

WHY DO I NEED A HOME INSPECTION?

The purchase of a home is likely to be the largest purchase of a lifetime. Except for rare exceptions, it is also the best investment a person or family can make. That is, providing one makes the purchase decision as an **informed and knowledgeable buyer**. Under normal circumstances, the seller of a property must disclose ALL known defects. This gives the buyer a lot of rights. Most contracts specify that "all built-in appliances, electrical, plumbing, heating and cooling systems, will be in working order and leak free when you take ownership". They often include the roof be leak free and broken glass and window seals be replaced.

The only way to make sure you are getting everything you are entitled to is to have the **property professionally inspected BEFORE** you release your investment [money] through your escrow company to the seller. The property may also contain unknown [to the seller] major defects that could significantly reduce the value of the property and expose you to expensive repairs or dangers after you move in. You should know exactly what to expect both indoors and out, in terms of needed and future repairs and maintenance. A fresh coat of paint could be hiding serious structural problems. Stains on the ceiling may indicate a chronic roof leakage or may be simply the result of a single incident that has already been

corrected. The inspector interprets these and other clues, and then presents a professional opinion as to the condition of the property so you can avoid unpleasant surprises. Of course, an inspection will also point out the positive aspects of a building, as well as the type of maintenance needed to keep it in good shape. After the inspection, you will have a much clearer understanding of the property you are about to purchase, and be able to make your decision confidently.

Call today!

Weekend appointments available

ACME Inspection Services, LLC

(402) 709-4951

What does a Home Inspection include?

The main focus of a **Home Inspection** is major structural and mechanical defects, as well as life safety issues. This includes looking for problems with the structure itself [foundations, walls, floor and roof framing]. A full evaluation is also made of the roof. The major mechanical components include Plumbing, Electrical, Heating, and Cooling. Also major built-in appliances like water heater, dishwasher, and range.

A typical Inspection can often take up to two hours or more, and a report will often contain twelve or more pages covering **hundreds of items**.

Acme Inspection Service, LLC provides a fully narrative report that is easy to understand, very comprehensive and usually available the next business day.

- The main emphasis is focused on looking for defects in the structure -



foundations, walls, floors, ceilings, roof framing.

- Roof covering including type of materials, flashings, skylights, gutters and down pipes;
- Problems with the infrastructure, both installation and deterioration.
- Plumbing including water piping hot and cold, drainage, venting, gas piping, kitchen and bathroom fixtures and fittings, laundry hook-ups;
- Electrical including Main service panel, sub panels, wiring and outlets;

- Heating including the heating equipment, ducting, registers, electrical and fuel supply and thermostat;
- Cooling including cooling equipment, ducting, registers electrical supply and thermostat;
- Garage including fire separation, electrical systems, main door operation and auto opener;
- Built-in appliances including water heater, disposal, stove, dishwasher, mechanical vents.
- General items include exterior and interior wall coverings, doors, windows;

What is NOT included in an Inspection?

It is important to understand that some of the building components are not visible [wiring and plumbing installed in the walls etc.] so it is not possible to find all defects. A **Home Inspector** cannot be an expert in every field. We are generalists who know the tell-tail signs of problems and know when to advise further specialist evaluation.

What services are offered?

- Pre-Purchase Inspections
- New Home Warranty Inspections
- Seller Certified Home Program (pre-listing inspections)

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Inspection Fees

Fees for Resale Inspections

1000 sq ft or less	\$275.00
1001 to 1500	\$295.00
1501 to 2000	\$305.00
2001 to 3000	\$345.00
3001 to 4000	\$425.00

Over 4001 Call for Quote

Older than 10 Yrs.	+\$25.00
Older than 30 Yrs	+\$50.00
Older than 100 Yrs.	By Quote

Additional trips/excess mileage \$50.00 & up

Fee paid at time of inspection

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**ACME
INSPECTION
SERVICES, LLC**

WHY DO I NEED A HOME INSPECTION?



Inspecting the Omaha, Nebraska area...One Home at a Time

Call us Today!
402-709-4951