

**Value Home Inspections**  
**Home Inspection Report Summary**  
*1653 S Valley Forge Road, Lansdale, PA 19446*



  
**UHI**  
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This Inspection was performed on  
*April 1, 2009*

**For More Information Concerning This Home or  
For a Full Copy of the Home Inspection Report  
Please Contact *Barbara Hermey* at (215) 393-7475**



**For Questions Regarding This inspection or This Inspection Report You May  
Contact Value Home Inspections Inc. at (800) 750-8090**



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The enclosed report summary reflects the key findings of our recent inspection at **1653 S. Valley Forge Road** for prospective purchasers. For a copy of the complete report, please contact the listing agent.

**Comments**

This is beautiful turn of the century 2-story home on a spacious double sized lot with a separate 2-story garage /carriage house with all separate utilities. This home also features a beautiful in-ground pool and professional landscaping. Full of distinctive and charming characteristics.

- Professionally installed replacement windows throughout home
- Beautiful hardwood floors
- Large kitchen with a separate breakfast room
- Wood burning fireplace in living room plus separate porcelain-coated wood burning stove in dining room

**Recommendations**

Potentially significant expenses over the short term are identified below. Please refer to the full hme ispection report for more information on these and other defects.

- Large tree close to side of home will need to be removed
- 14 year old roof in satisfactory condition
- Recommend re-parging attic wall
- Minimal plug distribution; recommend additional outlets be installed

**To The Buyer:**

As a buyer, you may have your own questions about the property. Please feel free to contact us at your convenience. We will gladly walk through the home with you to familiarize you with the property and explain the report. The fee for this service is \$199. This orientation entitles you to all of the benefits enjoyed by every Value Home Inspection client. Call anytime before settlement-or up to 3 months after closing to set this appointment.

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