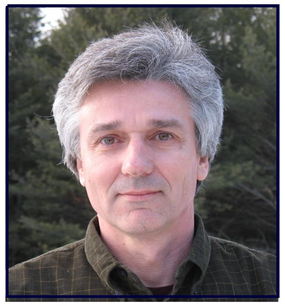

I am fully committed to you, the client, to your concerns and well-being as the future owner of the property.

Frank P. Macak

I have over 30 years of experience in building management, maintenance and construction, which includes working for Trump Organization, the Upstate Home for Children, as well as owning my own Home Improvement and Home Inspection businesses. I look forward to putting my wealth of knowledge about structural, plumbing, heating, cooling, electrical and mechanical systems to work for you.

Licensed by NYS Department of State, Lic #: 16000041526

Certified member of International Association of Certified Home Inspectors **NACHI**

Member of the Southern Tier Association of Home Inspectors **NYSAHI**

Member of the NY State Association of Home Inspectors **STAHI**

Accredited member of International Association of Certified Air Consultants **IAC2**

Serving but not limited to: Central NY Otsego, Delaware,Chenango Schoharie, Madison & Broome counties

Your presence at the time of the inspection would give you the opportunity to become familiar with the various systems and to ask any questions regarding your prospective new home.

I thank You for your interest, and look forward to working with you.

My pledge to the buyer :

Satisfaction Guaranteed

If you are not fully satisfied with the inspection and/or the report, I will fully refund the cost of the General Home Inspection

What Others Have To Say About Us:

Hi Hildy and Frank,
I want to thank for the great inspection and report you did for me at 14 liberty St. I'm sure I couldn't have gotten a better or more professional job done anywhere else. I especially love the tips and other information on how any home should be properly maintained. I will be able to use some of this information for my home in New Jersey. What an eye opener. I will be happy to recommend your company to anyone. Jeanne

Frank, thank you very much for being so thorough on the inspection. I will definitely recommend your services to anybody in the area! Thanks again - Adam

Dear Frank, I just got your report and it was worth every cent and more!!! I have never seen such an encompassing, thorough, precise and transparent report. I truthfully do not see how you were able to do what you did for the fee you charged. Again, thank you for all the work you did and your completeness. Frank M., Florida

It was a pleasure working with Frank and Hildy. Frank's inspection will benefit us greatly and helped us to gain an intimate glimpse into our home once we move in. I highly recommend Prime Inspections to anyone needing a home inspection. Frank's expertise, attention to detail, and thorough report, coupled with Hildy's additional phone support, make them an unbeatable team.
Bruce O. - Margaretville, NY

Your inspection report was both comprehensive and most informative....I would recommend your services without reservation to anyone who's seeking home inspection at the highest level. Thank you again for all your help,
Thomas O'Donnell and Joan Pallateri

Hello Frank and Hildy. We just wanted to thank you for your great service! The report is very thorough and informative. Working with you both was an absolute pleasure.
Best, William and Florencia Catanzaro

For more references, visit our web site www.prime-inspect.com

QUALITY HOME INSPECTIONS

performed in accordance with NACHI and New York State Standards of Practice, and to the highest Code of Ethics

FRANK P. MACAK

NYS LIC.# 16000041526
(607) 829 2992 offfice / fax
(607) 435 9446 cell
frank@prime-inspect.com

www.prime-inspect.com

Satisfaction or your money back Guaranteed

FAQ's

Q. Why do I need a Home Inspection?

A. For most people, purchasing a house is the largest investment that they will make. A home inspection can give you the assurance, that there are no major defects with the house that you are about to buy.

Q. What do I get if I choose to have a home inspection performed?

A. I will dutifully inspect all of the major systems of your house including a complete structural, plumbing, heating and electrical systems. Your home will be inspected from roof to foundation including the grounds, garage, decks and porches. I will also provide you with a concise, detailed report of all inspected elements and discovered deficiencies.

Q. Do you check for dangerous conditions such as gas leaks?

A. Yes, we use the latest technology to detect various flammable LEL gases, as well as the dangerous presence of CO (carbon monoxide).These tests are included in General Home Inspection.

Q. Should I have a radon test or water quality test done?

A. This area is known for high levels of radon. High radon levels are the second leading cause of lung cancer in USA. The EPA recommends having a radon test done on all houses. Houses already equipped with a radon evacuation system should be tested every 2 years.

A water test is recommended if the house is supplied by a private water source. City water is already treated.

(607) 829 2992
frank@prime-inspect.com
primeinspections@citlink.net

General Home Inspection

Includes inspection of all of the major components of the structure including but not limited to: Structural Components, Electrical System, Plumbing, HVAC, Roof, Foundations etc. as well as:

Grounds	Driveway	Walkway
Garage	Car Port	Steps
Porch	Patio	Decks
Siding	Windows	Doors
Structure	Roof	Attic
Foundations	Ventilation	Basement
Girder/Post	Laundry	Stairs
Interior Areas	Bathroom	Bedrooms
Kitchen	Crawl Space	Insulation
Plumbing	Heating	Cooling
Fireplaces	Stoves	Chimney

Check for oil and dangerous LEL / CO gas leaks

Reports

A custom designed computer software allows me to generate a concise report that combines a rating system, narrative explanations, as well as color photos pointing out the deficiencies discovered. A downloadable sample and pictures of the report can be viewed on our web site.

Reports are uploaded in .PDF, in most cases within 24-48 hours, and can be mailed out as a hard copy if needed.

Pre Listing Inspections

If you are considering placing your house on the market, I strongly suggest having a pre-listing inspection performed. A pre-listing inspection will point out deficiencies that you might not be aware of, but are likely to be discovered at the buyer's inspection. You could correct these issues yourself, before listing the property, thereby avoiding costly price reductions at the time of closing.

PRIME INSPECTIONS

General Home Inspection.... $375

(up to 3,000 Sqft.)
each additional 1,000 Sqft .....$ 75
multi family/apt. - per additional unit.....$ 75

Additional Units as separate structures:
up to 500 Sq Ft ..... per structure ..... $ 100
over 500 Sq Ft ..... per structure ..... $ 200

Houses with more than 4 units are considered Commercial Properties - call for pricing.

Environmental Inspections Fees

1. Radon in air.....	$100
2. Radon in water.....	$ 50
3. Septic Dye Test.....	$100
4. Water Quality-bacteria.....	$ 75
5. Water Quality FHA/VA..... (Coliform / E-coli, nitrite, nitrate, lead)	$125
6. Water pump flow/yield/PH/press.....	$ 75
7. Wood destroying insects..(WDI) ...	$ 75
8. Mold inspection with 3 samples.....	$475
9. Mold sampling - swab, Air-O-Cell, Mold Snap or tape lift sample - each.....	$100
10. Environmental Moldiness Index ERMI ..	$475
11. ELISA 5 household allergen screening ..	$300
each additional allergen	$ 35
12. Wood destroying insect FHA/VA..	$110
13. CO/LEL gas leak testing	$ 55
14. Pre/Post gas fracking/drilling water testing DEC package - for list of tests and pricing	..call
15. EDR -Neighborhood Environmental Report	$100
16. Stand alone Environmental Inspections time / travel	$125

Package Pricing

Includes General Home Inspection $375 plus environmental items (by number)

Rural Package: $ 600
includes items : 1 3 4 6 7 13
(saving of $255.00)

City Package: $ 500
includes items: 1 4* 6 7 13
(saving of $180 - $255*)

For FHA/VA/HUD/USDA Package if required
WDI NPMA33 Form report.....add $75
Water Test for (lead/NO2/NO3) .....add $75

* applicable to clients with private or dual water source: municipal water and a well or spring

Prices effective as of 1/1/13