# PHOTO SECTION 4
# FIRST FLOOR BALCONY



Photo 4.1: Overview of balcony. A metal handrail/barrier has been removed from the front edge and direct fixed tiles have been removed from the surface of the butyl rubber membrane.



Photo 4.2: Internal gutter rainwater outlet is formed in a manner causing ponding of water and build-up of debris in the gutter. The rainwater outlet is poorly formed and vulnerable to leakage.



Photo 4.3: The balcony internal gutter ponds water.



Photo 4.4: Soffit below balcony gutter. A section of soffit has been cut-out and replaced in order to alter the downpipe connection to balcony drainage outlet. Water observed dripping through the soffit as a result of water leakage from the balcony gutter and/or outlet above.



Photo 4.5: Example of debonding butyl membrane lap joint, which is vulnerable to water ingress.



Photo 4.6: Previous top fixed proprietary metal handrail/barrier has been removed from the front of the balcony. No cap flashing. Flat timber capping and previously top fixed handrail/barrier vulnerable to water entry.



Photo 4.7: Timber capping junction with enclosed side balustrade. No cap or saddle flashings, lacks fall, and reliant on sealant for weathertightness. The junction is vulnerable to water ingress.

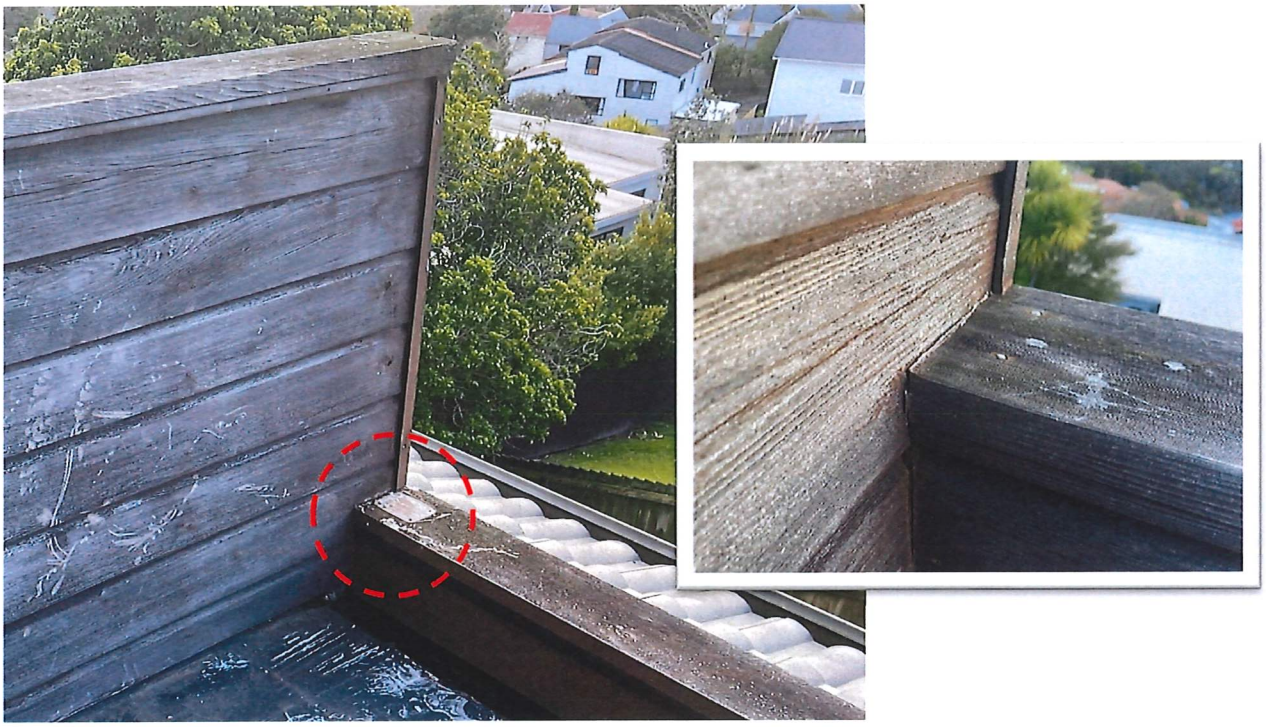


Photo 4.8: Timber capping junction with enclosed weatherboard side balustrade. No cap or saddle flashings, lacks fall and reliant on sealant for weathertightness. The junction is vulnerable to water ingress.





Photo 4.9: Enclosed timber clad balustrade junction to wall. No cap or saddle flashing, lacks fall and reliant on sealant for weathertightness. The junction is vulnerable to water ingress.





Photo 4.10: Enclosed timber clad balustrade junction to wall corner. No cap or saddle flashing, lacks fall and reliant on sealant for weathertightness. The junction is vulnerable to water ingress.



Photo 4.11: Inadequate cladding clearance between the base of the weatherboard wall cladding and balcony membrane.



Photo 4.12: Inadequate cladding clearance between the base of the weatherboard wall cladding and balcony membrane.

# PHOTO SECTION 5
# NORTH ELEVATION TIMBER DECK



Photo 5.1: General view of north elevation timber deck.



Photo 5.2: Inadequate clearance between timber deck and face of weatherboard wall cladding. Decayed weatherboard visible.



Photo 5.3: Inadequate clearance between timber deck and face of weatherboard wall cladding. Water damage to deck joist visible below.

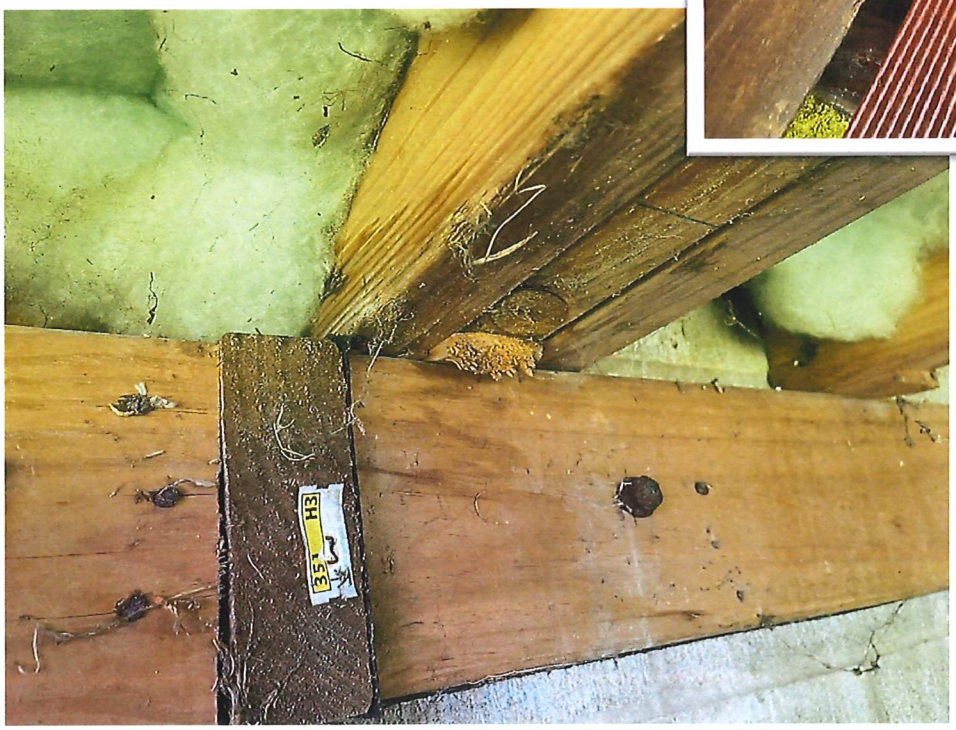



Photo 5.4: View below previous Photo 5.3. Water staining to timber floor framing.

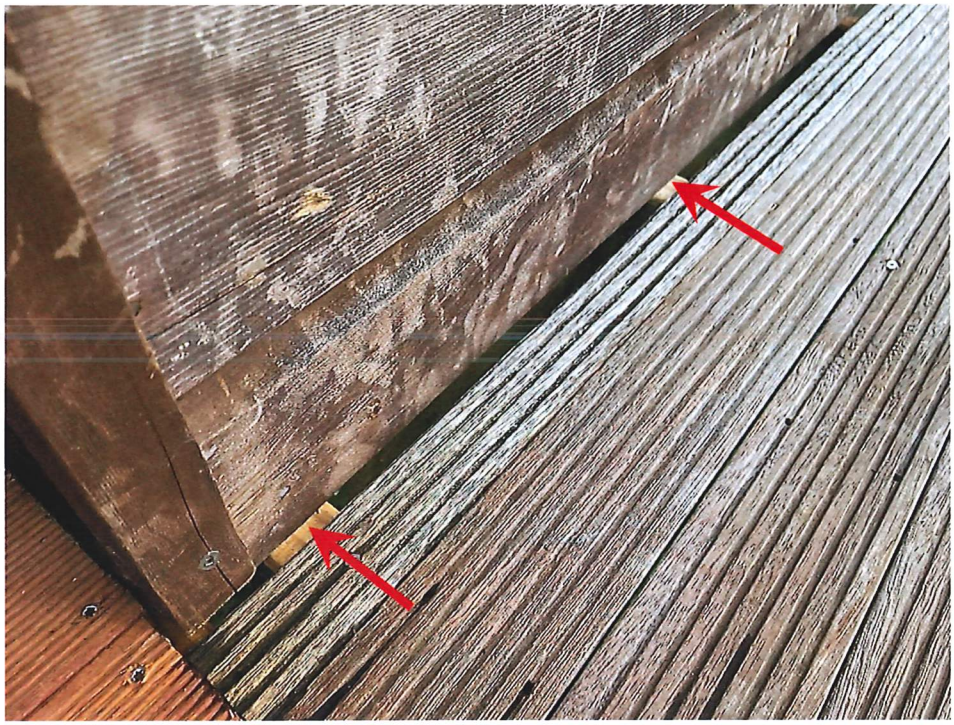


Photo 5.5: Example of deck structure fixed to the perimeter/boundary floor joists of the dwelling. Perimeter/boundary floor joists lack adequate cladding coverage, are exposed to the weather and subject to moisture absorption.

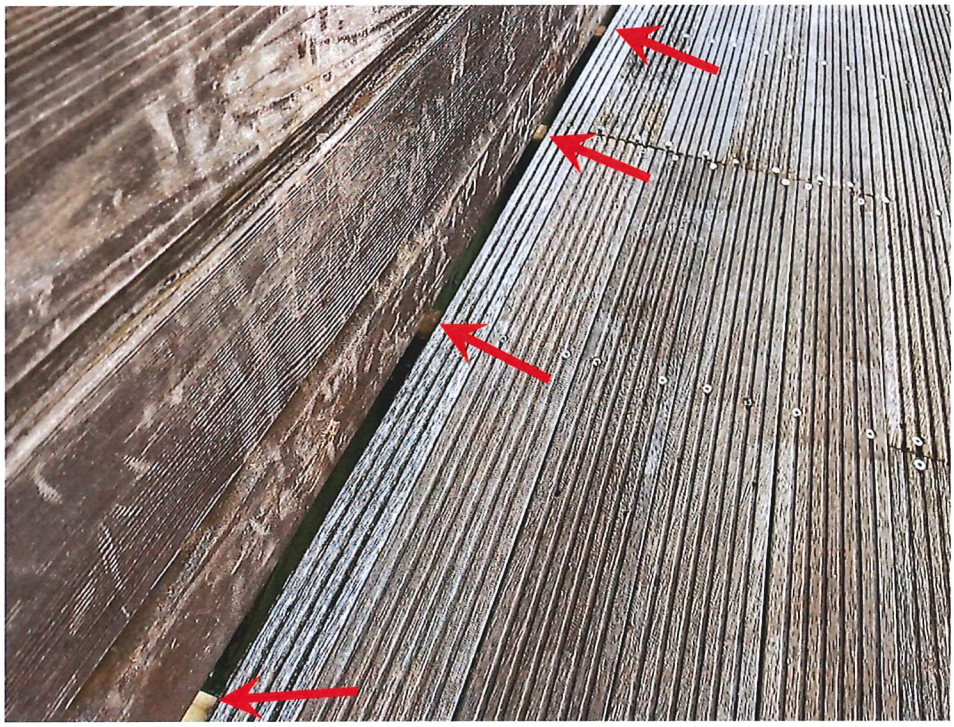


Photo 5.6: Example of deck structure fixed to the perimeter/boundary floor joists of the dwelling. Perimeter/boundary floor joists lack adequate cladding coverage, are exposed to the weather and subject to moisture absorption.



Photo 5.7: Example of deck structure fixed to the perimeter/boundary floor joists of the dwelling. Perimeter/boundary floor joists lack cladding coverage, are exposed to the weather and subject to moisture absorption.



Photo 5.8: Example of deck structure fixed to the perimeter/boundary floor joists of the dwelling. Perimeter/boundary floor joists lack cladding coverage, are exposed to the weather and subject to moisture absorption. No packer between joists at bolt fixing.



Photo 5.9: Example of deck structure fixed to the perimeter/boundary floor joists of the dwelling. Lower weatherboards have been removed and/or cut back to accommodate this new section of timber deck. Timber floor framing is exposed and subject to moisture absorption.



Photo 5.10: Example of deck structure fixed to the perimeter/boundary floor joists of the dwelling. Lower weatherboards have been removed and/or cut back to accommodate this new section of timber deck. Timber floor framing is exposed and subject to moisture absorption.



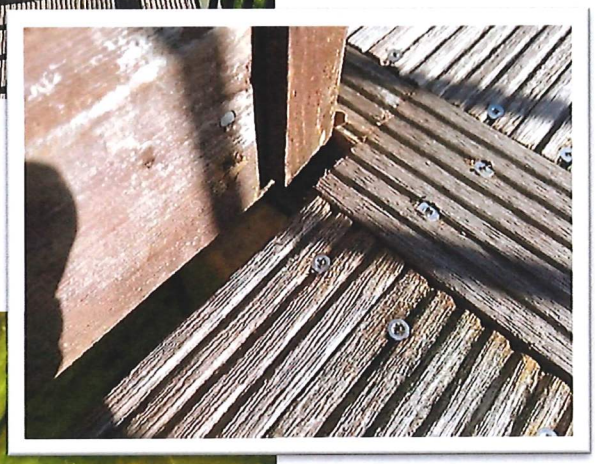


Photo 5.11: Example of deck structure fixed to the perimeter/boundary floor joists of the dwelling. Perimeter/boundary floor joists lack adequate cladding coverage, are exposed to the weather and subject to moisture absorption.



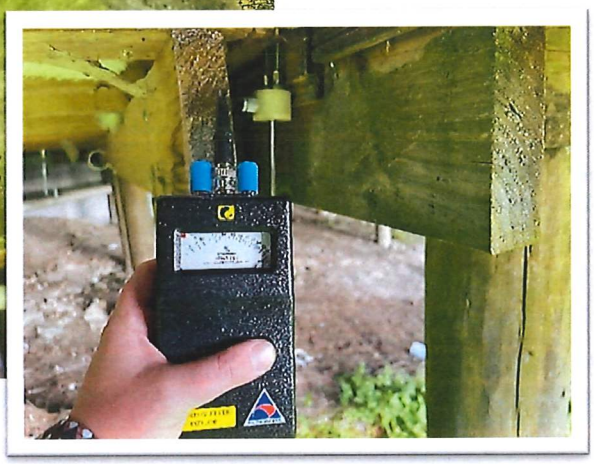


Photo 5.12: View below previous Photo 5.11. Water staining to timber floor framing. 40%+ moisture content reading.



Photo 5.13: View below deck. Example of water damage to sub-floor bearer.



Photo 5.14: Example of deck structure fixed to the perimeter/boundary floor joists of the dwelling. Perimeter/boundary floor joists lack adequate cladding coverage, are exposed to the weather and subject to moisture absorption.

# PHOTO SECTION 6
# WEST ELEVATION TIMBER DECK



Photo 6.1: Overview of west elevation landing deck and ramp.



Photo 6.2: There is no drainage gap provided between the decking and the wall cladding. Flashing tape has been applied over a weatherboard cut-out.



Photo 6.3: There is no drainage gap provided between the decking/stringer and the wall cladding. Flashing tape has been applied over a weatherboard cut-out.



Photo 6.4: View below previous photos 6.2 and 6.3. Water damage to boundary/perimeter joist.

# PHOTO SECTION 7
# WALL CLADDING GENERAL



Photo 7.1: Overview of rusticated weatherboard wall cladding – south and west elevations. Weatherboard stain finish is degraded.



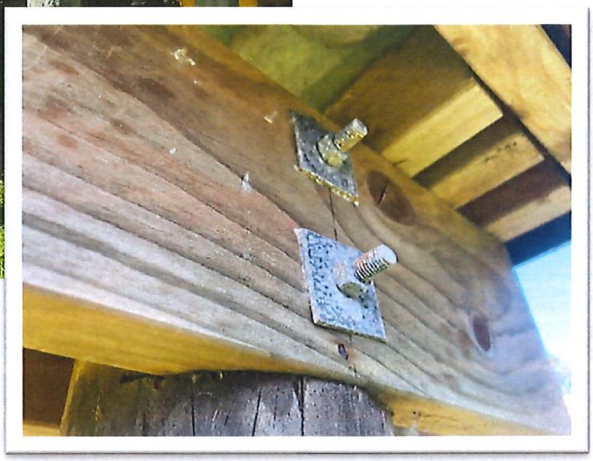


Photo 7.2: Example of where sub-floor bearer and fixings are exposed (lack adequate cladding coverage) in places. Weatherboard stain finish is degraded. Corrosion to fixings visible.




Photo 7.3: Example of weatherboard wall cladding lacking adequate overhang coverage of the building's timber floor framing.



Photo 7.4: Close up showing water staining to timber floor framing. No wall wrap visible between the wall cladding and timber framing.



Photo 7.5: Overview of rusticated weatherboard wall cladding - north/west elevations. Weatherboard stain finish is degraded.





Photo 7.6: Example of weatherboard wall cladding lacking adequate overhang coverage of the building's timber floor framing.



Photo 7.7: Close up showing water staining to timber floor framing. No wall wrap visible between the wall cladding and timber framing.

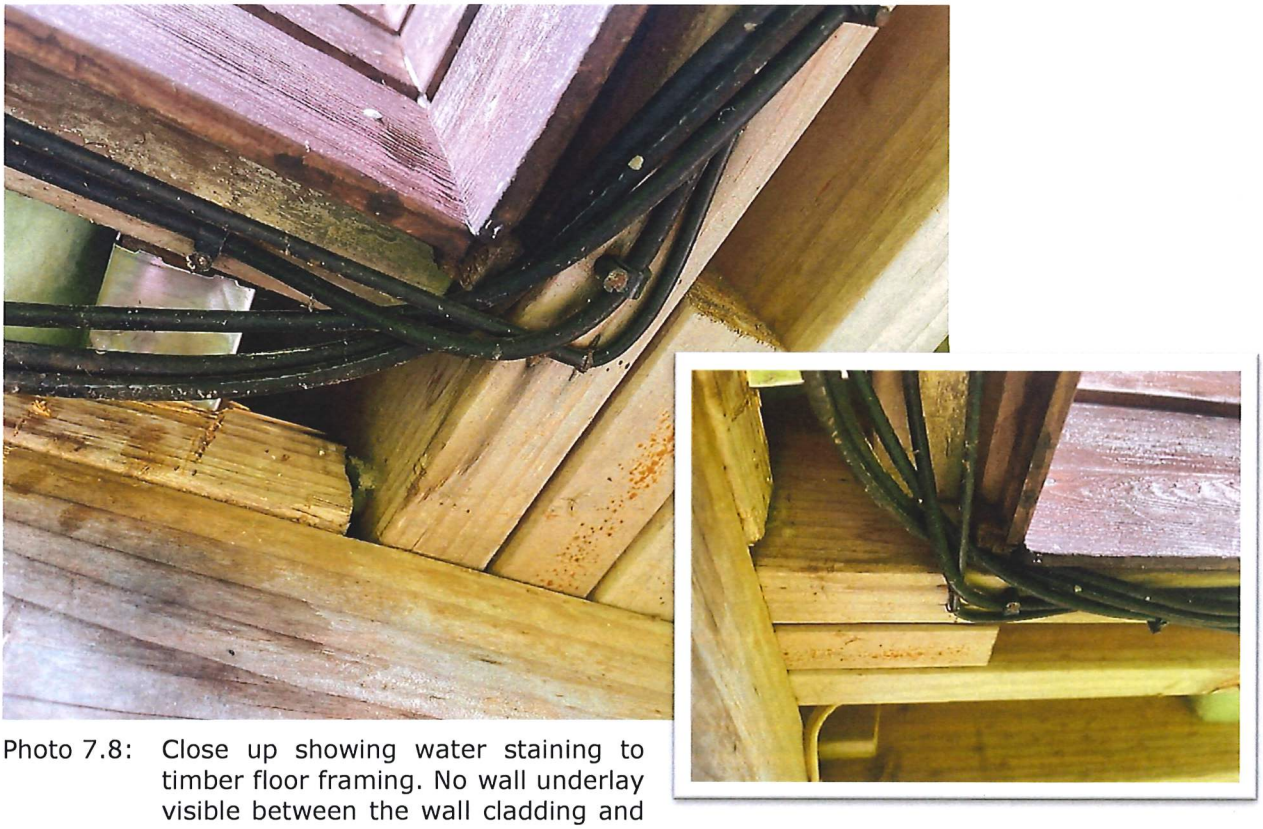


Photo 7.8: Close up showing water staining to timber floor framing. No wall underlay visible between the wall cladding and timber framing.

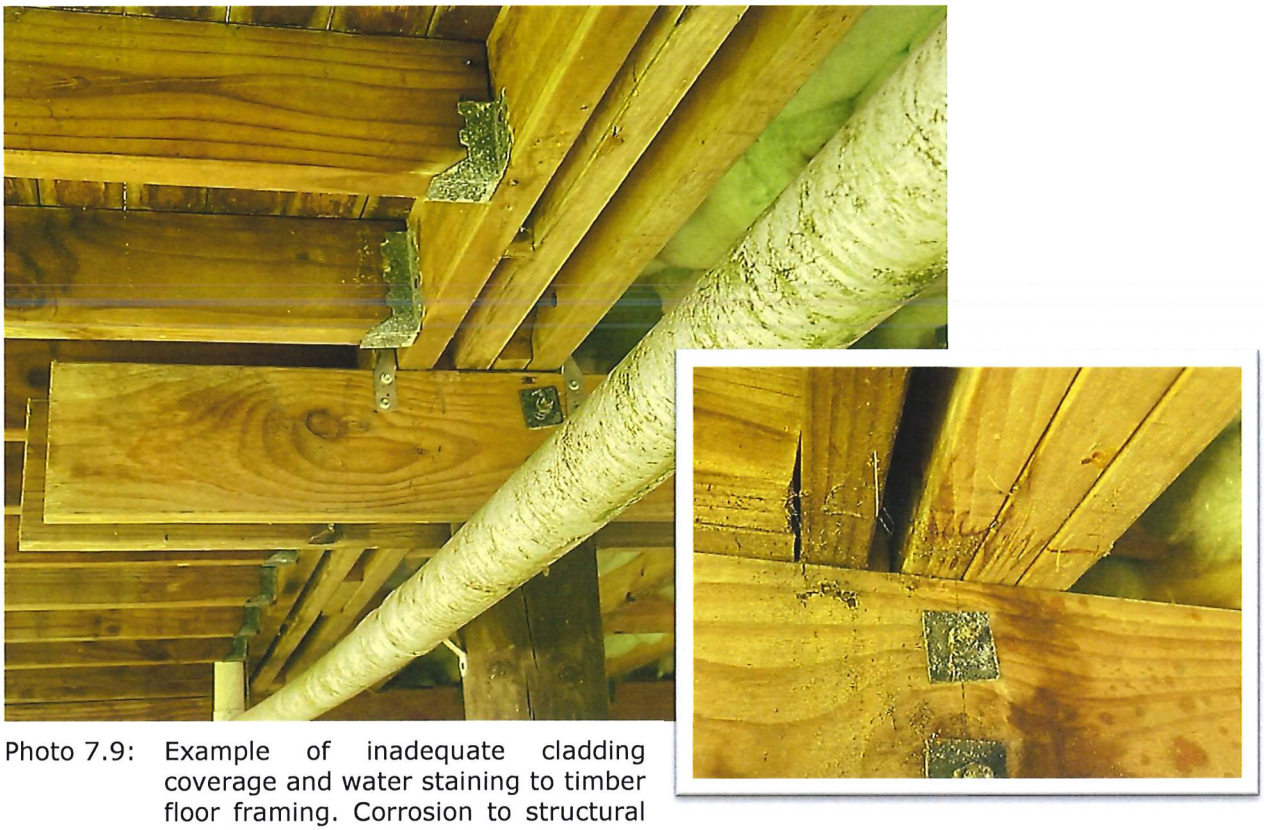


Photo 7.9: Example of inadequate cladding coverage and water staining to timber floor framing. Corrosion to structural metal fixings.



Photo 7.10: Lower weatherboards have been removed and/or cut back to accommodate a new section of timber deck. Timber floor framing is exposed and subject to moisture absorption.



Photo 7.11: Lower weatherboards have been removed and/or cut back to accommodate this new section of timber deck. Timber floor framing is exposed and subject to moisture absorption. Example of water damage to the end of the sub-floor bearer.



Photo 7.12: View of garage south elevation external wall.



Photo 7.13: Garage masonry block wall extends from below ground and acts as a retaining wall. No obvious waterproof tanking system visible. Arrow indicates where the wall underlay extends down past the bottom edge of the weatherboard wall cladding and is vulnerable to moisture absorption.

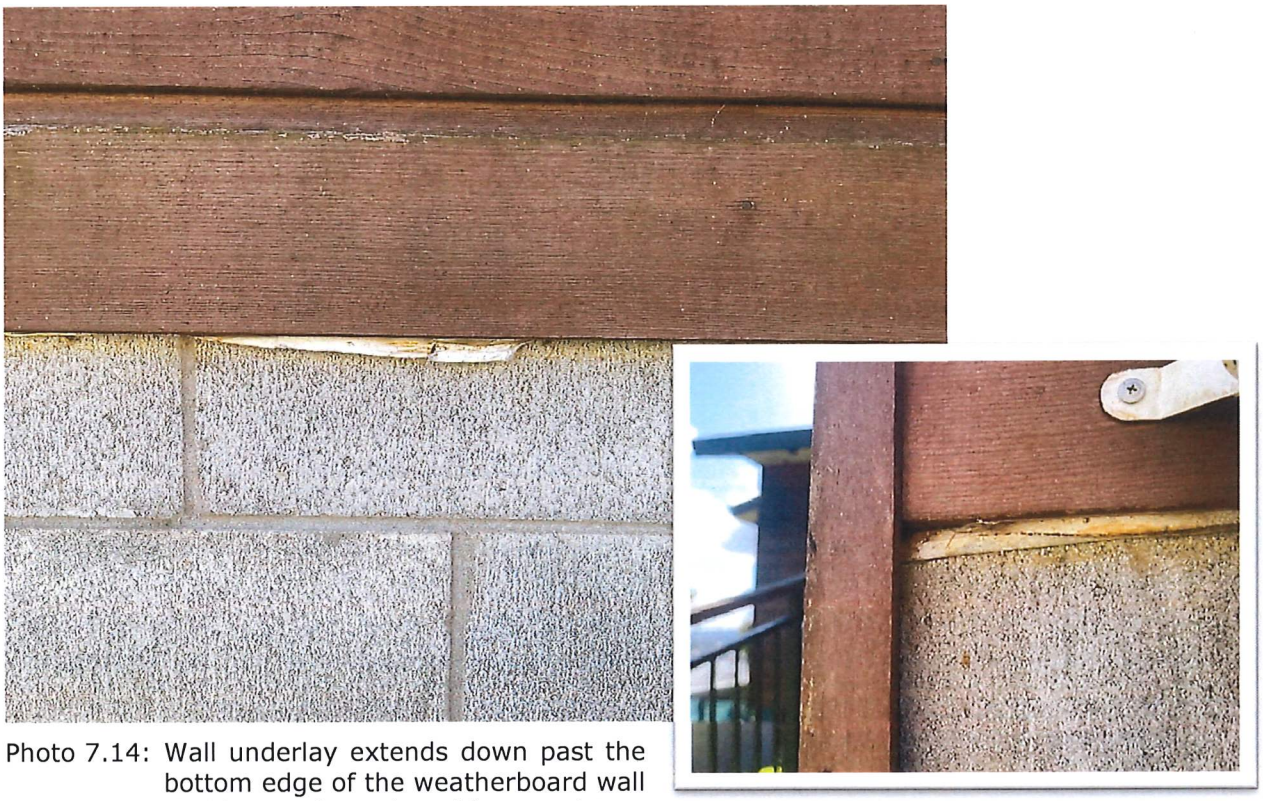


Photo 7.14: Wall underlay extends down past the bottom edge of the weatherboard wall cladding and is vulnerable to moisture absorption.



Photo 7.15: Meterbox wall cladding penetration lacks adequate flashings to direct water to the outside and prevent water ingress behind the wall cladding.



Photo 7.16: The rusticated weatherboard external box corner coverboard junctions are missing plugs, and the gaps are vulnerable to water ingress.



Photo 7.17: Conduit wall cladding penetration is vulnerable to water ingress.





Photo 7.18: Example of gaps visible at brick to weatherboard external corner junctions which are vulnerable to water ingress.



Photo 7.19: Garage door – no head flashing. Head facing board joint and jamb-to-brick junctions are vulnerable to moisture ingress.



Photo 7.20: Garage door – no head flashing. Head facing board joint and jamb-to-brick junctions are vulnerable to moisture ingress.



Photo 7.21: Example of inadequate clearance. Paved finished ground should minimum 25mm below the top of the rebate in the foundation (bottom of the weep hole).



Photo 7.22: Example of inadequate clearance. Paved finished ground should minimum 25mm below the top of the rebate in the foundation (bottom of the weep hole).



Photo 7.23: HWC seismic restraint strap and bracket fixings – no visible EPDM or neoprene washers between the wall cladding and the straps and brackets.





Photo 7.24: Overview of east brick elevation. Pipe penetration reliant on poorly applied sealant for weathertightness.

# PHOTO SECTION 8
# JOINERY



Photo 8.1: Overview of typical aluminium joinery within brick cladding and kitchen bay window.

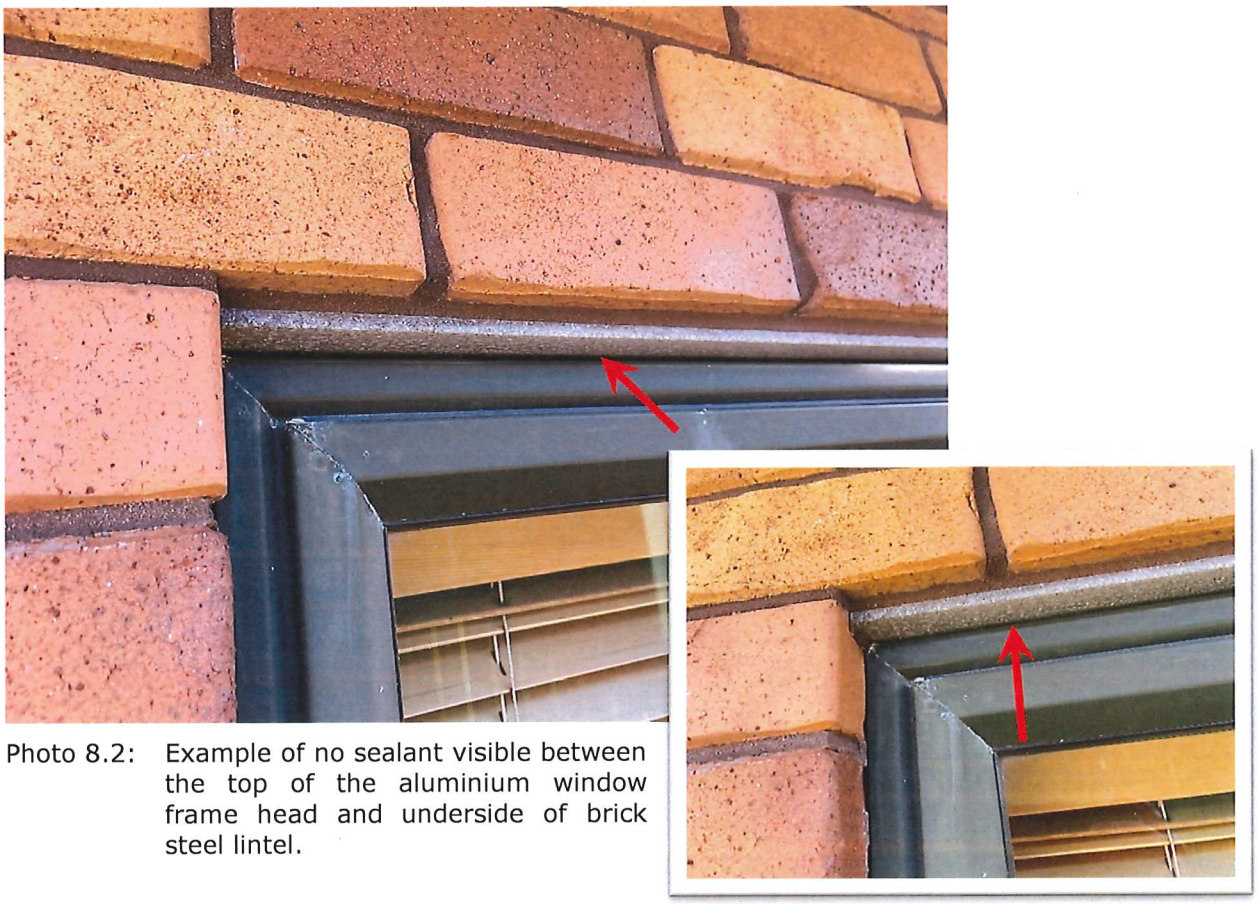


Photo 8.2: Example of no sealant visible between the top of the aluminium window frame head and underside of brick steel lintel.





Photo 8.3: Bay window aluminium frame mitre joints and glass butt joints are high risk and vulnerable to water ingress.





Photo 8.4: Bay window aluminium frame mitre joints are vulnerable to water ingress.



Photo 8.5: Bay window head flashing formations are high risk and vulnerable to water ingress.



Photo 8.6: Bay window head flashing formations are high risk and vulnerable to water ingress.



Photo 8.7: Internally, water staining to bay window timber liners evident.



Photo 8.8: Internally, water staining to bay window timber liners evident.



Photo 8.9: No flashing between bay window jamb and brick wall cladding. Expanding foam is visible through the gap between the window jamb and brick.



Photo 8.10: North elevation. Overview of typical aluminium joinery within rusticated weatherboard cladding.





Photo 8.11: Internal view of window shown in previous photo 8.10. Water staining to window sill/jamb timber liners. Cracking to wall lining. Cracking may indicate damp and swollen timber wall framing.



Photo 8.12: Internal view of window shown in previous photo 8.10. Water staining to window sill timber liner. Cracking to wall lining. Cracking may indicate damp and swollen timber wall framing.



Photo 8.13: Living room west elevation window. Water staining to window sill visible timber liner.

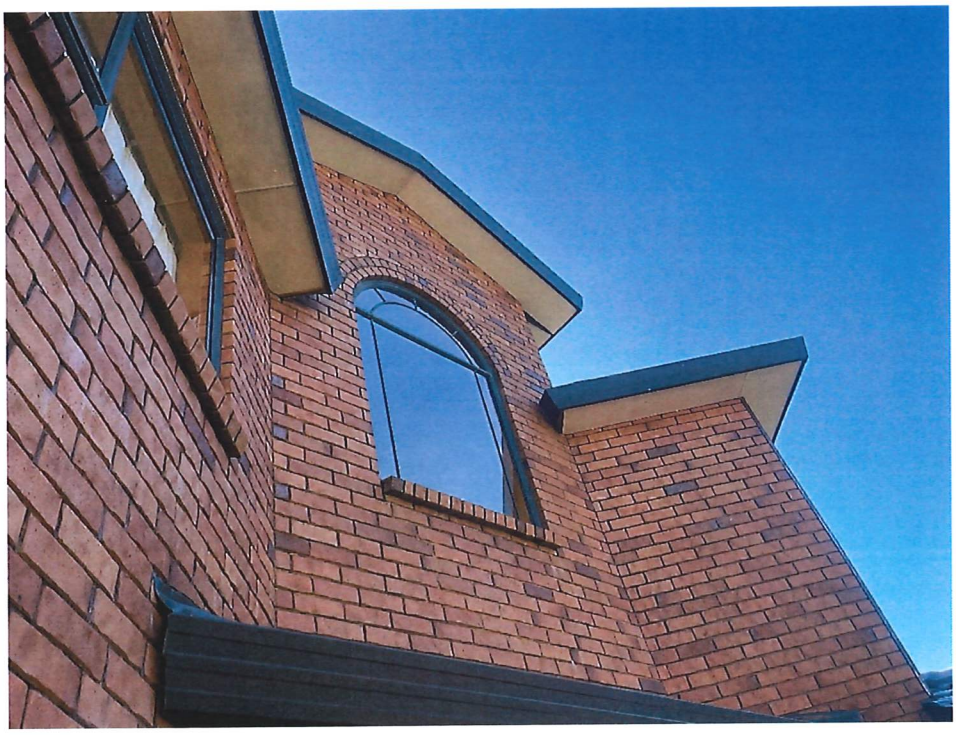


Photo 8.14: Front arched feature window above entry. Arched windows are high risk design.

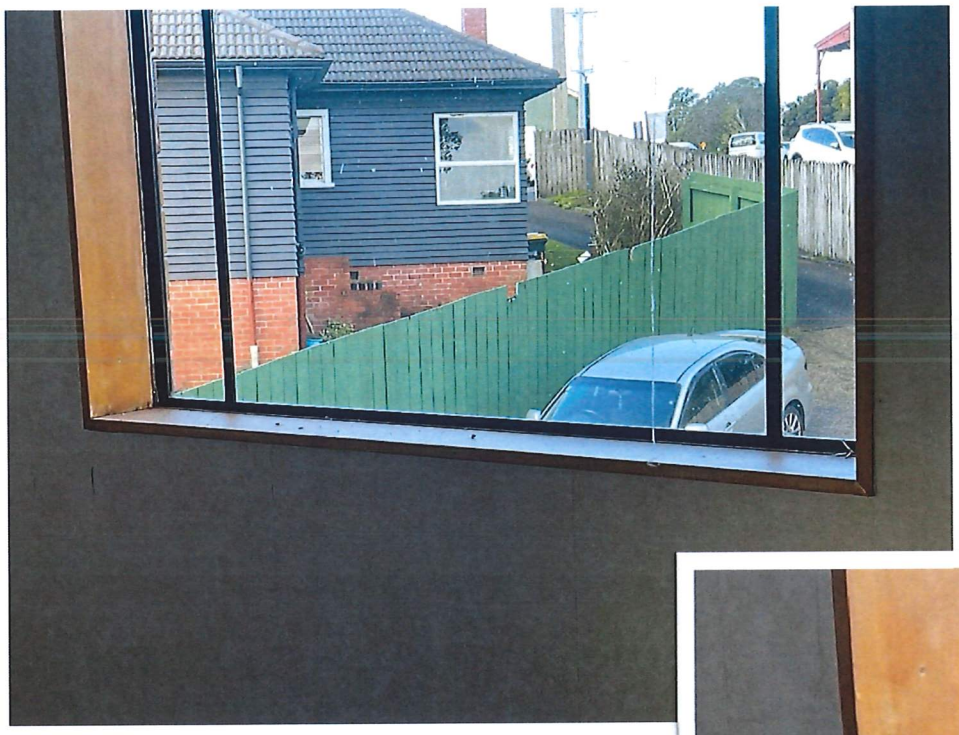




Photo 8.15: Internal view of arched window sill/jamb. Water damage to window sill/jamb timber liners.



Photo 8.16: Internal view of arched window sill/jamb. Water damage to window sill/jamb timber liners.



Photo 8.17: Example of typical window head to rusticated weatherboard cladding. Lack of clearance between weatherboard bottom edge and head flashing. Head flashings lack stop-ends to direct water to the outside at flashing ends and prevent water entry behind the wall cladding.



Photo 8.18: Example of typical window head to rusticated weatherboard cladding. Lack of clearance between weatherboard bottom edge and head flashing. Head flashings lack stop-ends to direct water to the outside at flashing ends and prevent water entry behind the wall cladding.



Photo 8.19: Example of typical window head to rusticated weatherboard cladding. Lack of clearance between weatherboard bottom edge and head flashing. Head flashings lack stop-ends to direct water to the outside at flashing ends and prevent water entry behind the wall cladding.

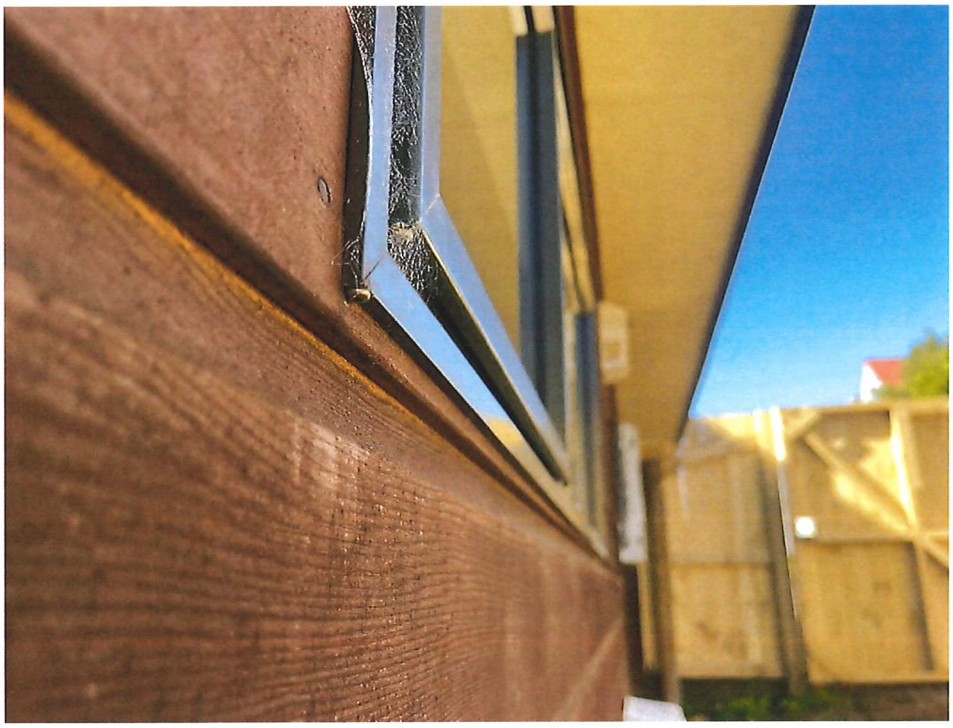


Photo 8.20: Example of typical window sill to rusticated weatherboard cladding. Windows lack sill flashings to direct water to the outside and prevent water entry behind the wall cladding.



Photo 8.21: Example of typical window sill to rusticated weatherboard cladding. Windows lack sill flashings to direct water to the outside and prevent water entry behind the wall cladding.

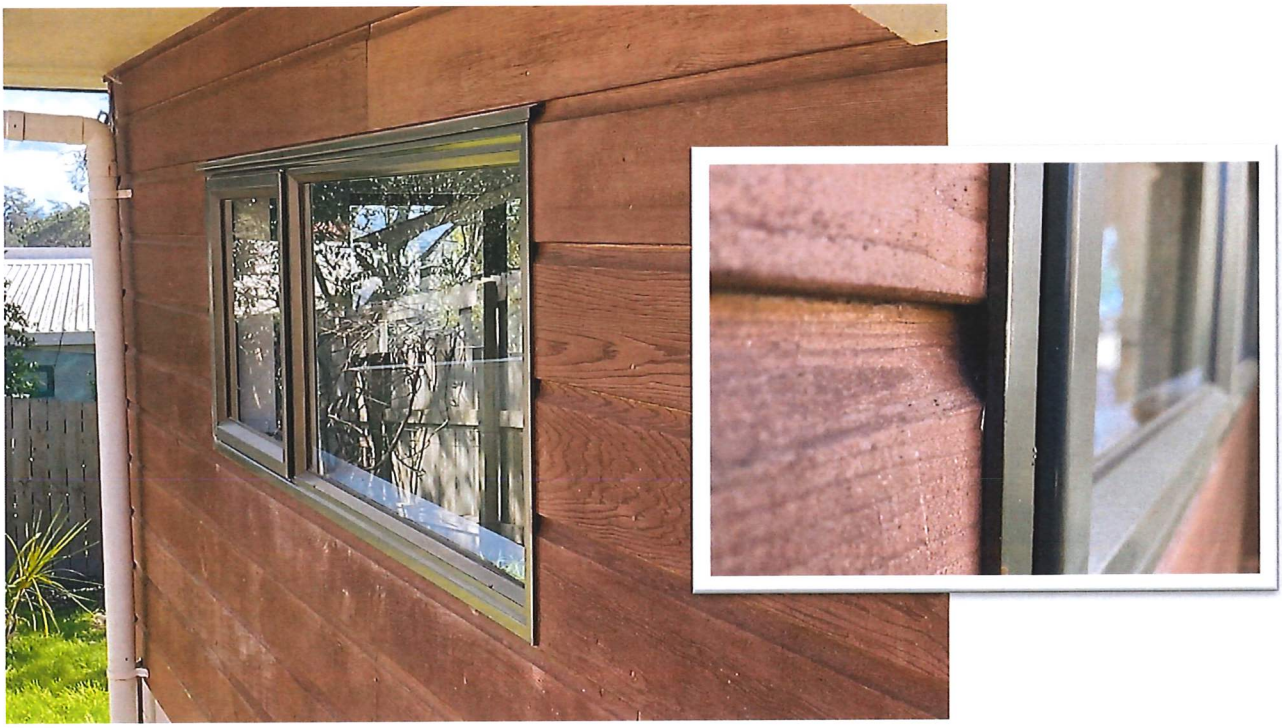


Photo 8.22: Example of typical window jamb to rusticated weatherboard cladding. The jamb/cladding junctions are missing plugs and scribers, and the gaps are vulnerable to water ingress.

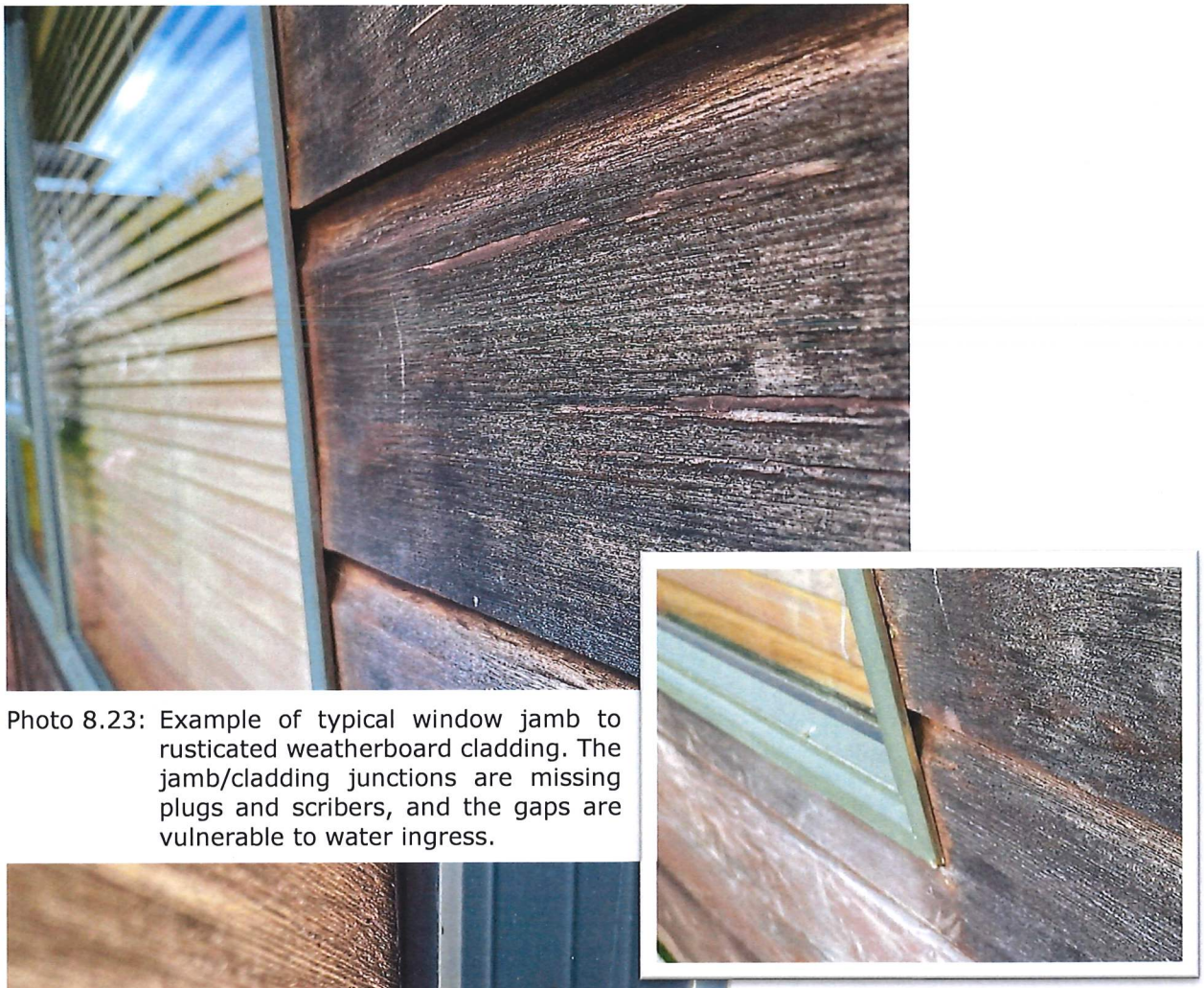


Photo 8.23: Example of typical window jamb to rusticated weatherboard cladding. The jamb/cladding junctions are missing plugs and scribers, and the gaps are vulnerable to water ingress.



Photo 8.24: Example of typical joinery jamb to rusticated weatherboard cladding. The jamb/cladding junctions are missing plugs and scribers, and the gaps are vulnerable to water ingress.