

Value Home Inspections Home Inspection Report Summary

129 Wilson Avenue, Havertown PA 19083



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This Inspection was performed on
February 1, 2011



**For More Information Concerning This Home or
For a Full Copy of the Home Inspection Report
Please Contact *Maria Whalen* at (215) 913-9400**



**For questions regarding this inspection or the corresponding inspection report
Please 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 129 Wilson Avenue, Haverford PA 19083 for prospective purchasers. For a copy of the complete report, please contact the listing agent.

The is a well built masonry twin home on a nice size lot that includes a long driveway and family sized rear yard.

The property has a large full attic perfect for storage and beautiful hardwood floors throughout. Many of the windows have been replaced with newer vinyl double hung windows. The basement is large with a back yard entrance- ready to be finished into an ideal play room or den for a growing family.

While the home will require repairs to meet FHA mortgage guidelines, it is a perfect candidate for the FHA 203k Rehabilitation Mortgage program. In this program, you the buyer will be able to select the upgraded components to make this house YOUR DREM home.

Please refer to the 203k Rehabilitation Guide available for view at the property.

Potentially significant expenses eligible for 203k funding are identified below. Please refer to the full Home Inspection Report for more information on these and other opportunities to improve the property using the 23k Mortgage.

- Roofing/Siding: The roofs and siding are existing beyond their life expectancy and should be replaced
- Heating: The heating unit is relatively new but will need to be cleaned and serviced by a qualified HVAC contractor
- Kitchen: The kitchen is functional however outdated and perfect for an upgrade to new cabinetry and appliances (all able to be purchased with the 203k!)

We are available to complete a 203k Consultation on this property and courtesy of the seller you will receive a \$200 credit towards this service. Please don't forget to call Value Home Inspections Inc. to receive the valuable service and to sign-up for your FREE Homeowner Maintenance tips.

VALUE HOME INSPECTIONS BENEFITS

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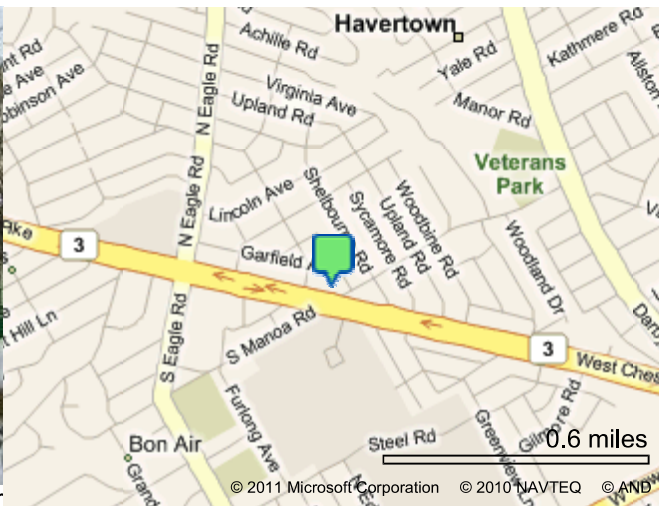
Client Full Report courtesy of: **Maria Whalen**
 1 to 1 of 1 Listings

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1 129 Wilson Ave, Havertown, PA 19083 RESACT \$200,000



Exterior



General

MLS #: 5833960	Subdiv / Nei: Manoa	Ownership: Fee Simple	Beds, Baths: 3 1/0
DOM: 7	School Dist: Haverford Twp	Type: Twin/Semi-De	Age: 79
MLS Area: 10422 Haverford Twp	- High: Haverford	Design: 2-Story	Int Sq Ft: 1,479/ A
County: Delaware	- Middle: Haverford	Style: AirLite	Unit Flr #: AC: N
Tax ID #: 22-01-02500-00	- Elem: Manoa		Map Grid: 8014C7

Room Dimensions

LR/GR: 15 x 14 M Main BR: 15 x 12 U
 Dining: 9 x 14 M 2nd BR: 12 x 10 U
 Kitchen: 7 x 12 M 3rd BR: 12 x 12 U
 Family: 4th BR:

Inclusions:

Exclusions:

Tax Information

RE Taxes / Yr: \$4149 / 2010 Condo / HOA: N / N Acr / SqFt: 0.07 / 3,125 Land Use: Zoning: Res.
 Assessment: 115200 Recur Fee / Freq: Lot Dim: 25X125 Waterfront: N

Features

Utilities: GasHeat, HotWaterHeat, GasHotWater, NoA/C, PublicWater, PublicSewer, 100-150AmpEI

Parking: NoGarage, Shared Exterior: OtherExt, NoPool

Bsmt: FullBasement, UnfinishBsmt Interior: WalkUpAttic, OneFirePI, NonFunctionF, FinishedWood, NoModifs/Unk,

BsmtLaundry Kit: EatInKitchen, GasCooking, Poss: Immediate

Remarks

Public: Air-lite twin in the Manoa section of Havertown. This estate has been cleaned out and is ready for your improvements. The first floor features a living room with fireplace, piped for gas logs, and dining room featuring original hardwoods with mahogany inlays, typical to the area. The kitchen needs your touch but is functional with an outside entrance to backyard and parking space. The second floor has three bedrooms and a ceramic tile hall bath. There is also a walk-up attic for plenty of storage. The executors of this estate have had a pre inspection done by Value Home Inspections who specialize in 203K loans, a great federal program that lends money for repairs with the mortgage and provided a \$200 credit for the buyer towards an FHA consultation through Value Home Inspections. Report available for review by serious buyers. Make this diamond in the rough your dream home. Walking distance to shopping, transportation, schools and a great local park.

Directions: From Rt.3, right on Roosevelt, right on Harding, right on Wilson

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