



-Whole garage rear



-Living space common walls, living space above. Open space to front porch awning connected to garage attic on the right.



Garage attic radiant barrier. Horizontal beam at joint is point of water intrusion.



Horizontal beam at top of thermoply - point of water.



Garage extends 3-4 feet under 2nd story(fresh air for water heaters in garage by gutter, water heater vent at roof). Middle window is the problem.







