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REPORT DATE: SEPTEMBER 18, 2004
Company Name: HOLMES INSPECTION CO
Category: Home Inspection

Work Done: Yes

* More Weight is given to a report where work has been completed
Hire Again: Yes

Approximate Cost: \$560.00

Home Build Year: 1964

Description Of Work: WE WERE BUYING A HOME FOR OUR DAUGHTER AND THEY DID A HOME INSPECTION, TERMITE INSPECTION AND RADON TEST FOR US. THE HOME INSPECTION INCLUDED A STRUCTURAL, MECHANICAL AND ROOF EXAMINATION BY A CERTIFIED INSPECTOR.

Member Comments: THEIR SENIOR INSPECTOR PERFORMED THE STRUCTURAL INSPECTION HIMSELF AND SUPERVISED THE OTHER INSPECTIONS. THEY COST ABOUT \$50-\$75 MORE THAN OTHER COMPANIES WE INTERVIEWED, BUT WERE WELL WORTH IT. THIS WAS AN OLDER HOUSE THAT HAD 2 PREVIOUS INSPECTIONS IN THE PAST 60 DAYS THAT LISTED NO MAJOR PROBLEMS, BUT THE DEALS FELL APART ANYWAY. BOTH INSPECTIONS WERE DONE BY LICENSED ENGINEERS. MR. BOWERS DISCOVERED SEVERAL SIGNIFICANT DEFECTS (LIKE A HOLE IN THE FURNACE HEAT EXCHANGER & FOUNDATION MOVEMENT) THAT WERE NOT DETECTED BY THE PREVIOUS INSPECTIONS. WE GOT SEVERAL COST ESTIMATES THAT PUT THE REPAIRS ON JUST THESE 2 ISSUES AT \$7,400 - \$8,600. THE SELLER WOULDN'T NEGOTIATE AND WE BAILED. WE FEEL THE INSPECTION FEE WAS MONEY WELL SPENT. WE'VE BOUGHT OTHER HOMES IN THE PAST AND HAD THE INSPECTORS JUST BLOW THROUGH LIKE THEY WERE IN A RACE. THESE GUYS TOOK THEIR TIME AND DID A THOROUGH JOB. WE WILL RECOMMEND HOLMES INSPECTION CO. TO ALL OUR FRIENDS.

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Report Status: Active

Overall	A
Price	A
Quality	A
Responsiveness	A
Punctuality	A
Professionalism	A

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