

Here are Just Some of The Components of An
ABC Home Inspection

HEATING SYSTEM

There have been many instances in which our Inspectors have found heating systems in need of serious repair. Early detection of such repairs allows you, the buyer, time to assess costs and safety requirements before you purchase a new home.

ELECTRICAL SYSTEM

Your home's electrical system is one of the most important components of our inspection. Repairs are costly and electrical problems that are left unresolved can be hazardous to your family's safety!

PLUMBING SYSTEM

Our inspectors will check all accessible drains and water pipes for pressures, leaks and fixture operation. We'll also check the water temperatures. High water temperatures can cause scalding!

STRUCTURAL CONDITIONS

Through a professional ABC home inspection, the foundation is carefully checked for soundness beams and supports are inspected for dryrot, wear or any signs of distress. ABC will inspect visible areas of the structure before you buy the house.

By using the services of **ABC Home Inspection Inc.** you will gain useful information regarding the condition of the home you wish to purchase. It will give you peace of mind knowing a qualified, licensed professional home inspector performed a home inspection within the guidelines set forth by the National Association of Home Inspectors and American Society of Home Inspectors, ASHI. Also MA & NH state home inspection laws, rules and regulations.

We follow the National Association of Home Inspectors standards of practice, and Massachusetts & New Hampshire home inspection laws, rules and regulations, which state: The inspection and report are opinions only, based upon visual observation of existing conditions only at the time of the inspection.

THIS REPORT IS NOT INTENDED TO BE, NOR IS IT TO BE CONSTRUED AS A GUARANTEE OR WARRANTY NOR AS ANY FORM OF INSURANCE. A FULL COPY OF THE STANDARDS IS AVAILABLE UPON REQUEST.

"SELLERS HOME CHECKUP"
We also Provide a full
"Sellers Inspection"

- A full sellers inspection prior to listing a house is a valuable selling tool.
- Be prepared for the sale by fully understanding the conditions of your home.
- Ward off the unforeseen problems that can jeopardize the sale of your house.
- A pre-sale home inspection can save the seller money.

"IMPORTANT FACTS"

The TRAINING and LICENSING REQUIREMENTS of **ABC Home Inspection Inc.** are **Above and Beyond** other inspection companies. ABC Home Inspectors are trained for over one year. Each inspector attends trade and technical schools and performs 250 inspections with a senior inspector prior to his first solo inspection. ABC Home Inspection is also a state approved home inspection education provider, other companies look to us for their continuing education needs.

Don't be fooled by marketing scams and super low prices. Remember, you get what you pay for. ABC Home inspection Inc. prices are fair and in line with the large full-time home inspection market.

Watch out for "Freebie" termite reports offered to entice you to use those companies. Those reports are often performed by unqualified home inspectors who have never taken the state pest control exam. ABC inspectors have taken and passed the state exterminators, as well as the state building contractors and home inspectors exams.

**Go With The Best . . .
Use ABC Home Inspection, Inc.**



Over
150,000
Inspections Performed!

Addition Inspection Options

- Radon
- Water Quality
- Termite
- Radon Water
- Mold Testing *is performed by Safety First Environmental, Inc. www.safetyfirstenvironmental.com*

Don't buy until you've had an ABC Home Inspection!



Est. 1985
MasterCard & Visa Accepted



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★ **ABC** ★
Home Inspection Inc.



Serving Massachusetts & New Hampshire

**(978) 373-2859
(603) 891-4777
(800) 556-4455**



www.abchomeinspection.com



Owning a home . . . It's the American Dream. But, in many cases, the dream has become a nightmare. Unfortunately, some new homeowners have found after purchase, that the heating or electrical system is faulty, or that the roof or basement leaks. Let's face it, after the financial drain of closing costs, down payments and moving expenses, there just may not be room in the family budget to accommodate weighty repair fees!

Buying a home in today's real estate market is more costly and confusing than ever before. We want you to make sure that the money you invest in a new home *today* will pay off for you in the *future*. Before you make a commitment to a new home and to the financial responsibility that accompanies it, call the seasoned professionals at **ABC Home Inspection, Inc.**

At **ABC Home Inspection, Inc.**, we want to help you make an *informed purchase* when buying a new home. ABC will conduct a thorough inspection of our prospective new home, and report to you any accessible problems or situations that may cause you unforeseen expense. The inspection will be performed in accordance with the home inspection standards of practice, rules regulations and state laws.

Play it Safe

Don't Buy until You've Had a Home Inspection!

Initiating a home inspection is the legal right of all buyers. It is your assurance that the home you purchase will meet your needs and expectations.

At **ABC Home Inspection Inc.**, we conduct our inspections with professionalism and expertise! We are working *for you*, to make sure that you are informed on all aspects of your prospective new home, *good or bad!*

Are you sure you didn't miss something? We Check All This Plus More!

ROOF & ATTIC



- Flashing
- Vents
- Attic Ventilation
- Insulation
- Life Expectancies
- Metal Edging
- Gutters
- Chimney Water Penetration
- Roof Covering

FOUNDATION



- Cellar Floor
- Lally Columns
- Bridging
- Bulkhead
- Girders
- Sills
- Foundation
- Blocking
- Dampness
- Visible Framing Members

ELECTRICAL



- Amperage
- Doorbell
- Grounding
- Drip Loop
- Ground Fault Circuit Interrupter
- Voltage & Wiring
- Receptacles
- Garage Door Opener
- Lighting & Intercom
- Emergency Switches

PLUMBING



- Pipes & Leaks
- Faucets
- Washer Hook-Ups
- Soil Pipe
- Hot Water Heater
- Garbage Disposal
- Corrosion
- Water Pressure
- Dryer Hook-Ups
- Drainage
- Sump Pump

HEATING SYSTEM



- Boiler & Furnace
- Motors & Filters
- Radiators & Baseboard
- Ductwork
- Pressure Relief
- Box Liner
- Flue Pipe
- Oil Tank & Pilots
- Convectors
- Dampers & Fans
- Space Heaters Valve

KITCHEN



- Sinks & Drains
- Shower Walls
- Kitchen Cabinets
- Stove & Oven
- Refrigerator
- Trash Compactor
- Toilets & Tubs
- Shower Doors
- Countertops
- Dishwasher
- Floor Covering
- Shut-off Valves

INTERIOR



- Walls & Ceilings
- Settlement Covering
- Stairs & Railings
- Windows & Doors
- Fireplace Stains
- Visible Floor
- Skylighting
- Visible Water

EXTERIOR



- Dry Rot & Soffits
- Grading & Fascia
- Shrubs & Sheds
- Garage & Walkway
- Fire Doors
- Storm Windows
- Drainage
- Driveway
- Decks & Porch
- Patio & Siding
- Floors & Stairs

Why ABC?

Our full-time inspection staff is comprised of:

- Licensed Home Inspectors
- Licensed Construction Supervisors and Builders
- Licensed and Certified Heating System Technicians
- Licensed Exterminators
- Licensed Real Estate Sales People/Brokers
- Licensed Refrigerant and Recovery Technicians
- D.E.P. Septic System Inspectors
- Hud 203-K Consultants
- Licensed Instructors for Banks and Real Estate Programs
- Certified Home Inspection Instructors
- Licensed Real Estate Instructors
- Licensed Title 5 Inspectors
- Members of NEARST
- Notary Public
- Um Inspetor Fala Portuguesa
- EPA-RRP Contractor Supervisor Instructors
- Certified Contractor Instructors

Our Reports are VA-FHA and Farmers Home approved.

We have performed over **150,000 home inspections** throughout **Massachusetts & New Hampshire.**

At **ABC Home Inspection Inc.** we inform you of the home's conditions at the time of inspection. We complete an **80 page** (plus or minus) detailed **computer generated report**, emailed to you on the day of inspection. The report is comprehensive including photos and detailed explanations of issues found. See a sample report on our website.



www.abchomeinspection.com



Let Our Experience
Work For You!

PROTECT YOURSELF
Call ABC Today!

Full Home Inspection

Call or go online for pricing information
(978) 373-2859

www.abchomeinspection.com

Our prices are fair and extremely competitive. Our professional full time inspectors understand our fiduciary duty to you our client and the importance of a thorough quality inspection. We will bring our years of training, education, skills and experience to each and every inspection.

Optional Services - Call for prices

- Radon
- Water Quality
- Termite
- Radon Water
- Mold Testing is performed by Safety First Environmental, Inc.

**The house windows must be closed 12 hours prior to radon air testing*

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