

*Value Home Inspections*

## Home Inspection Report Summary

**1246 Marshallton Thorndale Road, Downingtown PA 19335**



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[www.valuehomeinspections.com](http://www.valuehomeinspections.com)

This Inspection was performed on  
June 23, 2011

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

Please Contact *Jan Drury* at (610) 283-8273

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 inspection at **1246 Marshallton Thorndale Road, Downingtown PA 19335** for prospective purchasers. For a copy of the complete report, please contact the listing agent.

This is a well-built solid masonry home on a huge lot with a beautiful in-ground pool, pool house and deck leading from both the master bedroom and the family room. This property is PERFECT for an FHA 203k Renovation Mortgage- it is waiting for the right family to make it into the “family fun and recreation haven it once was. The seller has priced this house to give plenty of opportunity for remodeling.

- The home has a great floor plan that allows for easy upgrade and remodeling
- A full basement with high ceilings – great for storage or future upgrade to a finished living space.
- Large addition with family room and master bedroom suite

FHA buyers will need to include required repairs in a 203k Rehab Mortgage. Please refer to the full Home 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)

- Septic system needs to be upgraded/replaced (\$15,000- 20,000+/-)
- Siding will need to be replaced at the garage walls, rear of property \$(950+/-)
- Heating unit is at the end of it’s life expectancy, several areas of home are not connected to central heating system- replacement recommended (\$5500+/-)
- Electrical safety repairs needed at outlets and appliances (\$850+/-)

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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**You will receive a FREE 90day Termite and Carpenter Ant Warranty.**

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