



GUNTHER

Home Inspections

Inc.

2767 DEWEY AVENUE

ROCHESTER, NEW YORK 14616-4627

Office: (585) 349-3900

Fax: (585) 349-3834

www. *InspectNY.com*

INSPECTION CONTRACT AGREEMENT

This Inspection is intended to assist in the evaluation of the overall condition of a building. The Inspection is based on the visible and apparent condition of the building and its components on the date of 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 guarantee is expressed or implied, nor is this report any insurance that items found acceptable will remain so for any period of time.

The Client: The person(s) or entity on whose behalf Gunther Home Inspections, Inc. (GHI) is acting.

The Company: Refers to Gunther Home Inspections, Inc. and the individual Inspector conducting the Home Inspection service, for the Client, for a fee.

RIGHT OF ENTRY: *The Client* warrants that they or their agent has made all the necessary arrangements with the selling party for *the Company* to enter and inspect the property described in this contract.

PARTICIPATION: *The Client* has been encouraged to participate in the inspection and accepts responsibility for incomplete information should they not participate in the inspection. *The Client's* partition shall be at their own risk for falls, injuries, property damage, etc.

SCOPE OF THE WORK: The Inspection will be performed in a manner consistent with the standards of practice established by The American Society of Home Inspectors (ASHI). The intent of the inspection is to visually screen for "exposed to view" items that need major repair or further evaluation by a specialist. The purpose of this report and analysis is to detect major visible and accessible aspects of the property's basic and primary structure, the property's foundation or basement, interior, exterior, roof, electrical, plumbing, and heating and cooling systems. No invasive or destructive testing is performed. This shall not be construed as a pest inspection, mold inspection, public records, building codes, and environmental checks and are beyond the scope of the standard visual inspection. *The Client* may request additional services for an additional fee. Although proper care has been taken in performing this inspection, this report cannot be fully exhaustive, nor does it imply that every component was inspected or that every possible defect was discovered. (i.e. when the property contains a number of similar items such as electrical receptacles, switches, locking mechanisms, roof shingles, mortar pointing, windows, etc.) However, a representative of each shall be inspected. In conducting the inspection, *The Company*, does not disassemble equipment, move furniture, carpeting, or open wall coverings.

PRE-SETTLEMENT: *The Client* accepts that this inspection is no substitute for a pre-settlement inspection for which *the Client* is responsible since damages, mechanical failures, and symptoms, clues, etc. may appear after this work and before *the Client's* legal acceptance of the property. *The Client* waives all claims against *the Company* in the absence of diligently performing their pre-settlement inspection and for lack of more extensive investigation

and follow through with a specialist on any problems noted including conformation of any cost approximations.

DISCLOSURE: This report will be disclosed to real estate agents, attorneys, or other parties intimate to this particular transaction for the purpose of clarification and facilitation of repairs.

Client's Permission granted: YES _____ NO _____

PARTIAL INVALIDITY: If any provision of this contract is held to be void, invalid or unenforceable by a court of competent jurisdiction, all other provisions hereof shall nevertheless continue in full force and effect; the doctrine of severability shall be applied, and the invalidated portion shall be re-negotiated by and between the Parties. The Parties do not intend by this statement to imply the illegality, voidness, or unenforceability of any term, provision, paragraph or article of this contract.

The Client hereby requests a visual inspection of the property at the address below in full understanding and acceptance that the total liability of *the Company* for mistakes, errors, or omissions in this inspection shall be limited to the amount of the fee paid for the inspection. Payment by *the Client* is expected at the time of the inspection. Any fee not paid within 30 days of the inspection will have a late fee of \$15.00 plus a 2% monthly service charge added to the invoice. In the unlikely event the Client fails to pay the amount agreed, the Client agrees to pay any and all collection/attorney fees GHI incurs attempting to collect payment.

PAYMENT INFORMATION:

Paid By: Credit Card Check # _____ Cash

Name on Card: _____

Type of Card: Visa Master Card Am/Ex Discover

Card Number: _____

Expiration Date: _____ Total Charge: _____

Authorized Signature: _____

By signing this inspection agreement, *The Client* expressly agrees to, and understands all terms and conditions detailed herein:

On this _____ day, of _____, 20____

Address of Inspection: 123 MAIN STREET - ROCHESTER NY 14616

Client's Signature

Corporate Agent / Inspector's Signature

\$ _____	Standard Inspection Fee
\$ _____	Radon Inspection Fee
\$ _____	Pest Inspection Fee
\$ _____	Inspection Fee
\$ _____	Total Inspection Fee

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Inspection Description

1. **Inspection Date** July 10, 2007
2. **Start Time:** 3:00 pm **Finish Time:** 5:00 pm
3. **Report Number:** 3764
4. **Inspection Type:** Complete with Wood Destroying Pest Inspection **Square Footage:** 1150
5. **Property Inspected:** 123 Main Street
6. **City:** Rochester **State:** New York **Zip:** 14616

Client Information

7. **Client Name:** Report Example
8. **Phone:** 123-456-7890
9. **Referred By:** N/A

Fax:

Property Information

10. **Building Type:** Single family **Garage Type:** Detached
11. **Estimated Age or Year Built:** 1955 **Entrance Faces:** North
12. **Condition:** Vacant
13. **Electric On:** Yes
14. **Gas/Oil On:** Yes
15. **Water On:** Yes
16. **Sewage Disposal:** Septic **How Verified:** Multiple Listing Service
17. **Water Source:** Public **How Verified:** Multiple Listing Service

Conditions

18. **Weather:** Sunny **Soil Conditions:** Damp **Temperature:** 80

Present During The Inspection

19. **Buyer:** Yes
20. **Owner or Seller:** No
21. **Dual-Agent:** Yes

Inspection Company

22. **Company Name** Gunther Home Inspections, Inc.
23. **Company Address** 2767 Dewey Avenue
24. **City** Rochester **State** NY **Zip** 14616
22. **Office:** (585) 349-3900 **Fax:** (585) 349-3834
23. **Inspector Name** Fritz Gunther
24. **ASHI Member #:** 203902 **DEC#** C8-829815 **NYS License:** 16000005972
25. **Company Web Address:** www.InspectNY.com **Inspector's E-Mail:** fritz@inspectny.com

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Plumbing

Main Water Heater

1. **Type:** Natural gas **Capacity:** 40 Gal. Short
2. **Manufacturer:** General Electric
3. **Approximate Age:** 3 years old
4. **Water Heater Operation:** Functional at time of inspection
5. **Water Lines:** Copper
6. **Fuel:** Natural gas
7. **Fuel Lines:** Black Iron
8. **Area Serviced:** Whole House
9. **Flue Pipe:** Single wall
10. **TPRV and Drain Tube:** Metal - Missing drain tube on pressure relief valve. Recommend extending to within 6" of the floor

Plumbing

11. **Service Line To House:** Copper
12. **Main Water Shutoff:** Basement
13. **Water Lines:** Copper
14. **Drain Pipes:** Cast iron and PVC
15. **Vent Pipes:** Cast iron
16. **Septic System:** Rear yard - Recommend having septic system cleaned and inspected prior to commitment.

Heating System

To ensure proper operation and obtain the longest possible life from the heating system, regular cleaning and maintenance is essential. Cleaning and servicing the unit every 1-2 years will prolong the life, efficiency, and safety of the unit.

Main Heating System

1. **Type:** Forced air **Capacity:** 65,000 BTUs
2. **Manufacturer:** York
3. **Approximate Age:** 16 years old - (mfd 1991), Total life expectancy is approximately 15-25 years. The unit may be at, or near, the end of it's serviceable life. Recommended cleaning unit (And every 1-2 years).
4. **Area Served:** Whole House
5. **Heating System Operation:** Functional at time of inspection - Recommended cleaning unit (And every 1-2 years).
6. **Fuel Type:** Natural gas
7. **Fuel Lines:** Black Iron
8. **Flue Pipe:** Single wall
9. **Distribution:** Metal duct - Heat runs are located on inside walls and the cold air returns are located on the outside walls. Recommend switching as needed for greater efficiency.
10. **Blower Fan:** Direct Drive
11. **Heat Exchanger:** 2 Burner - (was not able to view the entire heat exchanger).
12. **Thermostat:** Individual

Air Conditioning

Main A/C System

1. **Type:** Central A/C **Capacity:** N/A
2. **Manufacturer:** Goodman
3. **Approximate Age:** 18 years old - (mfd 1988), Total life expectancy is approximately 12-15 years. The unit may be at, or near, the end of it's serviceable life.
4. **Area Serviced:** Whole House
5. **A/C System Operation:** Functional at time of inspection
6. **Refrigerant Lines:** Copper Lines
7. **Condensate Removal:** Plastic tubing

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Air Conditioning (continued)

8. **Electrical Disconnect:** Exterior Pull Switch
9. **Exterior Unit Foundation:** Uneven - The base of unit needs to be level to prevent the fan motor from wearing prematurely and also to allow the proper drainage of water. Recommend proper leveling.

Fireplace / Wood Stove / Chimney

Main Furnace Chimney

1. **Chimney:** Brick
2. **Flue:** Tile - A new liner will need to be installed when a new water heater or furnace is installed (or sooner) due to moisture. There was no evidence of moisture at the current time. Recommend monitoring.
3. **Flue Cap:** Missing - Recommend installing an exterior chimney cap with a screen.

Electrical

1. **Main Electrical Service:** Overhead - The exterior sheathing of the service entrance wire is older and cracked and may allow water to penetrate inside the cable. Recommend replacing as needed (Seek estimates from a qualified electrician prior to commitment). Also, the overhead wire is less than 3' above the garage roof and may need to be higher when the service is upgraded.
2. **Electrical Meter Box:** Basement - The electrical meter is located inside and is rated for 90 amps. There is a newer 100 amp panel present in the basement. Recommend upgrading the meter can to a minimum 100 amp rating. (safety)

Main Electric Panel

3. **Panel Location:** Basement
4. **Type:** Breakers
5. **Manufacturer:** Murray
6. **Service Material:** Aluminum
7. **Main Electrical Service Amperage:** 100 Amp
8. **Main Electrical Service Volts:** 120-240 VAC
9. **110 VAC Branch Circuits:** Copper
10. **220 VAC Branch Circuits:** Copper and aluminum
11. **Panel Bonding:** Plumbing ground
12. **Carbon Monoxide Detectors:** Not Present - Recommend installing in the immediate vicinity of the bedrooms on the lowest level of the house containing bedrooms.

Structure

1. **Structure Type:** Wood frame
 2. **Foundation:** Block
 3. **Floor Structure / Joists:** 2x8
 4. **Columns/Posts:** Steel posts
 5. **Beams:** Steel I-Beam
 6. **Floor/Slab:** Poured Concrete Slab
- ### Basement & 2nd Floor Stair
7. **Stairs:** Wood stairs
 8. **Hand Rail:** Missing - Recommend installing handrails on all steps with 2 or more stairs (safety)

Basement / Crawlspace

Main Basement

1. **Method of Inspection:** Entered
2. **Ventilation:** Windows - Some moisture and humidity present. Recommend opening windows and running a dehumidifier as needed.
3. **Moisture Location:** Exterior Walls - The main reasons for water entering a basement is poor gutter maintenance and grading on the exterior of the house. Recommend installing extensions on the exterior rain gutters and building up the soil around the exterior foundation of the house to prevent the water from pooling up next to the foundation. (mainly in the southeast corner)

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Basement / Crawlspace (continued)

- 4. Insulation:** None - Recommend installing insulation in the space above the exterior block wall as needed (all sides) on the band joist.
- 5. Ceiling:** Exposed framing & Tile
- 6. Walls:** Block & Paneling - Mildew and water stains were present on the walls. Recommend removing damaged panels as needed. (bottom of the paneling in the southeast corner)
- 7. Floors:** Poured Concrete Slab
- 8. Electrical:** 110 VAC
- 9. HVAC Source:** Forced Air Register

Basement Sump Pump

- 10. Type:** Pedestal
- 11. Operation:** Functional at time of inspection - Older pump that was working at the time of the inspection. Recommend monitoring and replacing as needed
- 12. Outlet:** 110 volt
- 13. Discharge Tube:** PVC
- 14. Check Valve:** Present

Laundry Room/Area

Basement Laundry Room/Area

- 1. Laundry Tub:** PVC
- 2. Laundry Tub Faucet:** Metal - Active leaks are present around neck of the faucet. Recommend repairs, or replace, as needed.
- 3. Laundry Tub Drain:** PVC - Sink drain is draining into to basement sump-pump crock. Recommend attaching into the main sewers (with a pump) as needed.
- 4. Walls:** Block
- 5. Ceiling:** Exposed framing
- 6. Floors:** Poured Concrete Slab
- 7. Electrical:** 110 VAC
- 8. Dryer Electric:** 220 VAC
- 9. Dryer Gas Line:** N/A
- 10. Dryer Vent Hose:** Rigid metal

Kitchen

1st Floor Kitchen

- 1. Sink:** Metal
- 2. Faucet/Fixtures:** Delta Fixture
- 3. Sink Drain:** PVC
- 4. Disposal:** None Present
- 5. Electrical:** 110 VAC - Recommend installing ground fault interrupter (GFCI) outlets at all wet locations (safety).
- 6. Walls:** Drywall
- 7. Ceiling:** Drywall
- 8. Floor:** Linoleum
- 9. HVAC Source:** Forced Air Register
- 10. Dishwasher:** Whirlpool - Did not test / inspect. The seals on dishwashers tend to dry out quickly if not used. A unit that may be operating properly at the time of the inspection, may not operate correctly shortly after.

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Bathroom

1st Floor Hallway Bathroom

1. **Sink/Basin:** Molded single bowl
2. **Faucets:** Glacier Bay Fixture
3. **Sink Drain:** PVC
4. **Electrical:** 110 VAC - Recommend installing ground fault interrupter (GFCI) outlets at all wet locations (safety).
5. **Toilets:** Kohler
6. **Tub Surround:** Plastic
7. **Tub Faucet:** Unknown Brand
8. **Ventilation:** Electric ventilation fan and window
9. **Ceiling:** Drywall
10. **Walls:** Drywall
11. **Floor:** Linoleum
12. **HVAC Source:** Forced Air Register

Doors

Front exterior Door

1. **Type:** Metal
2. **Weather Stripping:** Present
3. **Storm Door:** Metal

Side exterior Door

4. **Type:** Metal
5. **Weather Stripping:** Present
6. **Storm Door:** Metal

Window

Throughout House Window

1. **Window:** Thermopane
2. **Storm Window:** N/A
3. **Window Screens:** Vinyl mesh

Throughout House Window

4. **Window:** Thermopane - Moisture / fog is present inside the layers of glass (seals have failed) Replacement of the glass is the only repair. (1st floor southwest bedroom)

Attic

Main Attic

1. **Method of Inspection:** In the attic
2. **Unable to Inspect:** Partial - Semi-finished attic (walls and ceiling) Unable to fully inspect.
3. **Access Door:** Wood
4. **Roof Framing:** 2x6 Rafter
5. **Roof Supports:** Collar Ties & Knee Walls
6. **Sheathing:** Dimensional wood
7. **Ventilation:** Gable, Roof and Soffit vents - Attic temperature should be the same as the outside temperature (or within 10 degrees). Proper ventilation in an attic should be approximately 1 square foot of vent for every 150 square feet of attic space and 50% of the vents should be installed low, and 50% of the vents should be installed high in the attic to ensure proper flow. Recommend additional ventilation be installed as needed at the soffits and on the ridge. Then, recommend blocking the gable vents to allow for proper movement from the soffits to the ridge.
8. **Insulation:** Fiberglass and Blown In

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Attic (continued)

9. **Insulation Depth:** 8" - Almost 60% of the heat loss in a house is through the roof, proper insulation in the attic will minimize heat loss. Recommend additional insulation be installed for a total of 14"- 16" (R-38 - R48).

Roof

The inspection of the roof is a limited visual inspection that covers items visible from the vantage point listed in this report under "method of inspection". Due to conditions and the age of the roof, it may not be possible to walk the roof to inspect for defects. As a result, a percentage of the roof may not be completely visible and will fall outside the scope of this inspection.

Main Roof Surface

1. **Type:** Gable
2. **Method of Inspection:** From The Roof
3. **Material:** Asphalt shingle
4. **Approximately Age:** 6 - 8 Years Old - Total life expectancy is approximately 20 - 22 years. No signs of any active roof leaks (OK).
5. **Number Of Shingle Layers:** 1
6. **Roof Deck:** Dimensional wood
7. **Drip Edge:** Metal
8. **Valleys:** Closed-Cut

Exterior Surface and Components

The inspection of the structure and it's components are limited to what is visible from the exterior without disassembly of the exterior coverings or any of the exterior components. All items not visible from the exterior or requiring disassembly are outside the scope of this inspection.

Main Exterior Surface

1. **Type:** Vinyl siding - Even though this type of siding is considered to be low maintenance, power washing every 2-4 years is recommended. Also, monitoring the caulking around the exterior surfaces of the windows and doors should be done annually.
2. **Trim:** Aluminum
3. **Fascia:** Aluminum
4. **Soffits:** Vinyl - Recommend installing additional vented soffits to promote proper attic ventilation.

Exterior Rain Gutter System

5. **Gutters:** Aluminum - Recommend keeping the gutter clear at all times. In this area of the country, gutters should be cleaned twice a year. The first should be in the fall and the second should be in the spring.
6. **Downspouts / Extensions:** Aluminum - Downspout extensions should extend at least 5' - 7' from the exterior foundation to prevent water from pooling next to the foundation (All sides).
7. **Gas Meter:** Basement
8. **Main Gas Valve:** Located at gas meter

Lots and Grounds

1. **Grading:** Negative slope - The soil around the exterior of the foundation is flat or is sloping towards the foundation. It is recommended that topsoil be added on the exterior to build up the ground so that it slopes away from the foundation. The grade should slope a minimum of 1 inch per foot for the first 4 to 6 feet so that water does not collect next to the foundation and then enter the basement. (All sides).
2. **Vegetation:** Trees - The trees should be at least 10' from house and not hang over. Branches will rub against the roof and siding causing premature failure. Recommend trimming as needed. (several large trees are hanging over the house)
3. **Driveway:** Stone

Garage/Carport

Attached Garage/Carport

1. **Type of Structure:** Attached **Car Spaces:** 2
2. **Method Of Inspection:** Entered
3. **Garage Doors:** Wood - Water stains are present on the door panels. Recommend keeping well painted at all times.
4. **Door Operation:** Manual
5. **Exterior Surface:** Vinyl siding

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Garage/Carport (continued)

6. **Roof:** Asphalt shingle
7. **Roof Structure:** Rafter - Recommend minimizing storage on the ceiling rafters. Heavy storage will cause the roof to bow inward.
8. **Rain Gutters:** Missing - Recommend installing a complete system that includes downspout extensions at least 5' - 7' from exterior foundation to prevent water from pooling next to the foundation resulting in foundation movement and settlement.
9. **Foundation:** Block
10. **Floor:** Poured Concrete Slab
11. **Walls:** Exposed framing
12. **Ceiling:** Exposed framing
13. **Electrical:** 110 VAC
14. **Heating:** Not present

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Inspection Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The items listed on this page are considered to be items of concern and/or items requiring attention.

Plumbing

Septic System: Rear yard - Recommend having septic system cleaned and inspected prior to commitment.

Heating System

Main - Heating System - Approximate Age: 16 years old - (mfd 1991), Total life expectancy is approximately 15-25 years. The unit may be at, or near, the end of it's serviceable life. Recommended cleaning unit (And every 1-2 years).

Main - Heating System - Distribution: Metal duct - Heat runs are located on inside walls and the cold air returns are located on the outside walls. Recommend switching as needed for greater efficiency.

Air Conditioning

Main - A/C System - Approximate Age: 18 years old - (mfd 1988), Total life expectancy is approximately 12-15 years. The unit may be at, or near, the end of it's serviceable life.

Main - A/C System - Exterior Unit Foundation: Uneven - The base of unit needs to be level to prevent the fan motor from wearing prematurely and also to allow the proper drainage of water. Recommend proper leveling.

Fireplace / Wood Stove / Chimney

Main Furnace - Chimney - Flue: Tile - A new liner will need to be installed when a new water heater or furnace is installed (or sooner) due to moisture. There was no evidence of moisture at the current time. Recommend monitoring.

Main Furnace - Chimney - Flue Cap: Missing - Recommend installing an exterior chimney cap with a screen.

Electrical

Main Electrical Service: Overhead - The exterior sheathing of the service entrance wire is older and cracked and may allow water to penetrate inside the cable. Recommend replacing as needed (Seek estimates from a qualified electrician prior to commitment). Also, the overhead wire is less than 3' above the garage roof and may need to be higher when the service is upgraded.

Electrical Meter Box: Basement - The electrical meter is located inside and is rated for 90 amps. There is a newer 100 amp panel present in the basement. Recommend upgrading the meter can to a minimum 100 amp rating. (safety)

Carbon Monoxide Detectors: Not Present - Recommend installing in the immediate vicinity of the bedrooms on the lowest level of the house containing bedrooms.

Structure

Basement & 2nd Floor - Stair - Hand Rail: Missing - Recommend installing handrails on all steps with 2 or more stairs (safety)

Basement / Crawlspace

Main - Basement - Ventilation: Windows - Some moisture and humidity present. Recommend opening windows and running a dehumidifier as needed.

Main - Basement - Moisture Location: Exterior Walls - The main reasons for water entering a basement is poor gutter maintenance and grading on the exterior of the house. Recommend installing extensions on the exterior rain gutters and building up the soil around the exterior foundation of the house to prevent the water from pooling up next to the foundation. (mainly in the southeast corner)

Main - Basement - Walls: Block & Paneling - Mildew and water stains were present on the walls. Recommend removing damaged panels as needed. (bottom of the paneling in the southeast corner)

Laundry Room/Area

Basement - Laundry Room/Area - Laundry Tub Faucet: Metal - Active leaks are present around neck of the faucet. Recommend repairs, or replace, as needed.

Basement - Laundry Room/Area - Laundry Tub Drain: PVC - Sink drain is draining into to basement sump-pump crock. Recommend attaching into the main sewers (with a pump) as needed.

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Inspection (continued)

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Kitchen

1st Floor - Kitchen - Dishwasher: Whirlpool - Did not test / inspect. The seals on dishwashers tend to dry out quickly if not used. A unit that may be operating properly at the time of the inspection, may not operate correctly shortly after.

Window

Throughout House - Window - Window: Thermopane - Moisture / fog is present inside the layers of glass (seals have failed) Replacement of the glass is the only repair. (1st floor southwest bedroom)

Attic

Main - Attic - Ventilation: Gable, Roof and Soffit vents - Attic temperature should be the same as the outside temperature (or within 10 degrees). Proper ventilation in an attic should be approximately 1 square foot of vent for every 150 square feet of attic space and 50% of the vents should be installed low, and 50% of the vents should be installed high in the attic to ensure proper flow. Recommend additional ventilation be installed as needed at the soffits and on the ridge. Then, recommend blocking the gable vents to allow for proper movement from the soffits to the ridge.

Main - Attic - Insulation Depth: 8" - Almost 60% of the heat loss in a house is through the roof, proper insulation in the attic will minimize heat loss. Recommend additional insulation be installed for a total of 14"- 16" (R-38 - R48).

Exterior Surface and Components

Main - Exterior Surface - Soffits: Vinyl - Recommend installing additional vented soffits to promote proper attic ventilation.

Exterior - Rain Gutter System - Downspouts / Extensions: Aluminum - Downspout extensions should extend at least 5' - 7' from the exterior foundation to prevent water from pooling next to the foundation (All sides).

Lots and Grounds

Grading: Negative slope - The soil around the exterior of the foundation is flat or is sloping towards the foundation. It is recommended that topsoil be added on the exterior to build up the ground so that it slopes away from the foundation. The grade should slope a minimum of 1 inch per foot for the first 4 to 6 feet so that water does not collect next to the foundation and then enter the basement. (All sides).

Vegetation: Trees - The trees should be at least 10' from house and not hang over. Branches will rub against the roof and siding causing premature failure. Recommend trimming as needed. (several large trees are hanging over the house)

Garage/Carport

Attached - Garage/Carport - Garage Doors: Wood - Water stains are present on the door panels. Recommend keeping well painted at all times.

Attached - Garage/Carport - Rain Gutters: Missing - Recommend installing a complete system that includes downspout extensions at least 5' - 7' from exterior foundation to prevent water from pooling next to the foundation resulting in foundation movement and settlement.