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Kansas City

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HOLMES INSPECTION CO



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REPORT DATE: AUGUST 16, 2008
Work Done:

Yes

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

Hire Again:

Yes

Approximate Cost:

\$775.00

Description Of Work:

They inspected the older home I was looking at buying as a rental property. They did a mechanical, structural and roof inspection, as well as doing a termite inspection and mold testing.

Member Comments:

It went really well. There were 2 inspectors (Dan & Stacey). Dan got there about 20 minutes early and was on the roof when I arrived. The owner showed up at about the same time I did. After introduction we all went inside and Dan got the water running at all the plumbing fixtures. The house was on a crawlspace and when Stacey got there a little later and went into the crawlspace, that allows them to see if there are visible leaks or blockages in the plumbing. Once Dan got the plumbing on and running, he went over with me and the seller what they were going to do and NOT DO as part of the inspection process. One of the 1st things he did was tell me and the seller that the inspection is not a passing or failing process, BUT just an educational process of whats going on with the house. That was great, because I had a lot of pre-conceived ideas and he got us off on the same field. After Dan did that he took me outside and went around the house explaining his findings up to that point to me. When we got done there we went back inside. While he was entering info into the computer, Stacey caught me up on the crawlspace and foundation issues. That's how the entire process went. With 2 guys it went really smoothly

and one could be inspecting or on the computer while the other was talking to me. After they left the seller said he wasn't happy at some of the conditions they found but said he wished he'd had them doing the inspection when he bought - because he said a lot of the things they found were like that when he bought the place 2 years ago, and were obviously overlooked by his inspector. The house came back positive for elevated mold, so we're still negotiating. I was really pleased with the whole inspection thing. They were professional, knowledgeable and thorough.

ADDITIONAL QUESTIONS ANSWERED WHEN COMPLETING THIS REPORT

How much did the final cost compare to the original estimate? **right on**

How does the value of the work compare to the price? **I got more than my money's worth**

How far in advance did you schedule the work? **within a week**

Did you find the company through Angie's List? **no**

If yes, which source(s)? **magazine**

Why did you choose this contractor? **reputation**

Have you used this company before? **this is the first time I've used this company**

What did you like most about this contractor? **Professionalism and knowledge**

What did you like least about this contractor? **Nothing**

What surprises came up during the course of the work? **The mold**

What words of advice would you give other members considering this contractor? **They're Great**

What words of advice would you give this contractor? **Use them if they're available**

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