



Florida Specialized Inspections, LLC

Qualification Pack

2025 - 2026 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT
OCC. CODE
280.000111 PUBLIC SERVICE

EXPIRES SEPTEMBER 30, 2026

ACCOUNT NO. 85524
RENEWAL

4	Employees	Receipt Fee	22.00
		Hazardous Waste Surcharge	0.00
		Law Library Fee	0.00

BUSINESS FLORIDA SPECIALIZED INSPECTIONS
LLC
1605 BUTCH CASSIDY TRAIL
WIMAUMA, FL 33598

2025 - 2026

NAME FLORIDA SPECIALIZED INSPECTIONS LLC
MAILING 1605 BUTCH CASSIDY TRAIL
ADDRESS WIMAUMA, FL 33598

Paid 24-0-552221
07/07/2025 22.00

BUSINESS TAX RECEIPT

HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE
IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON

NANCY C MILLAN, TAX COLLECTOR
813-635-5200
THIS BECOMES A TAX RECEIPT WHEN VALIDATED.



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Detail by Entity Name

Florida Limited Liability Company
FLORIDA SPECIALIZED INSPECTIONS, LLC

Filing Information

Document Number L24000064338
FEI/EIN Number 99-1306804
Date Filed 02/05/2024
Effective Date 02/01/2024
State FL
Status ACTIVE

Principal Address

1605 BUTCH CASSIDY TRAIL
WIMAUMA, FL 33598

Mailing Address

1605 BUTCH CASSIDY TRAIL
WIMAUMA, FL 33598

Registered Agent Name & Address

WOLFERSBERGER, JON
1605 BUTCH CASSIDY TRAIL
WIMAUMA, FL 33598

Name Changed: 01/08/2025

Authorized Person(s) Detail

Name & Address

Title MGR

WOLFERSBERGER, JON
1605 BUTCH CASSIDY TRAIL
WIMAUMA, FL 33598

Title MGR

MCKINNEY, BOBBY JOE
1605 BUTCH CASSIDY TRAIL
WIMAUMA, FL 33598

Title Other

Curtis, John H
1605 BUTCH CASSIDY TRAIL
WIMAUMA, FL 33598

Annual Reports

Report Year	Filed Date
2025	01/08/2025

Document Images

[01/08/2025 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/05/2024 -- Florida Limited Liability](#)

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THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION



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LICENSEE DETAILS

12:52:09 PM 2/10/2025

This is a business tracking record only.
Click here for information on how to verify that this business is properly licensed.

Licensee Information

Name:	FLORIDA SPECIALIZED INSPECTIONS, LLC (Primary Name)
Main Address:	1605 BUTCH CASSIDY TRAIL WIMAUMA Florida 33598
County:	HILLSBOROUGH

License Information

License Type:	Architect Business Information
Rank:	Business Info
License Number:	
Status:	Current
Licensure Date:	02/03/2025
Expires:	

Special Qualifications **Qualification Effective**

Limited Liability Corporation	02/03/2025
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Alternate Names

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- [View Related License Information](#)
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2601 Blair Stone Road, Tallahassee FL 32399 :: Email: [Customer Contact Center](#) :: Customer Contact Center: 850.487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee.



Florida Specialized Inspections, LLC
Duly Authorized Representatives

- John H Curtis, RA – Private Provider – AR94717
- Jon Wolfersberger – Residential – BN4874
- Bobby McKinney – Building, Residential, Building Plans Examiner – BN983, PX2292
- Bradley Lawson – Electrical, Residential, Electrical Plans Examiner – BN5962, PX4523

**Florida Department of Revenue
Employer's Quarterly Report Continuation Sheet**

RT-6A

Employers are required to file quarterly tax/wage reports regardless of employment activity or whether any taxes are due.

Page 1 of 1

EMPLOYER'S NAME FLORIDA SPECIALIZED INSPECTION

4057516	991306804	0624		0
██████████	FAUSSETT	AMBER	R	1384614
0	0	0		700000
██████████	WOLFERSBERGER	JON		52500
0	0	0		52500
██████████	██████████	██████████	S	0
0	0	0		0
██████████	MCKINNEY	BOBBY	J	50000
0	0	0		50000
██████████	CURTIS	JOHN	H	0
0	0	0		0
██████████	LAWSON	BRADLEY	N	1153845
0	0	0		700000
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		0
0	0	0		2640959
0	0	0		1502500
0	0	0		2640959
0	0	0		1502500

Social security numbers (SSNs) are used by the Florida Department of Revenue as unique identifiers for the administration of Florida's taxes. SSNs obtained for tax administration purposes are confidential under sections 213.053 and 119.071, Florida Statutes, and not subject to disclosure as public records. Collection of your SSN is authorized under state and federal law. Visit our website at www.floridarevenue.com and select "Privacy Notice" for more information regarding the state and federal law governing the collection, use, or release of SSNs, including authorized exceptions.

0039-70123213

FL

PTD-24180

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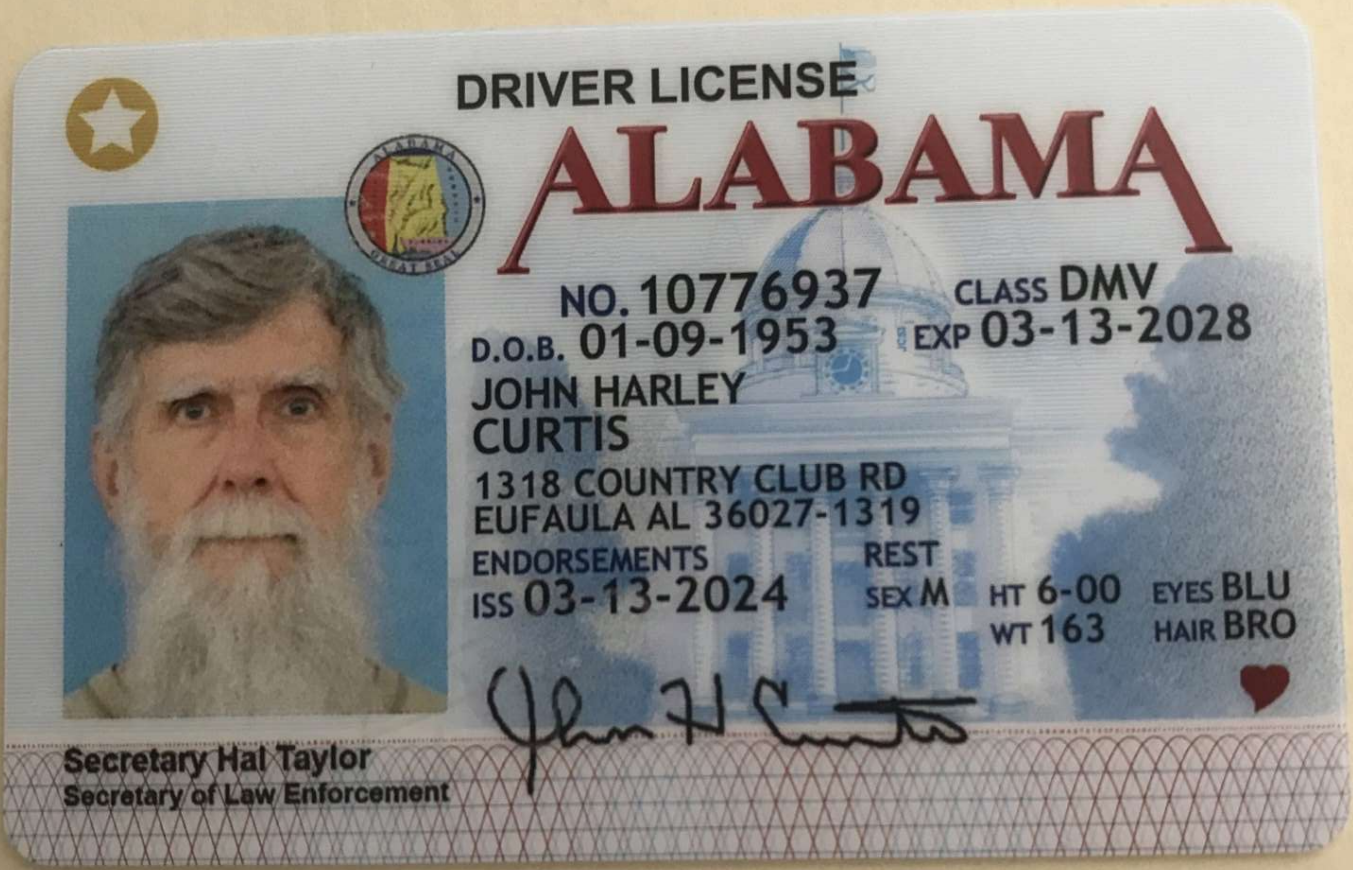
Summary of Work Experience

PRIVATE PROVIDER PERSONNEL IDENTIFICATION

& Qualifications Statement *Florida Statutes* § 553 791(4)

Provider or Duly Authorized Representative: John H Curtis
Email address: john.curtis@floridaspecializedinspection.com
Telephone/ Fax: 813-214-8350 / 813-354-2512
Florida professional licenses: AR94717
Company: Florida Specialized Inspections, LLC
Address: 1605 Butch Cassidy Trail, Wimauma, FL 33598
Type of Service Performed: Private Provider

Qualifications Statement (or attach Resume):
* Master of Architecture, USF Tampa -2000
* BA, Management/Entrepreneurship, Buena Vista College, Ottumwa, IA
* Associate of Science, Pre-Engineering, Indian Hills Comm. College, Centerville, IA
* Maintenance/Electronics Tech - St. Joseph's Hospital 1971 -1982
* Director of Building, Grounds, Transportation and Purchasing - Centerville School District 1982- 1996
* Construction Architect/ Project Manager -HKS Architects 2001 - 2010
* Assistant Director of Facilities - USF, Tampa 2011 - 2013
*Assistant Director of Facilities - University of Central Missouri 2013 - 2018
* Building Inspector 2018 - 2021 Joe Payne
*Private Provider – Florida Specialized Inspections, LLC – 2024-Present



Sincerely,

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF ARCHITECTURE & INTERIOR DESIGN

LICENSE NUMBER: AR94717

EXPIRATION DATE: FEBRUARY 28, 2027

THE ARCHITECT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

CURTIS, JOHN HARLEY
1318 COUNTRY CLUB ROAD
EUFAULA AL 36027



ISSUED: 01/02/2025

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JON WOLFERSBERGER

1605 Butch Cassidy Trl, Wimauma, FL 33598
321-610-0213 | jon@floridaspecializedinspection.com

EXPERIENCE

Florida Specialized Inspections, LLC – Wimauma, FL 04/2024 - Present

- President/Founder of Florida Specialized Inspections, LLC

Weintraub Inspections and Forensic, Inc. -Sun City, FL 01/2017- 07/2023

- As Vice President/Director of Inspection Services I managed the daily operations of a twenty million dollar a year Private Provider Inspection and Engineering Firm of 65+ employees.
- Provided contracts and agreements to new clients.
- Set annual budgets.
- Set six-month, twelve-month, two year and long-term goals for growth and profitability.
- Met with clients to establish goals to ensure that the client met their production and performance goals.

Weintraub Inspections and Forensic, Inc.-Sun City, FL 09/2012-01/2017

- As Director of Inspection Services, I managed 45+ employees daily, to include assistance with code interpretation and balancing of workload.
- Liaison between our clients and various Building Departments
- Setting Company and Departmental budgets.
- Cost estimating materials and labor for special inspection and Engineering projects.
- Assisting in court with construction litigation and expert witness testimony.

Weintraub Inspections and Forensic, Inc.-Sun City, FL 11/2008-09/2012

- As a Third Party and Forensic Inspector, I performed Building, Mechanical, Electrical and Plumbing inspections to achieve code compliance, as well as, quality assurance to maintain workmanship and product efficiency.
- Perform forensic inspections of existing structures, gathering information and evidence, and reporting to clients.
- Prepared cost estimates and man hours estimates to perform required repairs to deficient structures and other various building and components and systems.
- Acted in a project management and supervisory capacity for the rehabilitation and re-building of damaged structures.

The Weintraub Organization, LTD – Melbourne, FL 11/2004-11/2008

- As a Residential Combination Inspector, I enforced Building, Mechanical, Electrical and Plumbing systems for Code Compliance in One and Two Family dwellings, as well as third party commercial buildings for building code compliance, life safety and quality assurance.

EDUCATION

Red Land High School - 1986

- Diploma

ASSOCIATIONS

- Perpetual member and two-time Master of Melbourne Lodge #143 in Melbourne Florida
 - Total Life member of Azan Shriners and four-time assistant Director in Melbourne Florida
-

Florida

DRIVER LICENSE



CLASS E

4d DLN **W416-425-68-020-0**

1 **WOLFERSBERGER**

2 **JON ERIC**

6 **1605 BUTCH CASSIDY TRL**
WIMAUMA, FL 33598-7609

3 **DOB 01/20/1968** 15 **SEX M**

4b **EXP 01/20/2026** 16 **HGT 5'-11"**

12 **REST NONE** 9a **END A**

SAFE DRIVER

4a **ISS 01/10/2018**

SDD K762208300130

REPLACED 08/30/2022

Operation of a motor vehicle constitutes
consent to any sobriety test required by law.



Jon Wolfersberger





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BUILDING CODE ADMINISTRATORS & INSPECTOR

THE STANDARD INSPECTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 468, FLORIDA STATUTES
RESI

WOLFERSBERGER, JON E

1605 BUTCH CASSIDY TRL
WIMAUMA FL 33598

LICENSE NUMBER: BN4874

EXPIRATION DATE: NOVEMBER 30, 2027

Always verify licenses online at MyFloridaLicense.com

ISSUED: 10/11/2025

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JIMMY PATRONIS
CHIEF FINANCIAL OFFICER

**STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION**

**** CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW ****

NON-CONSTRUCTION INDUSTRY EXEMPTION

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

EFFECTIVE DATE: 4/5/2024

EXPIRATION DATE: 4/5/2026

PERSON: JON E WOLFERSBERGER

EMAIL: JON@FLORIDASPECIALIZEDINSPECTION.COM

FEIN: 991306804

BUSINESS NAME AND ADDRESS:

FLORIDA SPECIALIZED INSPECTIONS, LLC

1605 BUTCH CASSIDY TRL

WIMAUMA, FL 33598

This certificate of election to be exempt is NOT a license issued by the Department of Business and Professional Regulation. To determine if the certificate holder is required to have a license to perform work or to verify the license of the certificate holder, go to www.myfloridalicense.com.

IMPORTANT: Pursuant to subsection 440.05(13), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to subsection 440.05(11), F.S., Certificates of election to be exempt issued under subsection (3) apply only to the corporate officer named on the notice of election to be exempt. Pursuant to subsection 440.05(12), F.S., notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.

DFS-F2-DWC-252 CERTIFICATE OF ELECTION TO BE EXEMPT
RULE 69L-6.012, F.A.C. REVISED 01/2023

E01906473

QUESTIONS? (850) 413-1609



Summary of Work Experience

Bobby J. McKinney

I was a licensed residential contractor in Florida from 1973-2011 (RR-0021558) (I was also "Grandfathered in as a roofing contractor"). I began as Bob McKinney Construction and later as LET Contracting, Inc. and in the late 90's to early 2000's as JOEBROCK Enterprises, Inc.

I became a license building inspector in the state of Florida in 1989 (BN-983) (although records indicate licensed from 1993 because Florida switched from the Southern Building Code to the Florida Code and everyone's licenses now reflect that date). In addition, I was licensed as a "Plan Reviewer» (PX-2292). I was also a certified Fire Inspector until 2009. I am also licensed as a "One and Two Family Dwelling" inspector and I have recently taken a class to test as a Florida Building Official.

In 1989 I was employed by the City of Orlando as a standard building inspector. In that capacity, I inspected projects at the Orlando International Airport, high rise building in downtown Orlando and the last two years there I inspected all of Universal Studio's Islands of Adventure, City Walk, the Portifino Hotel and the largest parking garage in the southeast at the time. I resigned from the city of Orlando in 2000.

I was then employed by Geotechnical Consultants International (GCI in Longwood, FL.) as "Owner's Authorized Representative" to oversee several projects at the airport. One project alone was over \$200,000,000 {airside 3 renovation).

I have been employed by Peco, Inc. and Capri Engineering as a "private provider" inspector. In that capacity, I have worked for the City of Tampa, Marion County, Deland and Deltona.

I moved to Tennessee in 2009 and attempted to retire. After 3 years I became bored and returned to Florida, where I was employed by Weintraub Engineering and Inspections, Inc. as a licensed inspector. This company was purchased by Safebuilt (Colorado company).

I left Weintraub in June of 2024 to start Florida Specialized Inspections.

I graduated from Valencia Jr. College in 1971 with an AA Degree.

I am a United States Marine (1966-1969). Discharged with the rank of sergeant. My DD-214 will be attached.

Thank You,

Bobby McKinney

Florida

DRIVER LICENSE



4d DLN **M250-070-48-465-0** 3 CLASS **E**

1 MCKINNEY
2 BOBBY JOE
8 133 CLOWSON CT
OCFEE, FL 34761

3 DOB: 12/25/1948 15 SEX M
4b EXP: 12/25/2028 16 HGT 5'-10"
12 REST NONE 18 END NONE

SAFE DRIVER
4e ISS 12/02/2020
5DD G712012020118

♥ DONOR



Bobby Joe McKinney

Operation of a motor vehicle constitutes consent to any sobriety test required by law.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BUILDING CODE ADMINISTRATORS & INSPECTOR

THE STANDARD INSPECTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 468, FLORIDA STATUTES
BLDG, RESI

MCKINNEY, BOBBY J

133 CLOWSON COURT
OCOEE FL 34761

LICENSE NUMBER: BN983

EXPIRATION DATE: NOVEMBER 30, 2027

Always verify licenses online at MyFloridaLicense.com

ISSUED: 10/27/2025

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BUILDING CODE ADMINISTRATORS & INSPECTOR

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PROVISIONS OF CHAPTER 468, FLORIDA STATUTES

BLDG

MCKINNEY, BOBBY J

133 CLOWSON COURT
OCOEE FL 34761

LICENSE NUMBER: PX2292

EXPIRATION DATE: NOVEMBER 30, 2027

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JIMMY PATRONIS
CHIEF FINANCIAL OFFICER

**STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION**

**** CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW ****

NON-CONSTRUCTION INDUSTRY EXEMPTION

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EFFECTIVE DATE: 4/5/2024

EXPIRATION DATE: 4/5/2026

PERSON: BOBBY J MCKINNEY

EMAIL: BOBBY.MCKINNEY@FLORIDASPECIALIZEDINSPECTION.COM

FEIN: 991306804

BUSINESS NAME AND ADDRESS:

FLORIDA SPECIALIZED INSPECTIONS, LLC

1605 BUTCH CASSIDY TRL

WIMAUMA, FL 33598

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DFS-F2-DWC-252 CERTIFICATE OF ELECTION TO BE EXEMPT
RULE 69L-6.012, F.A.C. REVISED 01/2023

E01906484

QUESTIONS? (850) 413-1609

Bradley Lawson

Master Electrician (EC State Of Florida Certified Electrical Contractor) Electrical Inspector. Electrical Plans Examiner. Residential Building Inspector.

Land O' Lakes, FL 34639

Bradkgb@gmail.com

+1 813 516 9591

To obtain a challenging position that will utilize my skills and experiences and which will also provide me with the opportunity for growth and advancement.

Authorized to work in the US for any employer

Work Experience

Director of Inspection Services

Florida Specialized Inspections -

Remote

May 2024 to present

Residential Inspector- Electrical Inspector

Weintraub - Safebuilt - Tampa, FL

April 2022 to February 2024

Residential inspections

Electrical Inspector

Hillsborough County BOCC - Tampa, FL

June 2020 to April 2022

Commercial, Residential & Industrial Electrical Inspections

Electrical Inspector2

Pinellas County Government - Clearwater, FL

November 2014 to June 2020

Commercial. Residential and Industrial Electrical Inspections

Electrical Inspector

Pasco County Board of County Commissioners

February 2006 to May 2008

Inspects electrical installations in new and old buildings during construction and upon completion. Examines buildings for hazardous electrical conditions and reports same. Advises contractors and homeowners on electrical installations. Specific duties include:

- Knowledge of the County electrical ordinances and codes
- Knowledge of the methods and practices involved in constructing, installing, maintaining, and operating a variety of electrical installations, equipment, and appliances.
- Identifying possible defects and faults in electrical wiring, appliances, and of standard testing devices and effective corrective measures.
- Ability to read and interpret plans and specifications of electrical installations (blue prints).
- Enforce codes and regulations firmly, tactfully, and impartially.
- Establish and maintain effective working relationships with builders, contractors, and the general public.

Electrician

C&C Electric

December 2005 to February 2006

Worked as a member of an electrical crew, performing a variety of electrical installations and maintenance work in accordance with applicable electrical codes and standard practices. General duties included:

- Complete installation, maintenance, and repair of wiring, equipment, light fixtures, control circuits, electrical switches, relays, sockets, fuses, circuit breaker panels, cords, and similar items.
- Installation, maintenance, and repair of high and low voltage transformers, lightning arresters, fuses, supply lines and power poles
- Trouble shoot electrical malfunctions using electrical test instruments; uses wiring diagrams and blueprints to locate and isolate electrical malfunctions.

Lead Electrician

East Pasco Electric

December 2004 to December 2005

Oversee daily operations of the electrical crew to ensure proper materials and procedures followed in repairs/installations. Additional electrician duties including:

- Install and replace electrical components in switches, circuit breaker panels, light fixtures, etc.
- Installation, maintenance, or repair of electrical motors, light fixtures, receptacles, and emergency power generating equipment.
- Install, maintain, and repair light machinery, electrical circuits, and switch panels.
- Repairs defective wiring and parts using hand tools.
- Observes safety precautions and consults with supervisor concerning questions with regard to methods, procedures, techniques and materials.
- Supervise inventory operations and the replenishing of tools and supplies

Field Superintendent

Chidlow Electric

December 2002 to December 2004

Plan, organize, assign, and supervise the work crew in the construction, installation, repair, and maintenance of electrical work. General duties include:

- Inspect work for progress and for conformance to established standards; advises field crews in techniques and practices.
- Review and approve request for materials, supplies, and tools.
- Prioritizing service requests, establishing work schedules and adjusting schedules to meet work priorities.
- Complete installation, maintenance, and repair of wiring, equipment, light fixtures, control circuits, electrical switches, relays, sockets, fuses, circuit breaker panels, cords, and similar items.

Electrical Helper/Electrician

C & C Electrical

October 1998 to December 2002

Extensive electrical foundation gained through general labor duties (run conduit, terminate, wire devices and fixtures) which allowed for advancement to Electrician within the company.

Education

Education Program

Land O' Lakes High School

Certificate

Contractors Institute

Skills

- Electrical Experience (10+ years)
- NEC (10+ years)
- Plumbing
- High Voltage
- Blueprint Reading
- Writing skills
- Electrical systems
- NEC
- Electrical experience

Certifications and Licenses

Electrical Standard Inspector

Standard Electrical License Florida DBPR

Electrical Plans Examiner

Electrical Plans Examiner Florida DBPR ICC

Combination Residential Inspector

Combination Residential Inspector ICC- Florida DBPR

Master Electrician

Certified Electrical Contractor EC13012814 Florida

OSHA 10

OSHA 30

Florida

CDL



CLASS B

4d DL# **L250-074-77-190-0**

1 **LAWSON**
2 **BRADLEY NOLAN**
3 **6494 W LIBERTY LN**
HOMOSASSA, FL 34448-1675

7 DOB **05/30/1977** 15 SEX **M**
4b EXP **05/30/2026** 16 HGT **6'-02"**
12 REST **B** 9a END **NONE**

DONOR

SAFE DRIVER

4a ISS **05/31/2018**

5DD **L782312200003**

REPLACED 12/20/2023

Operation of a motor vehicle constitutes
consent to any sobriety test required by law.





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BUILDING CODE ADMINISTRATORS & INSPECTOR

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PROVISIONS OF CHAPTER 468, FLORIDA STATUTES
ELEC, RESI

LAWSON, BRADLEY NOLAN

PO BOX 1728
LAND O LAKES FL 34639

LICENSE NUMBER: BN5962

EXPIRATION DATE: NOVEMBER 30, 2027

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ISSUED: 10/28/2025

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BUILDING CODE ADMINISTRATORS & INSPECTOR

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PROVISIONS OF CHAPTER 468, FLORIDA STATUTES
ELEC

LAWSON, BRADLEY NOLAN

PO BOX 1728
LAND O LAKES FL 34639

LICENSE NUMBER: PX4523

EXPIRATION DATE: NOVEMBER 30, 2027

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ISSUED: 10/28/2025

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