PRO VANTAGE

HOME INSPECTION SERVICES

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100 Main Street, Yourtown MD 20000

Inspection Date: October 13, 2022

Start Time: 10:00 a.m.

Finish Time: 12:30 p.m.

Weather: 62°F; light rain

100 Main Street, Yourtown MD 20000

Inspector: Stephen J. Berry, ASHI Member #269344, MD Licensed Home Inspector # 33738, VA Licensed Home Inspector #3380001974, InterNACHI Certified for Advanced Radon Measurement Service Provider and Mold Inspections.

REPORT PREPARED FOR: John and Jane Doe johnandjanedoe@yahoo.com

PARTIES PRESENT: buyers, buyer's agent: Jim; inspector: Stephen Berry.

An inspection is intended to assist in the evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of the inspection.

The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty or guaranty is expressed or implied.
If your home inspector is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or the condition of its components or systems, you may wish to seek the professional opinion of a licensed structural engineer or other professional regarding any possible defects or other observations set forth in this report.

Only home inspections performed by Maryland licensed home inspectors will be recognized by the buyer as a valid home inspection under a real estate contract.

A Pro Vantage Home inspection attempts to identify the existing conditions of the entire property visible at the time of our inspection. We do not disassemble equipment or remove wall, floor, or other coverings. We do not make observations about cosmetic defects that would be apparent to the average person such as condition of carpets, floors, and interior walls unless they are related to a significant issue such as structure or some form of leak. Our best inspection effort may not discover latent defects, hidden conditions, or every cosmetic flaw. **You are recommended to have expensive items that are not visible, such as interiors of chimneys, furnace heat exchangers, and all other heating systems inspected by licensed specialists before the close of escrow.** **All locations described left, right, front, or rear are described as if one were standing at the front door of the house with one's back to the street.**

Areas requiring attention/repair are highlighted in yellow. *Additional, general background information is contained in blue text.*

We strongly recommend reading the report in its entirety as all systems are connected and background information can shed light on other conditions. A home inspection is general by nature, and at times we may recommend further evaluation by a licensed professional or expert in a specific field whose opinion may contradict or overrule our own. There may be recommendations in the report for repairs, improvements, or maintenance, and we recommend that these be undertaken by licensed professionals or persons with knowledge and experience as even minor repairs or improvements not done properly can lead to bigger problems over time.

GENERAL




The house is a single family home built in 1953. The overall condition appears to be good; there are, however, some repairs and maintenance recommended which are addressed in this report.

The house may have lead paint in places. Lead paint can cause dust which is hazardous to health when it becomes airborne. Presence of lead can be determined by a specialist certified

to identify it. Renovations/removal of painted surfaces such as windows, doors and trim can cause lead to become airborne and should only be handled by a lead certified contractor.

The overall energy efficiency of the house appears to be acceptable; however, an energy audit by a qualified professional could reveal areas of potential improvement.

ROOF

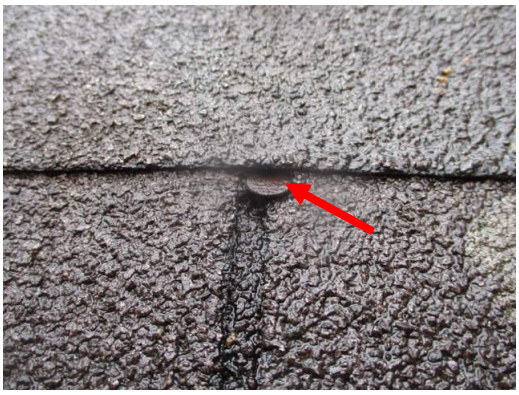

We viewed the roof by walking the surface.

The roof is asphalt 3-tab shingles. We were unable to determine the exact age of the roof. We estimate the age of the roof to be about 15-20 years old more or less. Most asphalt shingle roofs last about 20 years. Roof may be approaching the end of its useful life, budgeting for replacement recommended.


Some moss and algae growth noted on the roof which can deteriorate roof shingles. Professional cleaning recommended.


Stack boots and vent hood flashings appear to be in acceptable condition.

The bolts securing the satellite dish at the front of the house may make the roof in this area susceptible to moisture intrusion. Recommend further evaluation by a qualified roofing contractor.

Some minor damage on the shingles and exposed nails noted on the roof. Recommend further evaluation by a qualified roofing contractor.

CHIMNEY


The chimney flashing is in acceptable condition.

Some mortar improvements may be needed for the chimney brick at the top courses. Minor cracks noted in the chimney crown. Recommend further evaluation by a qualified chimney sweep contractor.

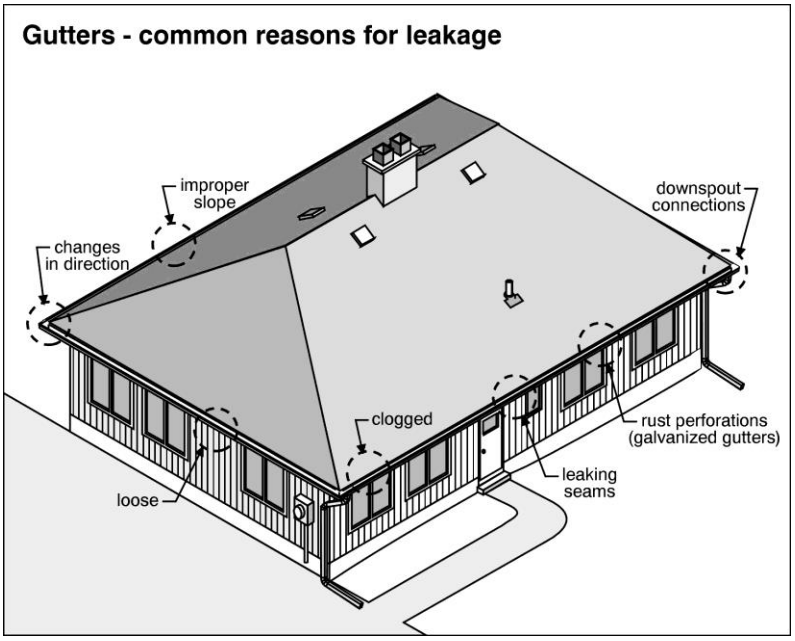
FLASHINGS

Acceptable condition.

GUTTERS & DOWNSPOUTS


Evidence of possible gutter leaking noted at the right side of the front porch. Recommend further evaluation by a qualified roofing contractor. Additional kick-out flashing may be needed.

Recommend extending the downspout at the back right corner of the house.



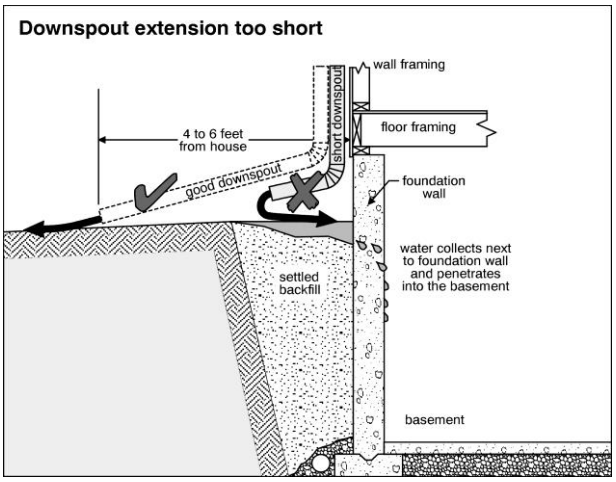
Recommend extending the downspout and the sump pump drain at the back left of the house.

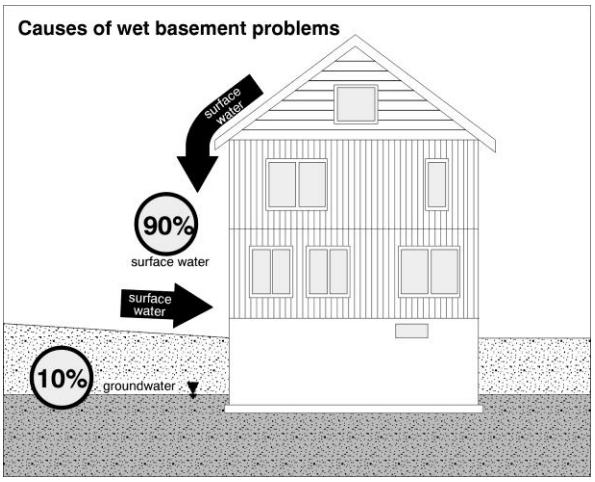
Some loose gutter nails noted in several places. Recommend resecuring the gutters with gutter screws by a qualified contractor.

The gutters do not have guards or screens to prevent debris from accumulating. Routine cleaning maintenance recommended.

To keep the basement dry it is essential to clean the gutters of leaves and debris regularly so they do not become blocked and overflow. The downspouts should be in good condition and have a downspout extender attached to them. The down spout extender should be as long as practically possible thus creating a "dry" zone around the house. The grading should slope away from the house on all sides if possible.

It is recommended to observe all gutters, downspouts and downspout extenders occasionally during heavy rain to ensure that they are functioning as intended.



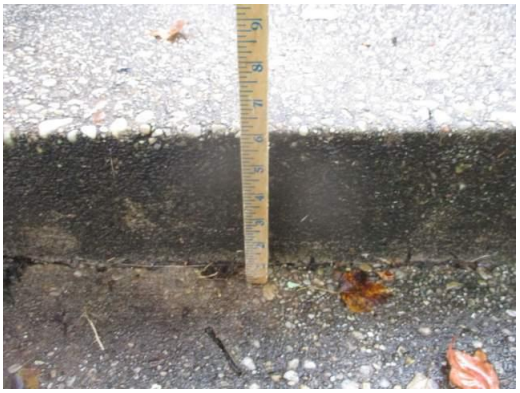


EXTERIOR

WALKWAY & STEPS

The front entrance walkway is concrete.

The concrete has settled and water is pooling in sections of the walkway. Improvements recommended by a qualified contractor.



Step height variances noted at the front entrance walkway, presenting a possible trip hazard. Caution or alteration recommended.


Step height variances noted at the front porch stairs, presenting a possible trip hazard. Caution or alteration recommended.


Railings will need to be kept rust proofed, especially where they sit in the concrete. Sealing the depressions with a self-leveling concrete caulk will help to shed water and may reduce further rusting. Concrete repairs needed at the bottom right of the front entrance steps.

TRIM


Caulking and painting improvements needed around door and window trims around the house.

SIDING

Siding is brick, with aluminum siding on the gable at the front and vinyl siding on the gable at the back.

Recommend sealing the gap where the service entrance cable passes through the brick siding at the front of the house.

Recommend sealing the gap around the front hose bib.

There are steel lintels above the basement windows. Recommend keeping all steel lintels rust proofed.

Recommend sealing the gap around the vent hood on the left side of the house.

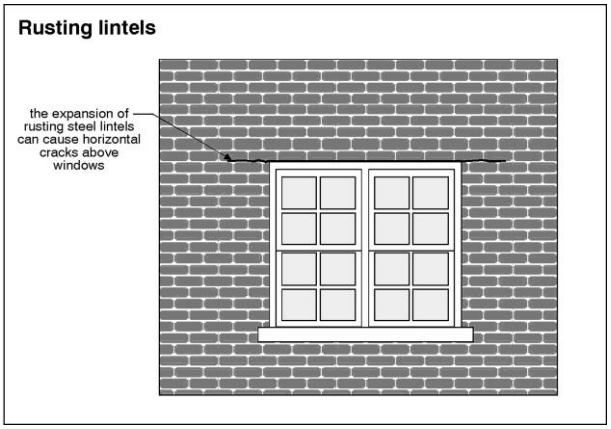
Caulking improvements needed around the aluminum and vinyl siding.

The vinyl siding covering the gable end at the back of the house appears to be loose. Recommend further evaluation by a qualified siding contractor.

Recommend sealing the gap around the hose bib at the back of the house.

Recommend sealing the gap where the condensing unit refrigerant line passes through the brick siding at the back of the house.

Caulking improvements recommended where the siding meets the brick in various places around the house.



EXTERIOR VENTS

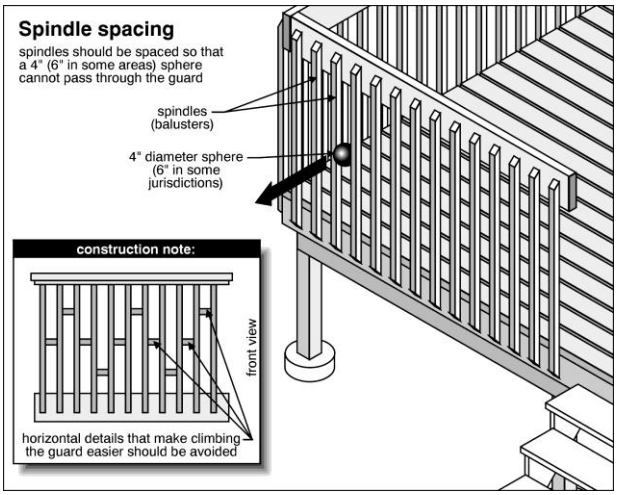
Recommend keeping the dryer vent and vent cover clear of lint to reduce fire risk. Minimum yearly cleaning of the dryer vent recommended. Missing hood/cover noted, repair recommended.

FRONT PORCH


The front porch brick and foundation is deteriorating and appears to be settling. Repairs recommended by a qualified masonry contractor.


Recommend sealing the gap between the front porch slab and the brick wall.

The gaps are wider than recommended between the front porch rail spindles. Safety improvements recommended.



Drilled holes in the front porch concrete landing indicate previous termite treatment as well as other evidence of previous pest treatment noted around the house. Recommend pest control management.

SHED

Grading improvements recommended under the shed.

GRADING

Recommend keeping all plants and trees a minimum of 2-feet clear from the side of the house and 4-feet clear from the roof surface.

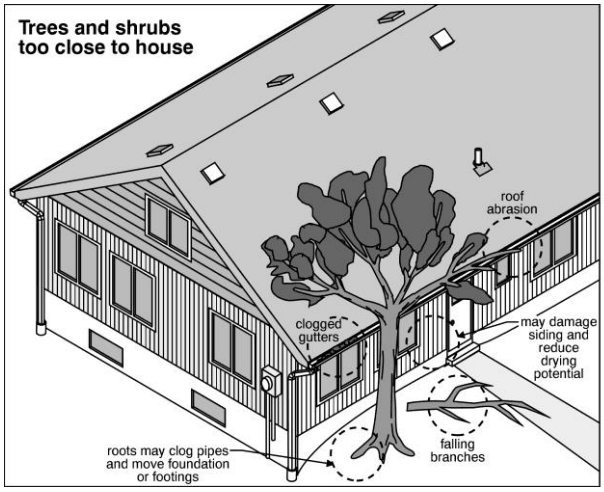
There are a number of large trees close to the house. Recommend periodic evaluation by a licensed tree service to preempt any possible falling limbs or trees.

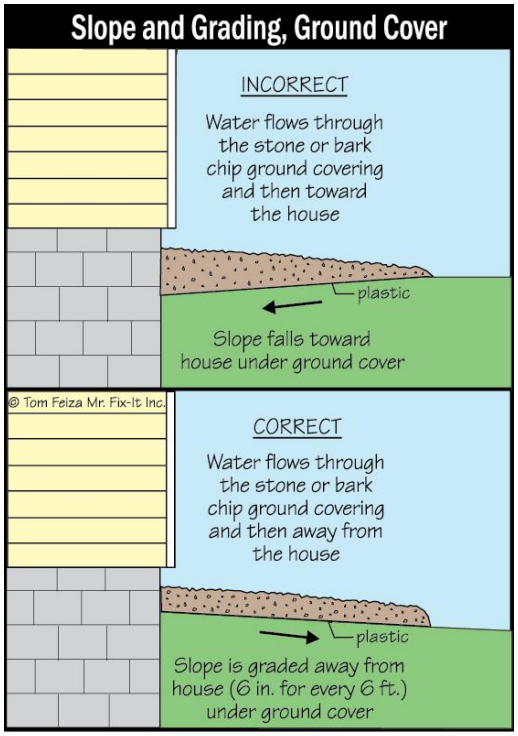
Recommend having a licensed professional cut back trees from the electric wire drop from the street.

The concrete slab on the right side of the house appears to be settling. Recommend further evaluation by a qualified concrete contractor.

Grading improvements recommended at the back of the house.

Grading improvements recommended on the right side of the house to improve drainage.





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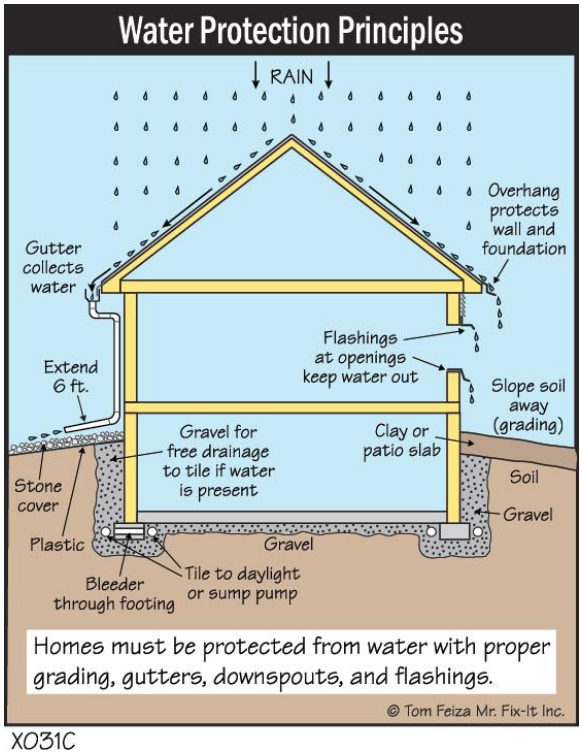

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EXTERIOR DOORS

Caulking improvements recommended under the threshold of the right entry door.

Caulking improvements recommended under and around the front door threshold.

EXTERIOR WINDOWS

The windows are capped with trim wrap which generally helps prevent rot and deterioration; however, periodic caulking will be needed. Some caulking is recommended at this time.

The basement windows on the right side of the house are too close to grade. Recommend installing window wells by a qualified contractor.

STRUCTURE

Foundation is block. Main structure is masonry. Floor framing is conventional lumber.

Deteriorating large wood knot noted in one floor joist in the basement. Recommend further evaluation by a qualified contractor for possible strengthening of this joist.

ELECTRIC

SERVICE ENTRANCE

Electric service entrance is a service drop. The electric service meter is located at the front of the house.

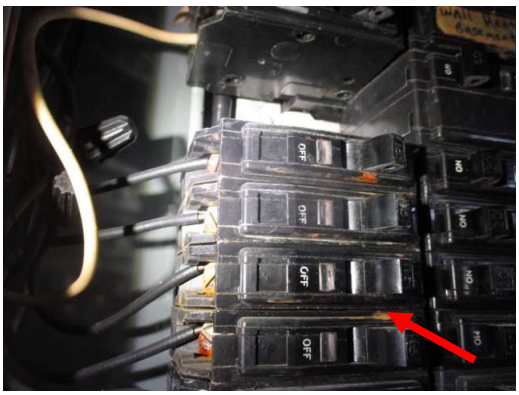
The service entrance cable is deteriorating. Recommend replacement by a licensed electrician.

ELECTRIC PANEL

The main disconnect is located at the electric panel in the basement front left room on the left wall. The electric panel was manufactured by Square D. Service entrance is 150 amps and 240 volts. There are 16 circuits. Visible wiring is metallic-clad copper and non-metallic clad copper with some fabric-coated copper. The outer sheathing of fabric-coated copper can deteriorate in places over time.

Replacing circuit breakers at the electric panel with AFCI breakers is a recommended safety improvement for a house with older wiring. AFCI circuit breakers will cut power when an arc fault is detected, significantly reducing possibility of electrical fire.

The split buss panel may be somewhat redundant by modern standards as it is necessary to turn off multiple breakers to turn off all the electricity in the house. The panel may be approaching need for replacement.

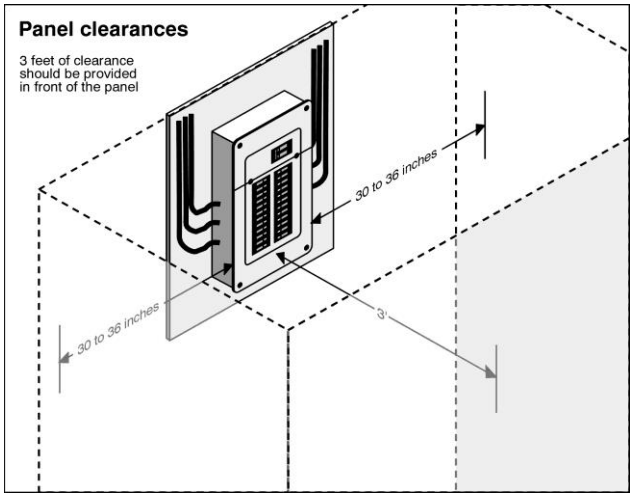


Recommend labeling improvements for the electric panel.

There is some corrosion noted on several breakers. Recommend further evaluation.

There are multiple wire conductor splices within the panel. Further evaluation by a licensed electrician recommended.

The electric panel cover is missing two screws. Recommend adding screws to the panel cover.



RECEPTACLES & WIRING

We recommend testing all GFCI receptacles monthly.

Recommend installing a 3-way switch to light the basement stairwell from the kitchen to the basement

The exterior AC/condensing unit is over fused (on a 40-amp breaker at the main electric panel). Data plate states 30-amp max breaker size. It is recommended to have a licensed electrician change the breaker at the electric panel to a 30-amp breaker.

Recommend replacing some receptacles in the basement front right room for improved functionality.

There are no receptacles on the front wall of the ground level den. Recommend installing a receptacle.

There are an insufficient number of receptacles in various places throughout the house by modern standards. Recommend adding receptacles where needed by a licensed electrician.


There are several painted over receptacles throughout the house. They are therefore technically damaged/altered and should be replaced. We may not have been able to test all of the painted over receptacles as paint was obstructing some of the receptacles.

The receptacle near the sink in the basement half bathroom is not GFCI protected. Recommend replacing.


The dryer cable connector is missing on the dryer. Recommend installing.

An unapproved electric wire conductor splice noted in the basement ceiling. Recommend further evaluation.

Recommend installing a receptacle cover on the back wall of the basement front right room.

The GFCI receptacle above the ground level bathroom sink is showing open ground. Recommend further evaluation.

The two receptacles above the countertop in the kitchen are not GFCI protected. Recommend replacing.

Recommend further evaluation of above-mentioned items by a licensed electrician as any of these items could be a safety hazard. Additional items may be discovered by a qualified professional.

SMOKE ALARMS

Present, not tested. Recommend testing immediately on occupying the house.

Recommend ensuring that smoke alarms are compliant with recent Maryland standards.

SMOKE ALARMS

It is recommended to test them monthly. Most smoke alarms last about ten years and then need to be replaced. Generally if the plastic cover has yellowed with age it is a good indication that they may no longer be reliable.

HEATING AND AIR CONDITIONING

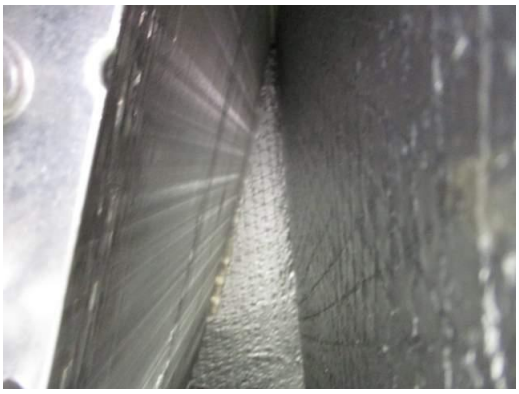
The furnace is a high-efficiency gas furnace manufactured by Goodman in 2016 (located in the basement at the back left).

Heat tested and is functional. AC tested and is functional.

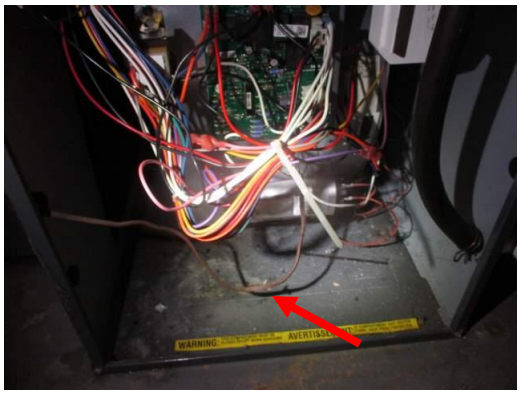
Recommend contracting with a licensed HVAC professional to have the heating and cooling equipment serviced/maintained twice a year.

Recommend annual cleaning of the condensate drain.

Recommend installing at least one carbon monoxide alarm per floor of the house.

The AC coils are in acceptable condition.




Recommend cleaning the interior of the gas furnace.

Some moisture noted around the bottom of the gas furnace. Recommend further evaluation.

Duct cleaning recommended.

Further evaluation of above-mentioned items by a licensed HVAC professional recommended.

FILTER

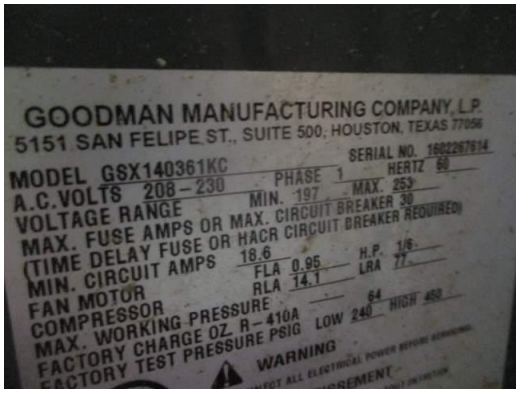
One of the most important things a homeowner can do to maintain good indoor air quality, reduce energy bills and keep the AC / Heating system in good condition is to regularly check and change the filter when necessary. The filter should fit well so that all the air entering the air handler passes through the filter. It is generally recommended to use a pleated filter of medium to good quality. The cheaper fiberglass weave filters will allow dust particles to pass through and accumulate in the coil fins of the AC component where they will reduce air flow and increase the possibility for mold to grow during AC season. The most expensive HEPA type filters will clean the air but will also restrict air flow and have been known to cause the coil fins to ice up in summer making the AC ineffective.

To reduce pollens, dust and mold spores, leaving the unit on fan only mode will cause the filter to clean the air for the whole house. This also helps to keep temperatures around the house more consistent and will not affect the function of AC or heat which will switch on and off according to thermostat settings.

CONDENSATE DRAIN

Condensate line extends to and drains into the sump pump.

EXTERIOR AC/CONDENSING UNIT



100 Main Street, Yourtown MD 20000

The unit was manufactured by Goodman in 2016. There is a required disconnect within sight of the unit. Most condensing units last about 12-15 years.

DUCTING

Visible ducting is galvanized steel.

ADDITIONAL HEAT SOURCES

There is a functional electric baseboard heater in the basement front right room.

There is a masonry open wood-burning fireplace in the living room. The damper needs to be open when the fireplace is in use but should remain closed at all other times. Otherwise, it will become a significant source of heat loss during winter. Glass doors can improve the efficiency of the fireplace and can help to retain some of the heat in the house if the fire is left to burn out overnight.

Recommend cleaning and evaluation of the firebox and chimney by a licensed chimney sweep before first use. We were unable to view the full length of the chimney liner. These are often deteriorated, and chimney sweeps frequently recommend installation of stainless steel liners, which can be expensive.

Grouting improvements recommended in the hearth in front of the fireplace.

Recommend cleaning the ash pit for the wood fireplace by a qualified chimney sweep contractor.

PLUMBING

The main water supply line coming into the house from the ground is copper.

Water supply lines are copper.

Visible drain, vent and waste are galvanized steel, cast iron, and some PVC and ABS.

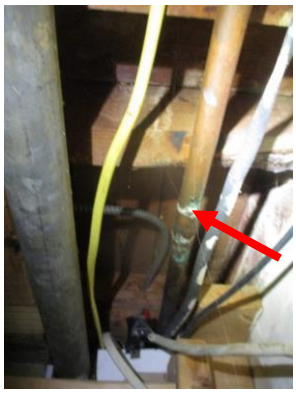
Galvanized steel drains in most houses will be close to or have exceeded their expected useful life. These drains can rust through, leading to leaks, and are more prone to blockage as the interior has a rough, rusted surface. Replacing galvanized drains will become necessary at some point in the future and should be considered, especially whenever any improvements are made. Options to line the drains with an epoxy coating could be discussed with a qualified contractor.

The main water shut off valve is located on the front wall of the left room in the basement.

We were unable to make any determination about the age, condition or functionality of the main sewer drain buried (typically at the front of the house towards the street). Older drains are often made of Cast Iron, sometimes Terra Cotta, or “Orangeburg”. These drains can deteriorate over time and can be damaged and are often found blocked with tree roots which infiltrate the drain causing blockages. Replacement of damaged drains can be costly, as they are buried deep underground. Some plumbing companies can inspect these drains for functionality with cameras which is recommended.

The gas main shut off valve is located at the gas meter at the front of the house. This can only be shut off using a med-large size wrench and we recommend having such a wrench available in case of emergency.

The gas meter vent screen may be lower than recommended. Recommend further evaluation by a licensed plumber.



Some corrosion noted on some copper pipes. No leaking noted at the time of inspection. Recommend monitoring.

Recommend cleaning the floor drain in the basement.

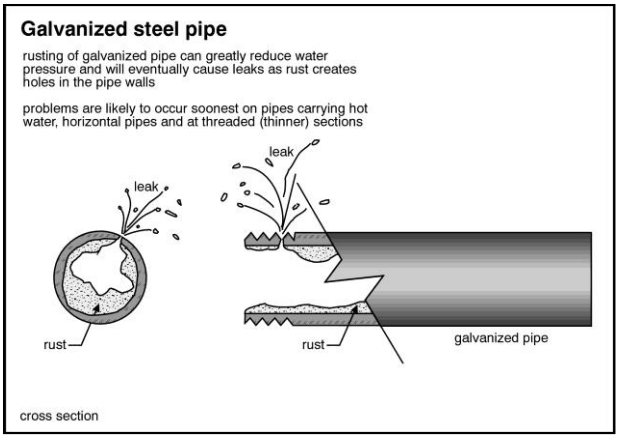
Leaking noted in the drain trap below the laundry sink. Repairs recommended by a licensed plumber.

MAIN WATER SHUT OFF VALVE

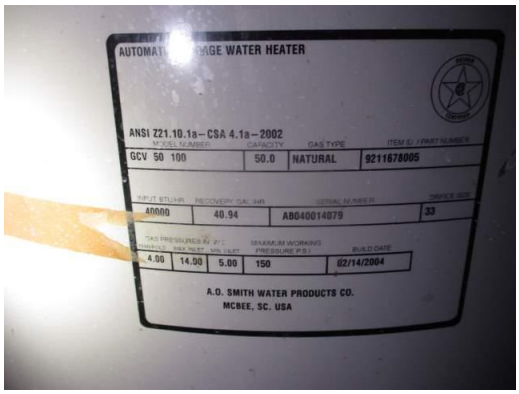
It is recommended to be familiar with the location of the main water shut off valve and keep access clear of stored items or other obstructions. It is also good practice to turn the valve off and on again briefly about twice a year to prevent the valve from becoming seized in the open position.

GALVANIZED METAL DRAINS

Galvanized metal drains are more prone to blockage than most other types of drain due to rusting on the inside. They can sometimes rust through causing leaks. In the event that parts of the drains become blocked we generally recommend having a plumber replace sections that have become blocked with PVC which is relatively simple.

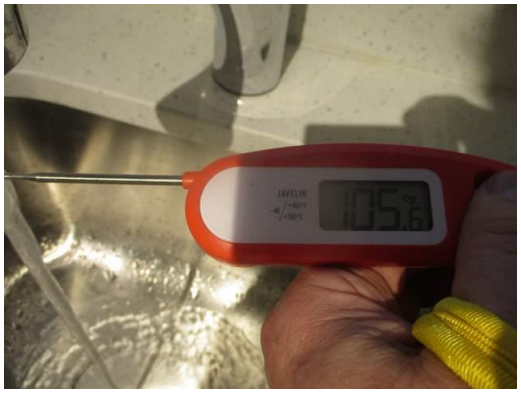


WATER HEATER



The water heater is a 50-gallon gas water heater manufactured by A. O. Smith in 2004 (located in the basement left wall back corner). Most water heaters last about 12-15 years. At 18 years old, the unit is approaching the end of its useful life. Budgeting for future replacement is recommended.

The water heater clearance with the foundation wall may not be adequate. Recommend further evaluation by a licensed plumber.



Water temperature appeared to be progressively decreasing while testing temperatures in the bathrooms and kitchen. This may indicate a malfunctioning water heater. Recommend further evaluation by a licensed plumber.

Melted plastic rings at the top of the water heater may indicate back drafting or improper operation of the unit generally caused by lack of combustion air supply. Back drafting can allow hazardous combustion gases to enter the home. Safety evaluation by a qualified professional recommended.

Foil tape is not approved to seal off combustion vents. Safety evaluation recommended.

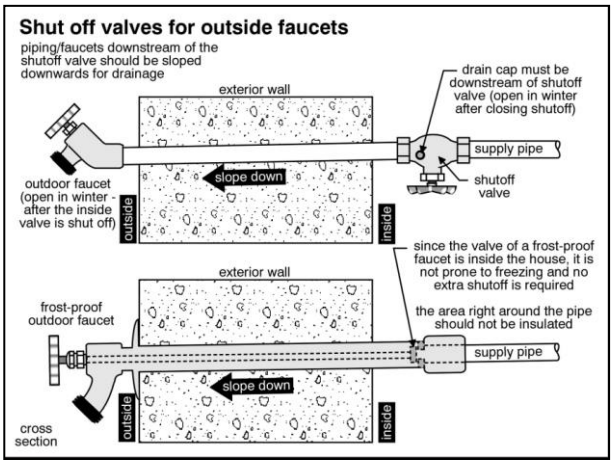
EXTERIOR HOSE BIBS

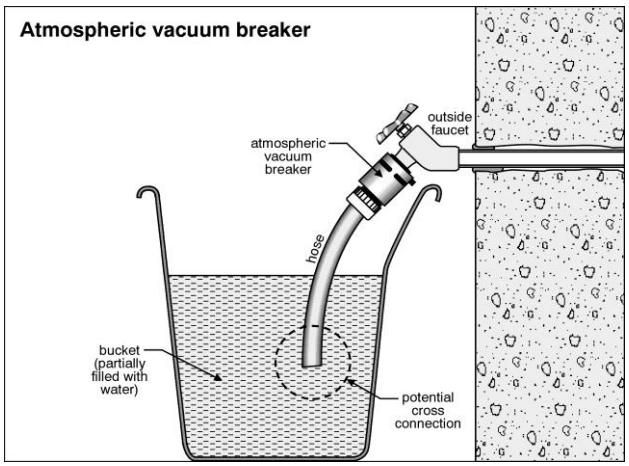
Recommend ensuring hose bibs are fitted with backflow prevention/atmospheric vacuum breakers.

HOSE BIBS

It is recommended to be familiar with the location of the exterior hose bib shut off valves and keep access clear of stored items or other obstructions. It is recommended to shut off the hose bibs from the inside at the beginning of winter to prevent freezing and drain the line by opening the hose bib at the exterior or using the bleed valve inside.

Some garden hose attachments can drip slowly causing eventual saturation of the soil in front of the wall. This causes moisture to migrate through the wall leaving whitish mineral deposits on the interior surface. It is recommended to turn off the hose bib when not in use and not to rely on hose attachment valves.





GENERAL AND LIVING AREAS

FINISHED BASEMENT

We were unable to view most of the foundation walls as they are concealed behind wall finishes.

Recommend running a dehumidifier in the basement, especially during warmer weather.


Evidence of previous moisture stains noted in the floor framing and floor boards in the basement. Areas tested dry at the time of inspection. Recommend monitoring.

Deteriorating conditions noted at the perimeter metal flashing that was installed for water treatment in the basement. Recommend further evaluation by a qualified contractor for possible replacement.


Some wildlife presence noted in the basement. Recommend pest control management.

Fairly typical cracks noted in the basement concrete floor. Recommend monitoring.


Evidence of efflorescence noted in the block foundation wall. Efflorescence occurs when moisture passes through masonry, leaving mineral deposits on the surface. Recommend monitoring.

Recommend sealing the gaps between the floor framing and the block walls to improve fire safety.

Previous moisture stains and damage noted on the floor boards and floor joists around plumbing drain pipes and below the tub. These areas tested dry at the time of inspection. Recommend monitoring.

Efflorescence and evidence of possible mold-type substances noted under the basement stairs. Recommend cleaning and improved ventilation under the stairs. Most moisture control measures begin with grading, gutter, and downspout improvements at the exterior.

SUMP

The sump pump located at the back left corner of the basement tested functional however this type of sump pit may not hold water so water from AC condensate may end up soaking into the ground beneath the floor slab. Recommend monitoring or improving.

There is no check valve for the sump pump. Recommend installing a check valve by a licensed plumber.

It is generally recommended to install a battery backup system so that the sump pump would remain functional during power failure. In many modern installations, the sump pump serves perimeter drains next to the foundation and basement stairwell drains and will most likely be needed during heavy thunderstorms when power outages are more possible. In houses where the sump pump protects the house from a high-water table, a battery backup system is considered essential. Recommend consulting a licensed plumber.

SUMP

It is recommended to check the water level in the sump pit several times a year to ensure that the pump is functional. If the water level is up to the level of any drain openings in the side of the sump pit then it is likely that the pump has failed and water will then soak under the concrete causing erosion and the possibility of severe moisture problems over time. Some sump pits have a lid sealed across the top, often where radon may be present. In this case, to test the pump it may be necessary to run water into the sump through a floor drain or other drain that enters the sump. You should hear the pump activate and expel the water after some minutes if it is functional.

KITCHEN

The faucet appears to have lower pressure. Recommend further evaluation by a licensed plumber.

Flat-head screws have been used to secure the kitchen cabinets to the walls. This type of screw can allow the cabinet to pull past the screw due to its shape. It is recommended to install cabinets using round head screws with a large flat holding surface.

LAUNDRY

Washer and dryer are functional.

The dryer duct is not approved for use with a dryer. Recommend replacing with a duct approved for use with dryers.

LAUNDRY

It is recommended to replace soft plastic dryer vent with a metal vent and secure the metal vent so that it does not contact the dryer plug, wire or receptacle. It is also recommended to clean the dryer vent regularly to prevent an accumulation of lint. The washer supply hoses should be replaced every five years or changed for braided metal clad hoses, which do not deteriorate as quickly and are less likely to burst. The shut off valves for the washer should be functional and

easy to operate. It is recommended to shut off water supply to washer during extended absence (vacation) from the house.

BATHROOMS

BASEMENT HALF BATHROOM

Recommend caulking where the toilet meets the floor.

GROUND LEVEL BATHROOM

Recommend lowering toilet tank water level about half an inch.

Caulking improvements needed where the tub meets the floor and where the tub meets the shower wall.

Separate hot and cold controls in the tub/shower can be a potential scalding injury hazard.

The towel rack is loose. Recommend securing.

BEDROOMS

Acceptable condition.

INTERIOR SURFACES

Evidence of previous moisture damage to the baseboard in the den at the back wall noted. Area tested dry at the time of inspection. Recommend sealing the gap between the baseboard and shoe molding in this area.

It is not unusual to see some small cracks in drywall corners especially in second floor ceilings or vaulted ceilings. These are mostly caused by the expansion and contraction of wood framing. The drywall which is attached to the wood framing is inflexible and cracks at the seams. Periodic

caulking and painting will maintain neat appearance. Larger or continually expanding cracks should be evaluated by a licensed contractor or structural engineer.

FLOORS


Recommend caulking where the flooring in the basement half bathroom meets the trim and the doorjamb.

Broken marble threshold noted between the hallway and the ground floor bathroom. Recommend replacing.


Gaps noted around the perimeter of the kitchen floor. Recommend sealing the gaps by a qualified flooring contractor.

DOORS

Doorstop installation recommended for the basement front right room door.

Doorstop installation recommended for the ground level den door.

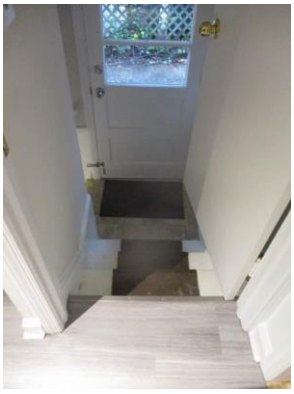
Doorstop installation recommended for the front right bedroom door.

The door leading from the den to the hallway is sticking. Recommend planing.

The front right room door is sticking. Recommend planing.

Strike plate adjustments recommended for the ground level bathroom.

The front entrance closet door is sticking. Recommend planing.



The door at the basement stairwell from the kitchen to the basement opens onto stairs which is a safety hazard. Recommend reversing the door to open into the kitchen, or removing the door.

WINDOWS

The windows on the ground level are vinyl-clad double hung in acceptable condition. No manufacturer or manufactured date known.

The interior seal in the basement half bathroom window is coming loose. Recommend repair or replacement.

Recommend replacing the basement bathroom screen.

Evidence of previous moisture noted below the basement front window. Recommend monitoring.

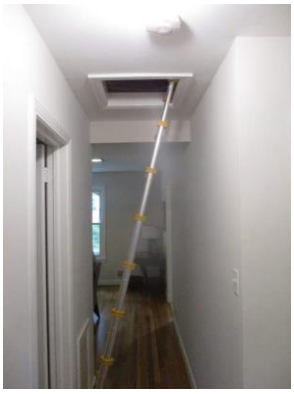
Recommend repair or replacement of the right window screen in the living room.

STAIRS

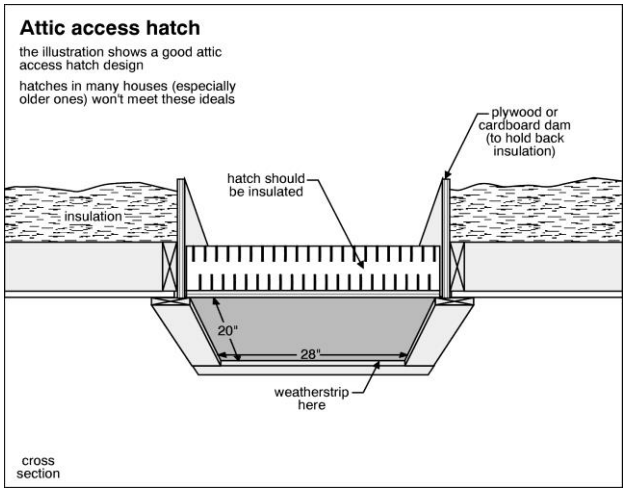
Recommend replacing the basement stairwell handrail with a handrail that turns to the wall and is attached. In addition, also recommend installing a handrail for the top three stairs.

ATTIC

ACCESS



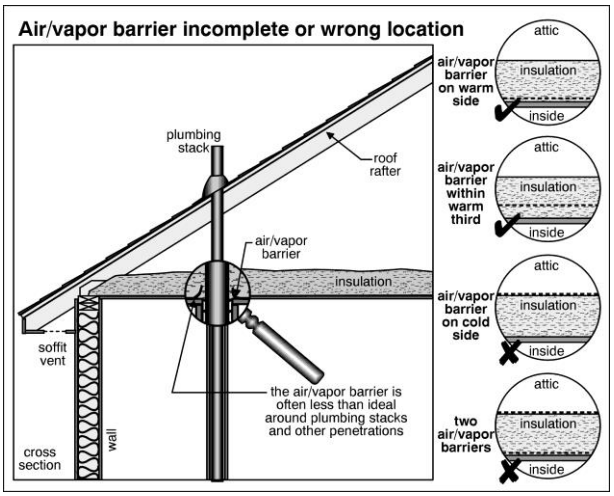
We entered the attic with a ladder through the scuttle in the hallway. The access hatch is ½ inch plywood, not insulated. Recommend insulating the attic hatch.



INSULATION

Insulation is fiberglass batt, average thickness about 8 inches.

The back portion of the attic insulation (approximately one third of the attic) is fiberglass batt, average thickness about 4 inches, with a vapor barrier faced in the wrong direction. Recommend replacing.



VENTILATION

Ventilation is provided by gable and ridge vents with an electric thermostat-controlled fan at the back gable.

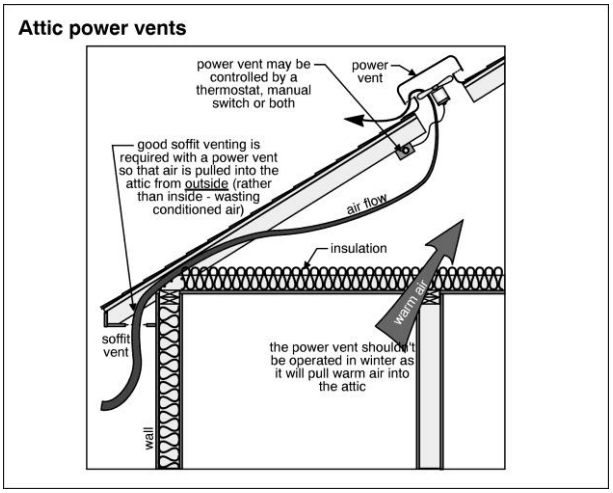
The attic fan did not turn on when tested. Recommend further evaluation.

The ground level bathroom exhaust vent is not ducted to the outside, resulting in evidence of moisture, condensation, and possible mold-type substances in the attic. Extending the duct to the outside through the roof is needed by a qualified contractor.

The kitchen exhaust duct is crimped, possibly restricting proper air flow. Recommend further evaluation by a qualified contractor and replacement if needed.

ATTIC FAN

It is recommended to listen for the attic fan during warmer weather occasionally to ensure it is functional. They usually last for about 5-7 years and if it fails the attic is likely to become too hot and moist air may not be fully vented.



STRUCTURE

Roof structure is conventional lumber. Roof sheathing is 1 x 6 slats.

We have been happy to serve you and prepare this report. If you have any questions relating to this inspection and report or for any further information, please contact Pro Vantage Home Inspection Services directly at 301 943 5449 or email sjberry1@yahoo.com.

PRO VANTAGE HOME INSPECTION SERVICES