232
REMC, Bloomfield .....	812-384-4446
REMC, Martinsville .....	765-342-3344

### Gas (Natural)

Vectren .....	800-777-2060	
		<a href="http://www.vectren.com">www.vectren.com</a>
Midwest Natural Gas .....		<a href="http://www.midnatgas.com">www.midnatgas.com</a>
Community Natural Gas Company (Spencer)		<a href="http://www.communitynaturalgas.com">www.communitynaturalgas.com</a>

### Gas (Propane)

County Gas - <a href="http://county-gas.com">county-gas.com</a>
Gaile's Gas - <a href="http://www.gailespropane.com">www.gailespropane.com</a>
Hoosier Propane - <a href="http://www.hoosierpropane.net/page-11.php.html">www.hoosierpropane.net/page-11.php.html</a>
Blue Flame - <a href="http://www.blueflameofbedford.com">www.blueflameofbedford.com</a>
White River Co-op - <a href="http://www.whiterivercoop.com">www.whiterivercoop.com</a>
Shelby County Co-op - <a href="http://www.shelbycountyco-op.com">www.shelbycountyco-op.com</a>

### Internet/Phone/Cable

Comcast Communications .....	812-332-9486
Smithville Digital .....	812-650-4886

### Water/Sewer

City of Bloomington Utilities .....	812-349-3930
East Monroe .....	812-335-8499
Eastern Heights.....	812-825-2927
Ellettsville .....	812-876-2297
Maple Grove Conservancy .....	812-876-4124
R.H.S.....	<a href="http://www.rhswater.com">www.rhswater.com</a>
Rural Water Maintenance (B&B) .....	812-336-7644
Russell Road.....	812-332-5411
Southern Monroe .....	812-824-7220
Van Buren .....	812-825-9760
Washington Township .....	812-876-2658

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## OTHER RESOURCES

- Court Case Information – mycase.IN.gov ..... <https://public.courts.in.gov/mycase/#/vw/Search>
- City of Bloomington Planning Dept ..... <https://bloomington.in.gov/boards/plan>  
Permits & Information ..... <https://bloomington.in.gov/planning/permits>  
Rental Permits & Information ..... <https://bloomington.in.gov/housing/rental-occupancy>
- Historic Districts & Real Estate ..... <https://bloomington.in.gov/historic-bloomington>
- Hoosier National Forest ..... <https://www.fs.usda.gov/hoosier/>
- Household Maintenance Tips & Info ..... [www.houselogic.com](http://www.houselogic.com)
- Indiana Association of Realtors – Housing Data and Information ..... <https://indianarealtors.com/>
- Indiana Meth Lab Registry & Information ..... <https://www.in.gov/meth/clan-lab-addresses/>
- Indiana Sex Offenders Registry ..... [www.insor.org/insasoweb](http://www.insor.org/insasoweb)  
Also search via Monroe County Sheriff Dept Link from .....  
<https://monroecountysheriffsoffice.us/links-%26-forms>
- Karst – what is it and why does it matter? ..... <https://ikc.caves.org/what-is-karst>
- Lead Based Paint .....  
<https://www.epa.gov/lead/sellers-disclosure-information-lead-based-paint-andor-lead-based-paint-hazards>
- Monroe County Government Information ..... <https://www.co.monroe.in.us/>  
Planning Commission <https://www.co.monroe.in.us/departments/board.php?structureid=53>  
M.C. Code ... <https://www.co.monroe.in.us/topic/index.php?topicid=201&structureid=80>  
M.C. GIS .... <https://www.co.monroe.in.us/departments/division.php?structureid=150>
- Monroe County GIS Maps – Elevate ..... <https://monroein.elevatemaps.io/>
- Radon Information ..... [www.epa.gov/radon](http://www.epa.gov/radon)

## QUESTIONS?

TALK TO TRACEE'S TEAM at 812-323-7300

EMAIL AT [TRACEE@TRACEELUTES.COM](mailto:TRACEE@TRACEELUTES.COM) OR [DREW.HERRON@HOMEFINDER.ORG](mailto:DREW.HERRON@HOMEFINDER.ORG)

The providers on this list have a proven track record that I'm familiar with. There are many great providers out there – please feel free to choose your own. We are often asked for suggestions or referrals so we have put this list together to help you. We do not guarantee or warranty any of their work. Please don't hesitate to ask them for references and do your due diligence in determining if the one you choose is the best for you and your needs.



## COMMUNITY INFORMATION

All About Bloomington .....	<a href="http://www.visitbloomington.com">www.visitbloomington.com</a>
Bloomington City Government.....	<a href="http://www.bloomington.in.gov">www.bloomington.in.gov</a>
Bloomington Parks & Recreation .....	812-349-3700 <a href="mailto:parks@bloomington.in.gov">parks@bloomington.in.gov</a> <a href="http://bloomington.in.gov/">http://bloomington.in.gov/</a>
Family Watchdog Site .....	<a href="http://www.familywatchdog.us/">www.familywatchdog.us/</a>
Herald Times .....	<a href="http://www.heraldtimeonline.com">www.heraldtimeonline.com</a>
Indiana University Bloomington .....	<a href="http://www.iub.edu">www.iub.edu</a>
Lake Monroe .....	<a href="http://www.lake-monroe.com">www.lake-monroe.com</a>
Other Lake Monroe & National Forest Information: Indiana Department of Natural Resources	<a href="https://www.in.gov/dnr/state-parks/parks-lakes/monroe-lake/">https://www.in.gov/dnr/state-parks/parks-lakes/monroe-lake/</a>
Events & Trip Ideas:...	<a href="https://www.visitbloomington.com/things-to-do/outdoor-and-recreation/monroe-lake/">https://www.visitbloomington.com/things-to-do/outdoor-and-recreation/monroe-lake/</a>
Friends of Lake Monroe – great info .....	<a href="https://friendsoflakemonroe.org/about/facts-and-data/">https://friendsoflakemonroe.org/about/facts-and-data/</a>
Monroe County Community Schools .....	<a href="http://www.mccsc.edu">www.mccsc.edu</a>
Monroe County Government .....	<a href="http://www.co.monroe.in.us">www.co.monroe.in.us</a>
Monroe County Public Library .....	<a href="http://www.monroe.lib.in.us">www.monroe.lib.in.us</a>
Welcome to Bloomington .....	<a href="http://Bloomington.in.gov/welcome">Bloomington.in.gov/welcome</a>
YMCA S. Highland Avenue .....	812-332-5555 <a href="http://www.monroecountymca.org">www.monroecountymca.org</a>

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