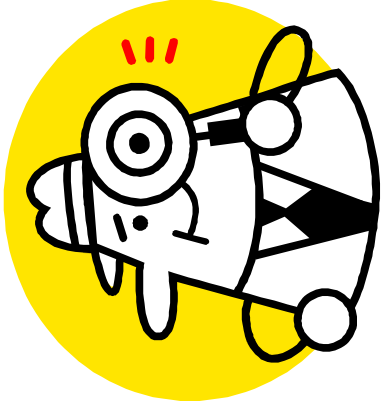


Acme Home Inspection Service

a division of Acme Business Service, est. 1992



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

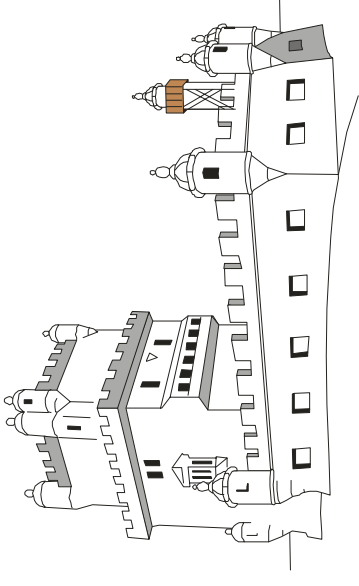
property professionally inspected BEFORE you release your investment [money] through your escrow company to the seller. The property may also contain unknown [to the seller] major defects that could significantly reduce the value of the property and expose you to expensive repairs or dangers after you 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.

ACME HOME INSPECTION

(925) 778-7716

Office: (925) 778-7716

Cell (925) 550-9122



Call today! Weekend appointments available.

LOOK for fee schedule↓

Certification Requirements: Minimum Associate Arts with three years related field experience and a diploma or degree from a nationally accredited educational institution with a Major in Home Inspection or related field. E.O.E. A family owned business serving Contra Costa County since 1992.

Acme Home Inspection Service

a division of Acme Business Service, est. 1992

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. If a pool and or spa are provided, this can also be included in the inspection.

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 Home Inspection Service** 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 hookups;

- 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;
- Pool/Spa including structure, filtration system, electrical supply, fencing, diving board and slide;
- 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. They are generalists who know the tell-tail signs of problems and know when to advise further specialist evaluation.

Acme Home Inspection Service

Acme Home Inspection Service
(925) 778-7716

Inspection Fees

Fees for Resale Inspections

1500 sq ft or less	\$249.00
1501 to 2000	\$295.00
2001 to 2500	\$325.00
2501 to 3000	\$349.00
3001 to 3500	\$365.00
3501 to 4001	\$375.00

add \$50.00 Pool or Spa

Over 4001

Call for Quote

Fee paid at time of inspection

Other Services

Commercial Buildings

Condominiums

Governmental Property

Multi Rental Complexes