



Home Inspection Services

*"Protecting Your Dream"*

267-303-3329

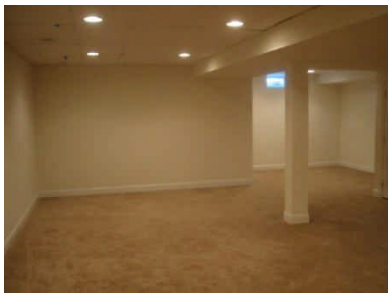
[www.AbundantHomeInspection.com](http://www.AbundantHomeInspection.com)

**SAMPLE**

## Report Summary for:

12 Old Welsh Road  
Willow Grove, PA 19090

Performed: May 11, 2008



This is a summary of decisive findings from the recent inspection of **12 Old Welsh Road** for potential buyers.

Please contact **Mark McCouch** at 215-990-6586 or **Allison Carbone** at 610-246-9140 for more information regarding this home or for a copy of the [Full Home Inspection Report](#).

If you have any questions regarding the inspection of this property or the inspection report, please contact **Abundant Home Inspection Services** 267-303-3329.

### POSITIVE OBSERVATIONS

#### SPECIAL FEATURES

*EXTERIOR:*

Well maintained home.

*ROOF:*

Skylights.

*PLUMBING:*

Basement bathroom.

*HEATING & AIR CONDITIONING:*

High efficiency furnace and air conditioning unit.

*INTERIOR:*

Finished basement.



Home Inspection Services

*"Protecting Your Dream"*

267-303-3329

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

### ITEMS NEEDING ACTION

#### DECK

*DECK CONDITIONS:*

There are loose deck boards. Resecuring as needed is recommended. Boards have popped fasteners which could be a trip hazard. Resetting of fasteners is recommended.

#### ELECTRICAL SYSTEM

*OUTLETT CONDITION:*

Reverse polarity is noted at the kitchen outlets. The hot and neutral wires are reversed. This condition is usually corrected by wiring adjustments at the specific item. Recommend immediate repair to prevent shock and/or equipment damage.

### ITEMS NEEDING ATTENTION

#### BATHROOMS

*TUB/SHOWER SURROUND:*

In the second floor hallway bathroom the surround walls are loose at laps/connections. This can allow water/moisture penetration which can cause damage to the interior walls. Damage is not always visible/accessible to the inspector. Resealing/recaulking as needed is recommended.

Dear Buyer, At Abundant our goal is to **"Exceed Your Expectations"** and become **"Your Personal Building Consultant For Life"** To get you familiar with this home and its conditions, Abundant will walk through the home with you and explain the report for a nominal fee of only \$150.00. The "Walk Through" entitles you to the same benefits of all Abundant clients. Also, a **FREE** "How To Operate Your Home" guide with 250 drawings is provided to you, the buyer. Call us at 267-303-3329. We look forward to serving you.

Sincerely,

Simone C. Cartwright, ASHI#246844

Abundant Home Inspection Services

*"Protecting Your Dream"*