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## HOLMES INSPECTION CO



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**REPORT DATE: JULY 12, 2008**

Work Done:

Yes

\* More Weight is given to a report where work has been completed.

Hire Again:

Yes

Approximate Cost:

\$905.00

Description Of Work:

I was buying a 52 year old home. It was about 3,200 sf in size. They did a home inspection, radon test, termite inspection and mold screening for me. They house looked in pristine condition. The sellers had been transferred and a relocation company had bought it. The relo company had an inspection done. A few minor issues were found and corrected before it was put on the market. There had been a previous offer that I was told fell through due to blemishes on the buyers credit record. They also had an inspection done. A few simple to correct issues were found. Both agents told me I was wasting money to get my own inspection - they urged me to use the other reports. I started to, then in talking to a friend of mine thats a PE in Texas, he said that could be risky. He told me about a local Kansas City home inspector that he's met at several national seminars. This guy is has been an expert witness in construction defect cases around the country. My buddy also told me the guy is a national home inspection trainer for the major home inspection associations and a speaker for other groups like builders, contractors and code seminars. I decided to get the inspections. I spent a lot, but I got back a lot more (about 20 times more than I spent).

Member Comments:

In the 1st hour in the house the head inspector (Dan Bowers), found a hole in the furnace heat exchanger; a cracked fireplace

flue; and he found that the tile roof had a few broken tiles. He also noted old water stains on several areas of the ceiling. He checked them with an electronic meter and they were dry. However, he said that the felt under the tiles often wore out a long time before the tile did, and recommended that when the roofer came out to do the tile repair, I have him pull 6 or 7 tiles off at various locations on the roof and spot check the felt. None of these issues came up on the pre-existing inspection reports. We got several bids on replacing the furnace and relining the chimney flue - average cost \$5,650. The agents and relo company thought my inspector was nuts on the tile stuff and refused to do anything but pay for a few broken tiles. After further consultation with Dan, I took his advice and paid a roofer out of my own pocket to pull a handful of tiles to check the felt underlayment. Wow!!! It looked like a cooking strainer. It was perforated everywhere. Cost - \$13,700 to pull off the existing tiles; replace the felt and put back the existing tiles (and replace 8 broken tiles). Home Inspection Cost - \$905/Renegotiated Major Repairs - \$19,350 There were other minor defects, Dan's team found the others didn't, but this stuff was big-time. The inspectors at Holmes were great. They were neat and easy to work with. The follow-up was super. They took their time to explain things to me and make sure I understood what their comments meant, and like on the tile roof issue - what the potential for not following their recommendations could be. These guys are Pro's.