

Value Home Inspections

Home Inspection Report Summary

3032 Edmonds Road, Whitmarsh PA 19444



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VALUE
HOME INSPECTIONS, INC.

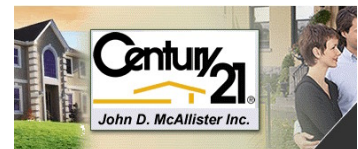
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This inspection was performed on
April 14, 2009

For More Information Concerning This Home or
For a Full Copy of the Home Inspection Report
Please Contact **Jack McAllister (610) 265-0222**



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 **3032 Edmonds Road** for prospective purchasers. For a copy of the complete report, please contact the listing agent.

Comments

This is an attractive well maintained 2-story brick colonial in move in condition or you can update with new carpet and paint. Huge bump out country style kitchen has room for everyone!

- Professionally installed replacement windows throughout home
- Newly updated 1st floor powder room
- Large eat-in kitchen with new range/oven
- Gas forced air heating system in excellent condition with 10 years minimum life expectancy

Recommendations

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

- Older cast iron waste piping should be monitored for potential leaks
- Hot water heater at end of life expectancy- budget to replace
- Fireplace at living room should be cleaned and serviced before first use

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.

VALUE HOME INSPECTIONS BENEFITS

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Questions and to
Help Educate You on
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Lifetime Termite and
Carpenter Ant
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Tips.**