



**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

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**

Affiliate member of **ODBR**

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 :**

You have my commitment.

By choosing PRIME INSPECTIONS, you are guaranteed a professional, courteous and thorough home inspection, performed in accordance with NYS and NACHI recommended Standards of Practice, and to the highest Code of Ethics.

**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:**

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

**PRIME INSPECTIONS**  
Residential / Light Commercial



*" Inspecting is more than a skill, it is an art "*

**QUALITY 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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**ODBR**  
affiliate member

**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, the plumbing, heating, electrical and structural 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 part of our 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  
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

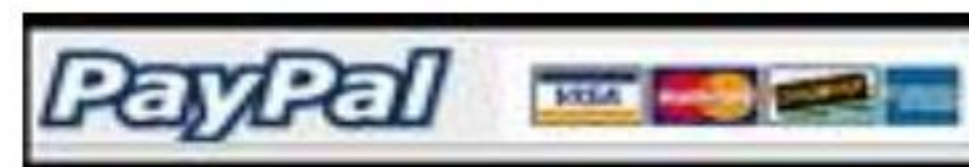
## Reports

The computer software, developed by Home Inspector Pro, 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 most cases within 24-48 hours, and are also mailed out as a bound hard copy.

## 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 ..... \$375.00 (up to 3,000 Sqft.)

each additional 1,000 Sqft .....\$ 50.00

multi family/apt. - per additional unit.....\$ 75.00

Additional Units as separate structures:

up to 500 Sq Ft ..... per structure ..... \$ 100.00

over 500 Sq Ft ..... per structure ..... \$ 200.00

Houses with more than 4 units are considered

Commercial Properties - call for pricing.

## Environmental Inspections Fees

1. Radon in air.....	\$100.00
2. Radon in water.....	\$ 50.00
3. Septic Dye Test.....	\$ 85.00
4. Water Quality-bacteria.....	\$ 75.00
5. Water Quality FHA/VA.....	\$125.00 (Coliform / E-coli, nitrite, nitrate, lead )
6. water/pump flow/yield/PH/press.....	\$ 55.00
7. Wood destroying insects..(WDI) ...	\$ 55.00
8. Mold inspection with 3 samples.....	\$475.00
9. Mold sampling - swab, air-o-cell, tape lift sample - each.....	\$100.00
10. Wood destroying insect FHA/VA..	\$110.00
11. CO/LEL gas leak testing .....	\$ 35.00
12. Pre/Post gas fracking/drilling water testing DEC package - for list of tests and pricing .....	call
13. Stand alone Environmental Inspections time / travel .....	\$125.00

## Package Pricing

Includes General Home Inspection \$375.00  
plus environmental items (by number)

Rural Package: \$ 600.00

includes items : 1 2 3 4 6 7 11  
(savings of \$230.00)

City Package: \$ 500.00

includes items: 1 2 4\* 6 7 11  
(savings of \$170 - \$245\*)

For FHA/VA/HUD/USDA Package if required  
WDI NPMA33 Form report.....add \$75.00  
Water Test for (lead/NO2/NO3) .....add \$75.00

\* applicable to clients with dual water source:  
city water and a well or spring

Prices effective as of 1/1/11