



Home Inspection Services

"Protecting Your Dream"

267-303-3329

www.AbundantHomeInspection.com

SAMPLE

Report Summary for:

246 Virginia Avenue
Havertown, PA 19803

Performed: May 11, 2008



This is a summary of decisive findings from the recent inspection of **246 Virginia Avenue** for potential buyers.

Please contact Jackie Fagan at 610-613-8579 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:

This homes landscaping reflects pride of ownership. There is an Exterior Storage Building, a Patio with Gazebo and a Lawn Sprinkler System.

ROOF:

Newer roof.

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POSITIVE OBSERVATIONS

SPECIAL FEATURES

INTERIOR:

Freshly painted interior. Decorative molding/woodwork.

ITEMS NEEDING ATTENTION

EXTERIOR

LOT/GRADE:

Plants and trees touch the house. This is undesirable as it could lead to moisture damage/penetration or pest infestation. It is recommended they be trimmed away from the houses siding.

GARAGE

DOOR OPENER:

A built in safety reverse device is present but did not stop the moving door when tested. This usually is an indication that the safety reverse may need adjusting or may be defective.

PLUMBING

WATER HEATER:

The hot water heater is 6 years old. Hot water heaters 5 years or older may need to be replaced within in the next 5 years.

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

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