



**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 **STAH**

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

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

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

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

**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**

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[www.prime-inspect.com](http://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.

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## General Home Inspection

Includes inspection of all of the major components of the structure from Foundation to Roof system, including but not limited to visual inspection of Structural Components, Electrical System, Plumbing, Heating and Air Conditioning, CO/LEL leaks, Exterior / Interior Components, Attic, Basement/Crawl Space, Porches/Decks, Grading etc.

### Reports

Our clear and concise report combines a rating system, narrative explanations, as well as color photos, pointing out the deficiencies discovered, which is uploaded in .PDF format generally within 24-48 hrs. Reports can also be mailed out as a bound hard copy if needed.

### Pre Listing and House Health Check Inspections

As a service to the sellers, we also offer a pre-listing inspection, which will point out deficiencies that are likely to be discovered at the buyer's inspection. These issues could be corrected before listing the property, thereby avoiding costly price reductions at the time of closing.

We also offer a " House Health Check ", which is a walk through inspection with a home owner, to identify safety / fire hazards and maintenance needs. This service does not include a report, resulting in a significant price reduction.



## 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..... call

## House Health Check ..... \$250

walk through with the home owner to identify maintenance needs and safety / fire hazards

## 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

## 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 .. each additional allergen .....	\$300 \$ 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	..call
15. EDR -Neighborhood Environmental Report	\$ 75
16. Stand alone Environmental Inspections time / travel .....	\$125

Prices effective as of 1/1/13