

Dan Bowers
Holmes Inspection Company
1156 W 103rd Street
Kansas City, Missouri 64114

Dan:

When someone provides a particularly valuable service in a professional manner, and when that service helps an individual make an informed investment decision, I believe it's worth a few minutes to write a letter of thanks and appreciation to the provider of the service.....in this case you.

I'm speaking specifically for the service you performed for me while inspecting an older home in the Fairway area of Kansas City. As you know this is a very desirable area in town where older houses are sold almost as fast as they come into the market. Many of these homes have a lot of "curb appeal" but hidden beneath the exterior, there can be (and often are) many structural/mechanical problems that if undetected could cost a new owner a small fortune to fix.

Because the real estate broker is most often representing the seller and not the buyer, they as a group tend to downplay any problems the house may have. It's easy to understand since they receive no commissions on homes they don't sell!

One of the most often heard phrases from brokers selling older homes that have structural or mechanical upgrades needed is that "This is typical of the homes in this neighborhood. Don't worry about it. You should expect to fix a few things if you want this type of home." They typically don't have much of a problem spending your money for you.....one small fix at a time.

That was the case with my broker, [REDACTED]. Thanks to you I was able to evaluate the home from a different perspective than the one [REDACTED] was providing me. Thanks to you I was given unbiased information that kept me from making a bad investment. You gave me the facts on what was wrong and what it would probably take to really fix the problem, not just apply a Band-Aid to the problem. I sought expert advice from some specialists in various fields and was able to determine that the home was not the right one for me.

I was so pleased by your work that six months later when I bought a 50 year old home in Romanelli West, I called you for the inspection. During that inspection the owner of the

house was present and she was so impressed with your evaluation of the problems that particular house had, and the professional way you presented the options to remedy the problems, that she hired you to do the inspection on the house that she was moving into as well!

Two very satisfied customers. Two brokers that sold homes because of your inspections. Two brokers that sold homes that the owners are extremely pleased with and will probably go back to the same broker when it comes time to buy another house.

One broker that did not sell a house that needed a lot of hidden repair work.

I'd say you did a great job! Thank you very much.

Sincerely:



Ted G. [unclear]
Property Owner
[unclear] Street
[unclear], Missouri 64113