

Value Home Inspections
Home Inspection Report Summary
1613 Lombard Street, Philadelphia, PA 19146



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This Inspection was performed on
May 22, 2008

**For More Information Concerning This Home or
For a Full Copy of the Home Inspection Report
Please Contact *Warren Nelson* at (215) 379-3939**



**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 **1613 Lombard Street** for prospective purchasers. For a copy of the complete report, please contact the listing agent.

Beautifully rehabed Center City townhome with all new systems and appliances.

- 2 Fireplaces; master bedroom and living room.
- 3rd floor master bedroom suite with whirlpool bath.
- Modern kitchen with granite counters and ceramic tile floor.

Potentially significant expences over the short term are identified below. Please refer to the full Home Inspection Report for more information on these and other defects.

- Rear concrete patio has cracks and damaged areas, should be resurfaced and regraded.
- Minor repointing should be planned at front wall.
- Basement has experienced water entry, repair rear wall and monitor.

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 Inspections client. Call anytime before settlement up to 3 months after closing to set this appointment.

VALUE HOME INSPECTIONS BENEFITS

**A Three-Hole
Notebook, Including
a Home Owner's
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Report with Easy-to-
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