



# INSPECT-O-GRAFF, INC.

Stephen F. Graff | Licensed Combination Inspector | Commercial Building Inspector

Office: (727) 461-0433 | Mobile: (727) 639-5941 | steve@inspectograff.com



## FL-ARCS | FLORIDA ASSOCIATION OF RESIDENTIAL CONSTRUCTION STANDARDS

### PRESIDENT & FOUNDER (Est. 2025)

*Founded to establish and promote residential construction quality standards across Florida*

**18,500+**

Inspections Completed

**30+**

Years in the Industry

**2001**

Inspect-O-Graff Founded

## LICENSES & CERTIFICATIONS

Florida Licensed Residential Combination Inspector	<b>BN9261</b>
Florida Licensed Commercial Building Inspector	<b>BN9261</b>
Florida Licensed Residential Contractor (Since 12/11/2001)	<b>CRC1326437</b>
ICC Building, Plumbing & Mechanical Inspector Certification	<b>#875068</b>
ICC / IAEI Residential Electric Inspector	<b>#875068</b>
Florida Licensed Home Inspector	<b>#HI6552</b>
Florida Retired CPO / WDO Inspector (23 Years Active)	<b>#JB73780</b>
FAA Licensed sUAS Drone Pilot — Part 107 Certified	<b>#A4729933</b>

## PROFESSIONAL INSPECTION EXPERIENCE

1995 – 1996	<b>City of Brentwood, CA</b>	Building Inspections Trainee
1997 – 2001	<b>J.D. Smith Exterminating</b>	WDO Inspector
1998 – 2004	<b>Young Construction Consulting</b>	Building Inspector / Field Production Mgr.
2001 – Present	<b>Inspect-O-Graff, Inc.</b>	Owner — Building Inspector & Construction Consulting
2025 – Present	<b>FL-ARCS</b>	President & Founder — Florida Assoc. of Residential Construction Standards

## PROFESSIONAL HISTORY

Mr. Graff worked in many trades of construction in California prior to beginning his inspection career in 1994. He has performed building & home inspections on residential and commercial projects in Florida since 1998. As owner and operator of Inspect-O-Graff, Inc., he works with homeowners and builders providing construction monitoring as a third-party independent quality control consultant for new builds and conducts thorough home inspections for existing homes. His extensive experience as a licensed residential contractor and home inspector gives him a unique perspective on the long-term consequences of construction quality issues, allowing him to better protect homeowners, buyers & builders during new construction phases and one year warranty checks. His knowledge of building codes, building performance & construction practices is what sets Inspect-O-Graff apart from the average inspection firm.

## NOTABLE ACHIEVEMENTS & RECOGNITION

- 2001 — Appeared with Dan Schaffer on Channel 28, providing consulting and instruction on Florida Building Code changes to improve Florida buildings.
- 2004, 2005 & 2007 — Taught technical field seminars on new construction inspections to hundreds of students for the American Society of Home Inspectors.
- 2016–2021 — Volunteered with Crossroads Church building Remodel and Repair program.
- **2023 — Featured in ABC Action News I-Team Investigation (with Adam Walser) on private provider inspectors in Pasco County.**
- **2025 — Founded the Florida Association of Residential Construction Standards (FL-ARCS), a nonprofit established to create and publish construction quality standards for the State of Florida.**

## INSPECTION SPECIALTIES

<ul style="list-style-type: none"> <li>• New Construction Phase Inspections (All Phases Pre-Slab to Final )</li> <li>• Pre-Drywall Frame Inspections</li> <li>• One-Year Warranty Inspections</li> <li>• Final Walk-Through Inspections</li> <li>• Expert Existing Home Inspections</li> <li>• 4-Point Insurance Inspections</li> <li>• Wind Mitigation Inspections</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial Building Inspections</li> <li>• Pre-Listing / Buyer Inspections</li> <li>• Roof Inspection &amp; Certification</li> <li>• Pool &amp; Spa Inspections</li> <li>• Infrared / IR Thermal Imaging</li> <li>• Drone / Aerial Inspections (FAA Part 107 Licensed)</li> <li>• Expert Witness &amp; Litigation Support</li> </ul>
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## ICC Certification Badges



**Inspect-O-Graff, Inc. | Clearwater, Florida**

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ICC Inspector Verification: #875068 | FL-ARCS Quality Control