

Report Date: January 07, 2012

Company Name:
PRO-TECH CONSULTANTS

Category:
Home Inspection

Services Performed:
Yes
* More Weight is given to a report where work has been completed.

Work Completed Date:
January 06, 2012

Hire Again:
Yes

Approximate Cost:
\$750.00

Description Of Work:
Performed home inspection for buyer - plus radon testing.

Member Comments:
Wayne was very professional about this job - from the first contact to the timely delivery of his report. I would wholeheartedly recommend him to anybody who wants to get a thorough home inspection done, not just a cursory glance. Great job!

[Concerns? Please tell us!](#)

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



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Report Date: January 02, 2012

Company Name:
PRO-TECH CONSULTANTS

Category:
Home Inspection

Services Performed:
Yes
* More Weight is given to a report where work has been completed.

Work Completed Date:
December 29, 2011

Hire Again:
Yes

Approximate Cost:
\$600.00

Description Of Work:
Wayne conducted a complete, methodical and detail-oriented house inspection. He conducted a visual inspection of all of the systems (including heat and electricity), the roof, the gutters, the windows, the foundation, and more.

Member Comments:
Wayne did an outstanding job. The inspection took over 4 hours. He was extremely thorough and detail oriented. He took photos and matched them up with all of the issues he identified. He answered all of the questions during the inspection. He explained everything he was doing and why he was doing it. He also explained what was not covered in a general house inspection and encouraged us to get specialists to look at systems that he had concerns about. I was completely satisfied by this inspection. He charges more than most but it was worth it to get a full sense of what we were getting in to with this home purchase.

[Concerns? Please tell us!](#)



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



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Report Date: December 21, 2011

Company Name:
PRO-TECH CONSULTANTS

Category:
Home Inspection

Services Performed:
Yes

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

Work Completed Date:
October 13, 2011

Hire Again:
Yes

Approximate Cost:
\$700.00

Description Of Work:
Home inspection for a 1996 4 BR Colonial (~2500 sqft.) including a 1 room out building

Member Comments:
We found Wayne on Angie's List and were very lucky to be able to schedule him on short notice. He arrived at the property before I did and was already working when I got there after which he spent another 4 hours. He was very helpful and communicative during the process and found a number of issues that, in the end, led to us not purchasing the property. We made that decision on our own using his detailed report and recommendations from an expert that we brought in under Wayne's advisement. The house was a structural lemon with a nice face.

When pointing out the issues, Wayne was not an alarmist. His method was educational in nature and he taught me a lot that day which has helped in our continued house hunt. He was thorough and professional, and if he is available we will use him again when we sign our next offer.

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 exactly what I paid for**

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

Did you find the company through Angie's List? **yes**

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

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? **Helpfulness and professionalism**

Report Date: October 01, 2011

Company Name:

Concerns? Please tell us!

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



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PRO-TECH CONSULTANTS

Category:

Home Inspection

Services Performed:

Yes

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

Work Completed Date:

July 05, 2011

Hire Again:

Yes

Approximate Cost:

\$650.00

Description Of Work:

We made an offer on a 43 year old brick house and hired Wayne to do the inspection.

Member Comments:

Wayne is super super detailed oriented and did a very thorough job inspecting. He spent about 4+ hours at the house (3 bedroom multistory home) on the day of the inspection. He uses moisture meters (not everyone does), and found several problem areas that we never would have noticed. We eventually ended up asking the seller to install a brand new gutter system as well as redo the walls in one room due internal to water damage. We never would have known of these things if he hadn't used the moisture meter. All these fixes cost way more than the \$650 we paid him to inspect our place.

Wayne was also super nice and helpful even after he inspected our place. When I called him to ask about checking the moisture again, he offered to let us borrow one of his meters. He even offered to have us drop by his house to pick it up! He was always willing to answer questions after the fact.

Wayne also writes up a really nice detailed report with tons of photographs specifically pointing out every thing he's found as well as recommended fixes. I found this report to be invaluable when I finally submitted my "fix list" to the sellers after our offer. We sent the sellers a list of over 25 items to fix (almost everything based directly on Wayne's initial report). The sellers fixed everything.

I highly recommend spending a bit more money up front to get a really good inspector to catch all these things BEFORE you close on a house you plan to purchase. You won't regret it.

Report Date: September 28, 2011

Company Name:

PRO-TECH CONSULTANTS

Category:

Home Inspection

Services Performed:

Yes

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

Work Completed Date:

May 15, 2011

Hire Again:

Yes



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



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[Concerns? Please tell us!](#)

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



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Approximate Cost:
\$675.00

Histogram
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Description Of Work:
Hired Pro-Tech to do a complete pre-purchase inspection of a 2700 sq foot home.

Member Comments:
Wayne Robbins did the inspection. He was extremely comprehensive, spent several hours at the house, and wrote up a very clear, long report with color photos highlighting issues, including several electric problems (reversed polarity and a failed circuit breaker in the main box) which we had fixed before moving in. A nice feature of the report is that it has an "executive summary" section with the most important issues that require urgent attention.

Report Date: September 23, 2011

Company Name:
PRO-TECH CONSULTANTS

[Concerns? Please tell us!](#)

Category:
Home Inspection


Services Performed:
Yes
* More Weight is given to a report where work has been completed.

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

Work Completed Date:
September 14, 2011

Hire Again:
Yes

Approximate Cost:
\$650.00


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Home Build Year:
1895

Description Of Work:
Wayne did a full house inspection (w/o detached garage). Spent 4 hours here. Was thorough, diligent, and professional and walked me back through every bit of it, with detailed explanations, suggestions, alternative options, etc. Also provided a 60 page wirtten report on all the house systems. I did this in anticipation of selling our house, so I would be prepared and not surprised by a buyer's report.

Member Comments:
I would rate this as an excellent service.

Report Date: August 26, 2011

Company Name:
PRO-TECH CONSULTANTS

[Concerns? Please tell us!](#)

Category:
Home Inspection

Services Performed:
Yes
* More Weight is given to a report where work has been completed.

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

Work Completed Date:
August 21, 2011

Hire Again:
Yes


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Approximate Cost:
\$650.00

Histogram
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Description Of Work:

Wayne provided a home inspection on a 2000 sq foot home with a basement and attic.

Member Comments:

Wayne was very responsive from the first point of contact to discuss services and cost. He was quickly available via phone and email. We started our inspection about 10:15am and finished about 4:15. I'm a hands on kind of guy and take time to understand things I'm buying, especially every part of a home purchase. I walked with Wayne the entire inspection and he was very clear in explaining what he was seeing and was happy to answer any questions I had along the way. I appreciated the fact that he took a little extra time to do this for me without batting an eye. Both realtors who were present as well thought he was extremely thorough. Being a first time home buyer, the only way I can judge this is the 50+ page, detailed report and the fact that he took his time and never seemed to rush through any area. When he finished the inspection, he summarized issues verbally with us, made a couple recommendations, and was on his way. The full report PDF was emailed that night. Great experience, great demeanor, and very professional. Thanks Wayne!

Company Response:

Hi member,

Thanks for the kind words and the heads up on the wheels! Let me know how things go.

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 exactly what I paid for**

How far in advance did you schedule the work? **1-2 weeks**

Did you find the company through Angie's List? **yes**

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

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? **Extremely knowledgeable and excellent, calm demeanor.**

What did you like least about this contractor? **Price**

What surprises came up during the course of the work? **Found our roof needed to be replaced right away, as opposed to the 5+/- years we thought**

What words of advice would you give other members considering this contractor? **Wayne is not the cheapest, but I feel his costs are well justified by the quality of service**

What words of advice would you give this contractor? **Wayne, if you're still considering a few year old 4Runner, note that they have alloy rim corrosion problems. We had to have ours replaced under warranty, and they were corroding after only 2 years.**

This is your space. Feel free to give us your two cents ... or quote your favorite movie? **I'm ready to NOT be a first time home buyer.**

Report Date: July 16, 2011

Company Name:
PRO-TECH CONSULTANTS

Category:
Home Inspection

Services Performed:
Yes

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

Work Completed Date:
June 02, 2011

Hire Again:
No

Approximate Cost:
\$600.00

Home Build Year:
1984

Description Of Work:
Home inspection of 2400 sqft home (1982 home with with major 2005 addition)

Member Comments:

We called Wayne to schedule an inspection of our home on relatively short notice. He was quick to respond to our inquiry, helpful on the phone, and showed up promptly for the appointment at the property. We didn't know much about the process except what we'd read on Angie's list, but he seemed very thorough and the realtor was impressed by him. Wayne found a number of minor issues with the home we wouldn't noticed and which subsequent contractors have confirmed, including inadequate venting in the attic and problems with the front step.

Our main concern was whether the 2005 addition had been done well and though Wayne spotted some minor issues with the plumbing, we left feeling relatively confident in the addition.

Wayne took his time, explained what he was doing and said multiple times we should follow up at any point in the future with questions. I did send a question along via email about 5 days after the inspection and never heard back. Again, I had already paid for his services and was asking an extra question above and beyond -- it may not be fair to expect a reply, but he had reiterated on the day of the inspection that we should feel free to ask follow up questions later.

Since moving in we have had HVAC people in (he recommended they inspect the furnace and told us we'd need to replace it soon) who found a major and in retrospect somewhat obvious problem with the ductwork in the house. It may be unreasonable to expect Wayne would have caught this as of course much of the ductwork in the house is hidden, but in this case the issue was actually evident in the accessible areas of the basement that he inspected (the issue was that the builders had intended to put a large return in the back of a cabinet and had put the cabinet in before the duct could be put there; the "patch" the builders used was to cut a large return out in the basement -- basically a big, uncovered hole in the vent sucking musty basement air in and circulating it around the house).

Again, I'm not really qualified to say if this oversight is really Wayne's fault. Though I think I'd look elsewhere next time, he certainly was very professional and friendly on the day of the inspection and sent us a detailed report that we are using as a checklist as we go about making small fixes to our new home.

Company Response:

Concerns? Please tell us!

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



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First off I want to apologize in not responding to your email, Member. In checking back, I see that I did receive your email. At the time I had every intention of responding, as I do for all of my clients, but in this instance it did fall through the cracks. Your email was dated June 7th and as it turns out my daughter had major spinal surgery lasting 7 hours at Children's Hospital in Boston on June 6th. I stopped working for a while during that period as travel back and forth to the hospital and family members trading off spending nights there was quite stressful and exhausting. Using my cell phone in certain areas of the hospital was not allowed during my daughter's stay there. So, what I was doing was retrieving voice mails at different times of the day, and calling back clients back as time permitted. I encourage all of my clients to call me directly on my cell, as I did with you. I do this because I find that real time conversations tend to address problems more efficiently than an email can. I really wish you had called me with your question; I would have called you back as soon as I could. Again, this is a service I routinely provide for all of my clients.

As far as the issue you point out with regard to the return duct I have reviewed the 100+ photos I took during the inspection. I see the return duct work present in those photos however I see no obvious openings nor do I remember seeing any. You are right in that air should not be drawn from an unfinished basement into the return air stream. If an opening existed in the ductwork tucked behind some cabinet or other difficult to see area then it is possible to have missed it. I am certainly not infallible and make every effort to find problems as they exist as I did on the inspection I performed for you. This is why an inspection such as yours will last 3 ½ and sometimes more hours. In the end I am sorry to hear that you would probably 'look elsewhere next time' for an inspector. It is my goal to satisfy each client's needs with regard to the home inspection process and I take great satisfaction in doing so, but I guess at times that cannot be achieved.

Again I truly wish you and your family many years of good health and happiness!

Report Date: July 09, 2011

Company Name:
PRO-TECH CONSULTANTS

Category:
Home Inspection

Services Performed:
Yes
* More Weight is given to a report where work has been completed.

Work Completed Date:
July 08, 2011

Hire Again:
Yes

Approximate Cost:
\$700.00

Home Build Year:
1961

Description Of Work:
Wayne inspected a house built in 1910 with an unattached garage that we are looking to purchase.

Member Comments:
We called Wayne after reading about him in Angie's List. He called right back. He clearly described the services he provides, what he doesn't provide, how long it would take (3 - 3 1/2 hours) and how much it would cost.

We scheduled a time, he sent us a contract and document describing the services that a licensed Home Inspector is required to provide.

Concerns? Please tell us!
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Overall	A
Price	A
Quality	A
Responsiveness	A
Punctuality	A
Professionalism	A

He was there on time ready to go. I walked through the house with him, he explained everything in detail that he was discovering why it was important (or not). He was very patient, took what ever time was needed to answer any questions I had.

Wayne has a great manner, good sense of humor. He was able to relate stories of other home inspection experiences that were relevant to issues he found with the home.

He made a number of valuable suggestions about how to go about getting things fixed or updated that may be needed.

He did what he said he would do, when he said he would do it, for the price he said it would cost.

All in all, a wonderful experience for a stressful event.

Report Date: June 28, 2011

Company Name:
PRO-TECH CONSULTANTS

Category:
Home Inspection

Services Performed:
Yes

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

Work Completed Date:
April 15, 2011

Hire Again:
Yes

Approximate Cost:
\$600.00

Description Of Work:

Wayne performed a detailed home inspection. He began with an inspection of the exterior of the home, then moved through the rest of the house testing all of the major systems as he went. He was also very friendly and happy to describe what he was doing and looking for and answer questions we had. The inspection took ~ 3 hours. Wayne provided us a detailed (56 page) report, with photos the same night. Relevant red flags were highlighted in the text and although we did not follow-up, Wayne offered to be available for any questions we had on the report.

Member Comments:

For us, the home inspection was to make sure that the house was as good as it seemed. Wayne's thoroughness gave us peace of mind that we were buying a solid home with no obvious problems. I would recommend Wayne to anyone and would definitely use Wayne again next time we buy a house.

Report Date: May 21, 2011

Company Name:
PRO-TECH CONSULTANTS

Category:
Home Inspection

Services Performed:
Yes

Concerns? Please tell us!

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



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

Work Completed Date:

May 02, 2011

Hire Again:

Yes

Approximate Cost:

\$600.00

Home Build Year:

1930

Description Of Work:

We hired Wayne to inspect a split level home that we were interested in purchasing. The entire inspection took about 3 1/2 hours and my husband and I found him to be extremely knowledgeable and thorough. We are scheduled to use him again to inspect another home as we decided against the first house based on what we learned after inspection.

Member Comments:

Wayne arrived on time and was very professional. He got right to work and explained what he was doing and what he was seeing as we went. I know nothing about homes or how they run and Wayne took extra time to make sure I understood. He was also able to give us advice on upkeep of the home and its systems. As the home inspection went on he found that the heating system was not properly hooked up and would be needed to be replaced immediately. Wayne also found mold in the attic and significant bug damage. The report he submitted to me was extremely well done and detailed. It really gave us a clear picture of the house and the information we needed to make the best decision. Wayne clearly takes pride in his work. As mentioned previously my husband and I decided against the house and are in the process of buying another home. It puts my mind at ease to know Wayne will be inspecting this house. I highly recommend him.

Report Date: May 09, 2011

Company Name:

PRO-TECH CONSULTANTS

Category:

Home Inspection

Services Performed:

Yes

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

Work Completed Date:

March 31, 2011

Hire Again:

Yes

Approximate Cost:

\$650.00

Description Of Work:

At the end of March he inspected a 2,400 square foot townhouse I was considering buying.

Member Comments:

Wayne arrived on time and conducted an incredibly detailed inspection. He had warned me that it would take quite a few hours and I became impatient after around four hours. But he was still going strong. He covered every area in detail - poking his head into every unfinished space. He told us about what he was noticing as we went along and everything he mentioned was captured in his report as well. We received the report the same evening

Price	A
Quality	A
Responsiveness	A
Punctuality	A
Professionalism	A



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[Concerns? Please tell us!](#)

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



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which was wonderful! The report was easy to read and understand. Wayne was a pleasure to work with and I would hire him again!

Report Date: April 20, 2011

Company Name:
PRO-TECH CONSULTANTS

Category:
Home Inspection

Services Performed:
Yes
* More Weight is given to a report where work has been completed.

Work Completed Date:
March 28, 2011

Hire Again:
Yes

Approximate Cost:
\$650.00

Description Of Work:
Home inspection on a 60 year old house before major repair work was started.

Member Comments:
We had scheduled some repair work and wanted to be sure there weren't any underlying problems that would affect the projects. Wayne Robbins was sent by Pro-tech Consultants to inspect our home on three days notice. He was very thorough. He went through the house with my husband and explained his observations to him as they went along. We were able to download a 63 page report within 24 hours. The report consisted of 47 pages with photographs about our home and an additional 14 pages of Massachusetts state regulations on home inspections. It contained full and detailed information about items and areas that needed repair and those that were in good or excellent condition. His report told us what repairs needed to be done immediately and outlined, with photographs, problems we didn't know we had.

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? **yes**

Why did you choose this contractor? **reputation, other, Rating on Angie's List. I also Googled him.**

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**

What did you like least about this contractor? **Nothing. No complaints.**

What surprises came up during the course of the work? **The specific things that needed immediate repair because of safety issues**

Concerns? Please tell us!
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Overall	A
Price	A
Quality	A
Responsiveness	A
Punctuality	A
Professionalism	A



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What words of advice would you give other members considering this contractor? **Use him.**

Report Date: May 18, 2010

Company Name:
PRO-TECH CONSULTANTS

Category:
Home Inspection

Services Performed:
Yes
* More Weight is given to a report where work has been completed.

Work Completed Date:
April 28, 2010

Hire Again:
Yes

Approximate Cost:
\$550.00

Description Of Work:
Performed a pre-buy home inspection for a condo.

Member Comments:
Wayne came out on very short notice (one day) and performed a very thorough home inspection. He was a little late but called to let us know he was running late. He didn't rush through the inspection and explained to us everything he was looking at. He was very personable, spoke clearly and made sure to give extra attention to every detail in the home. I felt very confident in his assessment that he gave us and provided a very detailed report with pictures a day later. I would highly recommend using Pro-Tech Consultants.

Report Date: May 10, 2010

Company Name:
PRO-TECH CONSULTANTS

Category:
Home Inspection

Services Performed:
Yes
* More Weight is given to a report where work has been completed.

Work Completed Date:
April 14, 2010

Hire Again:
Yes

Approximate Cost:
\$575.00

Home Build Year:
1928

Description Of Work:
Home inspection of a 100 yr old single family house.

Member Comments:

Concerns? Please tell us!
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Overall	A
Price	A
Quality	A
Responsiveness	A
Punctuality	A
Professionalism	A



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Concerns? Please tell us!

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



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Wayne was great. We needed a home inspector on very short notice and Wayne was able to fit us in. He arrived on time, did a very thorough job, going through the house in a very careful manner and pointing things out to us that we should be aware of. He was great at answering all of our questions and concerns and got our report to us by the end of the day. The report was very detailed, included a ton of photos, and clearly marked out areas to be concerned about.

Report Date: May 03, 2010

Company Name:
PRO-TECH CONSULTANTS

Category:
Home Inspection

Services Performed:
Yes
* More Weight is given to a report where work has been completed.

Work Completed Date:
November 12, 2009

Hire Again:
Yes

Approximate Cost:
\$600.00

Home Build Year:
1890

Description Of Work:
Home inspection performed on a 110 year old 2200 sqft Victorian home.

Member Comments:
Perfect. He was able to find things that were not quite visible. He was thorough and made sure I understood each part of the inspection. He also identified a potential structural issue that required a structural specialist to come in. That specialist estimated repairs at almost 6 figures. The problem was something everyone else involved in the process missed. Had he not pointed it out, My family and I may have moved into an incredibly unsafe situation. His inspections take longer than most, but it's because he's so incredibly thorough. I'm sure that the issues revealed would have been skipped over by some other inspectors I've had experience with.

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? **yes**

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

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

Have you used this company before? **I've used this company before**

Concerns? Please tell us!

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



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What did you like most about this contractor? **He was thorough. He made sure I understood what was happening every step of the way.**

What did you like least about this contractor? **Nothing. The value is well worth the price.**

What surprises came up during the course of the work? **No surprises on his end, just with the home he was inspecting.**

What words of advice would you give other members considering this contractor? **Hire him. Yes, he's more expensive than some, but you will have no doubt about the state of the home.**

What words of advice would you give this contractor? **Clone yourself.**

Report Date: April 06, 2010

Company Name:
PRO-TECH CONSULTANTS

Category:
Home Inspection

Services Performed:
Yes
* More Weight is given to a report where work has been completed.

Work Completed Date:
March 26, 2010

Hire Again:
Yes

Approximate Cost:
\$580.00

Description Of Work:
Performed thorough home on inspection single family colonial house built in 1936 and additional inspection on detached single car garage. Provided electronic copy (pdf format) of incredibly detailed inspection report written in narrative form including digital photos of the house overall and of particular areas of concern.

Member Comments:
Wayne was very knowledgeable and helpful. My husband and I are first time home buyers. I grew up in a region where most houses are new and I was concerned about the types of problems that older houses can have. Wayne patiently answered all of our questions during the inspection process and gave us suggestions for how best to care for and maintain the house. He explained what problems with the house needed to be addressed immediately and what issues could be addressed on a longer time scale. His inspection report was so thorough that we were able to get reasonably good quotes on how much some repair work would cost by sending the relevant pages to the asbestos removal company, contractor, etc. I called Wayne with more follow up questions a week after he sent us the report and he was still happy to answer my questions. When I originally found out that home inspections cost hundreds of dollars, I couldn't imagine why they would be so expensive, but after working with Wayne I feel like it was money well spent.

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**

Concerns? Please tell us!
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Overall	A
Price	A
Quality	A
Responsiveness	A
Punctuality	A
Professionalism	A



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

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

If no, what was the other source? **Real estate agent's recommendation.**

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? **He was friendly, thorough, patient and helpful.**

Report Date: February 07, 2010

Company Name:
PRO-TECH CONSULTANTS

Category:
Home Inspection

Services Performed:
Yes

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

Work Completed Date:
February 05, 2010

Hire Again:
Yes

Approximate Cost:
\$650.00

Home Build Year:
1905

Description Of Work:
Performed home inspection on two family home in Dorchester.

Member Comments:
Wayne was on time, extremely thorough and shared the good... and the bad without adding unnecessary color commentary. His report was delivered via email within 24 hours and included pictures and details of the inspection. We really liked his style and professionalism.

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 exactly what I paid for**

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

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

If no, what was the other source? **Realtors recommendation**

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

Concerns? Please tell us!

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



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

What did you like most about this contractor? **Personality and professionalism**

What did you like least about this contractor? **Liked every thing about him.**

What surprises came up during the course of the work? **No surprises**

What words of advice would you give other members considering this contractor? **Helpful if you tell him if you have had experience with purchasing homes**

What words of advice would you give this contractor? **Keep doing what he is doing!**

Report Date: November 16, 2009

Company Name:
PRO-TECH CONSULTANTS

Category:
Home Inspection

Services Performed:
Yes
* More Weight is given to a report where work has been completed.

Work Completed Date:
November 12, 2009

Hire Again:
Yes

Approximate Cost:
\$600.00

Home Build Year:
1920

Description Of Work:
Home Inspection; covered outside and inside of home. From foundation to roof.

Member Comments:
He was very thorough, and not in a hurry to get to the next job. He explained what he found as he went along, and pointed out some concerns, and then reiterated them in the report. The report was very thorough and will be useful not only for the pending purchase of the home, but for future maintenance issues. The use of pictures with arrows pointing to the area discussed within the report made understanding the report very easy, and much more useful. He answered all our questions completely and gave us an understanding of what issue was, and what its possible impact it could have in the future. His availability for follow-up questions is an outstanding added benefit.

Report Date: August 27, 2009

Company Name:
PRO-TECH CONSULTANTS

Category:
Home Inspection

Services Performed:
Yes

[Concerns? Please tell us!](#)

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



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

Work Completed Date:

August 01, 2009

Hire Again:

Yes

Approximate Cost:

\$550.00

Description Of Work:

Pre-purchase home inspection

Member Comments:

Mr. Robbins was prompt, professional, responsive, and produced a good work product in the form of a thorough report delivered quickly.

Professionalism A



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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? **same day**

Did you find the company through Angie's List? **yes**

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

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? **responded to my email within hours**

What did you like least about this contractor? **prices were competitive, but not the best around**

What surprises came up during the course of the work? **none**

What words of advice would you give other members considering this contractor? **give him time and be present during the inspection**

What words of advice would you give this contractor? **wear protective gear**

Report Date: April 04, 2009

Company Name:

PRO-TECH CONSULTANTS

Category:

Home Inspection

Services Performed:

Yes

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

Hire Again:

[Concerns? Please tell us!](#)

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

Yes

Approximate Cost:
\$575.00

Description Of Work:

We hired Wayne Robbins to perform inspections of two homes in February and March 2009. He thoroughly inspected the exterior and interior of the house, inspected the heating, plumbing and electrical systems and tested all doors and windows. He even climbed on the roof of the first house. He provided a Radon test kit and helped set it up. He took numerous photos. He provided a detailed report that included photos of areas of concern.

Member Comments:

We were very pleased with the job done by Wayne Robbins of Pro-Tec Consultants. His work was well worth the price and probably saved us a lot of money and headache in the long run. He was very prompt, professional and thorough. We hired him twice in a period of about two weeks. For the first house he discovered extensive termite damage that had not been disclosed by the seller. Based on that information we decided not to buy the house. For the second house, there was a forecast of snow for the day originally scheduled for the inspection. On short notice, Wayne came out to do the exterior portion of the inspection and came back on the originally scheduled day for the rest of the inspection. In that house, he discovered mold in one area of the attic. We were able to get the seller to remediate the mold prior to signing the purchase and sale agreement. I have contacted him several times since the inspection for advice and referrals. He has continued to be responsive and helpful. He charged us \$575 for the first house and \$675 for the second house since he had to come out twice.

Company Response

(Apr 06, 2009):

DEAR, I AM HAPPY TO KNOW THAT YOU WERE PLEASED WITH BOTH INSPECTIONS. I KNOW THAT YOU WERE BOTH DISAPPOINTED WITH THE DISCOVERIES OF THE FIRST INSPECTION BUT AS YOU KNOW, IT'S BETTER TO DISCOVER SUCH PROBLEMS IN THE BEGINNING RATHER THAN LATER ON. YOU FOUND A LOVELY HOME AND I WISH YOU AND YOUR FAMILY HEALTH AND HAPPINESS THERE!

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? **yes**

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

Why did you choose this contractor? **location, 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? **Very thorough. Stayed on task and didn't chit-chat during the inspection.**

Report Date: March 07, 2009

Company Name:
PRO-TECH CONSULTANTS



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[Concerns? Please tell us!](#)

Category:
Home Inspection

Services Performed:
Yes

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

Hire Again:
Yes

Approximate Cost:
\$500.00

Description Of Work:
wayne went through the entire house, starting with an exterior inspection around both sides of our condo duplex, then meticulously inspected the basement and res of the house

Member Comments:
excellent, wayne was prompt to our house and after a few brief introductions went right to work. he is very professional and honest

Company Response
(Apr 06, 2009):

HI! IT WAS A PLEASURE WORKING WITH YOU ON THE INSPECTION. I LOVE OLDER HOMES AND CERTAINLY YOURS HAS SUCH POTENTIAL. I HOPE THAT YOU BOTH ARE ENJOYING YOUR NEW HOME. CONGRATULATIONS!

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 exactly what I paid for**

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

Did you find the company through Angie's List? **yes**

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

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? **very thourough, and took his time to patiently answer any questions i had**

What did you like least about this contractor? **na**

What surprises came up during the course of the work? **none**

What words of advice would you give other members considering this contractor? **give him a call**

This is your space. Feel free to give us your two cents ... or quote your favorite movie? **wayne good work keep it up**

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



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