

*Value Home Inspections*  
**Home Inspection Report Summary**

**1106 Roosevelt Drive, Havertown PA 19083**



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This Inspection was performed on  
July 1, 2011

**For More Information Concerning This Home or  
For a Full Copy of the Home Inspection Report**

**Please Contact *Natalie Anderson* at (610) 246-6279**



**For Questions regarding this inspection or the 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 home inspection/FHA 203k feasibility study of **1106 Roosevelt Drive, Havertown, PA 19083** for prospective purchasers. For a copy of the complete report, please contact the listing agent.

This is a charming old world twin on a quiet street in desirable Havertown. This property is PERFECT for an FHA 203k Renovation Mortgage- it is waiting for the right family to make it into their “dream home”. The seller has priced this house to give plenty of opportunity for required repairs as well as most desired upgrades.

- The home has a walk-out basement great for a finished living space.
- Newer hot water heater.
- New electrical service panel.

FHA buyers will need to include required repairs in a 203k Rehab Mortgage. Please refer to the full inspection report for more information on these and other defects. (The following represent several of the existing concerns; additional required FHA issues are listed on the inspection report)

- Concrete driveway needs to be replaced, rear of property (\$3,000 +/-)
- Defective sewer lines needs to be replaced (\$1,000 +/-)
- Garage walls repairs needed - seal large cracks (\$400 +/-)
- Electrical safety repairs needed at outlets (\$1000+/-)

We are available to complete an FHA 203k Feasibility of the home with you. Thanks to the seller of this home, you are eligible to receive a \$150 credit towards the cost of the 203k Work Write Up Package. Please don't forget to call Value Home Inspections Inc. to receive your FREE 90 day Termite and Carpenter Ant Warranty and to sign-up for your FREE Appliance Recall “Chek” Service.

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