

Customer Referrals

- We were referred to Michael from our mortgage lender and I am so glad we went with him. We are first time homebuyers and know the basics of running a home. From day one when I contacted Michael, **he was helpful and knowledgeable and I knew we would get along great. He was super responsive even during the nights and weekends.** We went through a few home before landing the one we actually had Michael inspect, he showed patience and support throughout our process. The day of the inspection he was punctual and he conducted a 3 hour inspection of our prospective home. He walked us through the mechanicals and the areas of concern, he exemplified experience and a vast knowledge and additionally went over and above with providing tips and tricks for us when owning a home. He turned around the report within a day and the quality of his work was top notch. He explained things in a way that we could understand. **I would recommend Michael time and time again and so will our real estate agent. He is truly a professional and master of his craft!**

Glen Rock, NJ Resident

- The name of the business is BUYER Beware, and being a 1st time home buyer, it's exactly the type of inspector I needed! Inspectors who rely on realtors don't bite the hand that feeds them.. Mike was the opposite. He made my investment his top priority and went above and beyond call to address every concern. He even walked the roof of the home when no one else would, and gave me a very real picture of what was really wrong up there. Everything was explained in detail, and I had my report the next day! **He's a professional but so approachable, you 'll think your uncle or your cousin did your home inspection! Great guy and a master at his craft. Buyers this is your inspector!**

Hawthorne, NJ Resident

- **The best thing I ever did was hire Caveat Emptor Home Inspections for my home inspection.** I would highly recommend Inspector Michael to anyone. Michael was professional and very thorough during the inspection. He encourages you to accompany him and ask questions while he explains the condition of the house to you. I could not believe, through email, that the very next day I had access to the full inspection report filled with color pictures detailing specific areas of concern. I was very impressed on how the report is broken down into sections of each area, from the crawl space to the top of the roof. **His report was so clear and detailed that my attorney was able to negotiate a credit of over \$4,000.00 towards the price of the house.** It was a well worth investment and an absolute pleasure to work with Michael” .

Paramus Resident, New Jersey

- The process of purchasing a home, especially as a first time buyer, can be overwhelming to say the least. Michael made this component manageable as he went through each piece of the property with a thorough “user friendly” explanation. His reassuring approach allowed me to keep my focus. A variety of factors were broken down into ways that allowed me to question and understand. **What started off as a day I thought was going to be confusing, turned into a day where I left feeling confident about the home & secure in the overall process.**

Clifton Resident, New Jersey

- We found Mr. Mulholland through the American Society of Home Inspectors. He was prompt, knowledgeable of structural concerns, observant of signs of wood-destroying insects, able to conduct the radon test, and very thorough. It was great to get a full inspection report, wood-destroying insect report, and radon report all from one source. **Mr. Mulholland left no stone unturned and really put our mind at ease.** Even after the inspection, he was happy to explain the report, which is nicely formatted and includes pictures for reference. This was our first time buying a house and many of the people involved were most interested in getting the deal done, causing us much stress. **It made us very happy to know that Mr. Mulholland’s only priority was looking out for us and making us completely aware of the condition of the house.**

Wayne, NJ Resident

- **Many things about buying a home can be unpleasant but with Michael, our home inspection was not one of them. He was extremely timely and accommodating** (*especially for a holiday week where most people were not so responsive*). He got to the house early and inspected the grounds on his own. Then when we arrived he took us through room by room and was very thorough. Our positive experience was confirmed when our buyers’ agent mentioned to us that he was “VERY good” and she’s seen a lot of inspections. Our report was to us the very next day and was comprehensive and intuitive. I felt very comfortable with Michael and will recommend him down the line and will certainly use him again if we ever buy another home. Thank you Caveat for making this such a pleasant experience!

Allendale, NJ Resident

- Michael was very thorough in his inspection of the house and left us feeling very comfortable with the results. **He was happy to answer any questions** and was very friendly. He was very professional and helped take some stress out of the whole process by knowing exactly what needed to be done. We would definitely recommend him.

Glen Rock, NJ Resident

- “We recently had the pleasure to work with Inspector Michael Mudholland From Caveat Emptor Home Inspectors for the inspection of our new house. **It was a great experience**

and it says a lot about the company. He was prompt, very thorough (really!) and extremely professional We are confident we did not miss anything after doing the inspection with them. The report was ready in less than 24 hr and with detailed information about all the parts of the house and lots of pictures. Buying a house is a lot of stress and it definitely gave us a peace of mind”

Highly recommended.

Cliffside Park, NJ Resident

- I was recently given Michael’s name as a reliable home inspector. Since this was my first purchase of a home, I wanted to make sure the home inspection was done properly. Michael from Caveat Emptor was MORE than anything I could have expected. He was punctual, professional, friendly, but most of all, thorough. He was not some inspector who the realtor hired to “pass the house and keep the process moving”, but rather a fellow homeowner and father who truly takes pride in his work. He was very accommodating, and clearly explained what he was doing, why he was doing it, and how anything he found would affect me. **I felt like he was a friend who was really looking out for my family’s best interest. That kind of personal professionalism is hard to find these days.** I would whole heartedly recommend Michael to anyone who needs an inspection. He is truly a great professional who takes pride in providing great, personal service. Thanks so much Michael.

Ringwood, NJ Resident

- **Michael T. Mulholland** was our inspector. **You’ll relax the moment you meet him.** He is easy to talk to and explains things in a way that non-handy people can understand. He took his time, went through every inch of the place, noticed things I had not seen that he didn’t have to mention because they were not major but did, because he felt I should know. **He has the best interest of his clients, the buyers at heart.** We appreciated that very much. He delivered the inspection report in a very detailed manner with consolidated report on Marginal/Defective items. That was nice. Over all, he is through professional and nice person to work with.

Hillsdale, NJ Resident

- “Micheal was patient, thorough and informative. He brought every problem to my attention and explained all his findings in clear terms that were easy to understand. **His report was comprehensive and timely.** He left no stone unturned and I would recommend his service to anyone looking for a professional, courteous and helpful home inspector.”

NJ, Resident

- **I just want to tell you that the inspector, Michael Mulholland, was phenomenal.** I would recommend your agency to anyone based on his performance, knowledge, professionalism and friendly nature. Thanks again!

Bloomingtondale, NJ Resident

- We just wanted to thank you so much for coming out to inspect the property yesterday. You made this process so much less stressful than I heard it could be. We appreciate your professionalism, knowledge, candor and humor. You made it an unbelievably bearable experience. **Thank you for taking pride in what you do.** We have just printed the report and we look forward to reading through it.

West Orange, NJ Resident

- I used Michael as my inspector 3 different times and each time he was fabulous. Very knowledgeable and answers all your questions. He was very helpful in explaining what he was doing throughout the inspection and was very thorough. **The reports came back quickly, were detailed, and easy to read.** Michael was also always willing to answer any questions and follow up on items after the inspection was complete. I would definitely use him again.

New Milford, NJ Resident

- We really appreciated your insight and knowledge regarding all aspects of the inspection. With your detailed report, it made it easy for us to identify any issues we needed to address. **Thanks again for your professionalism and timeliness with this important aspect of our purchase.**

Westwood, NJ Resident

- Michael, Thanks again for your help with the inspection. Everything was very thorough & everything was explained in detail. **Every question we had was answered,** Thanks again

Fair Lawn, NJ Resident