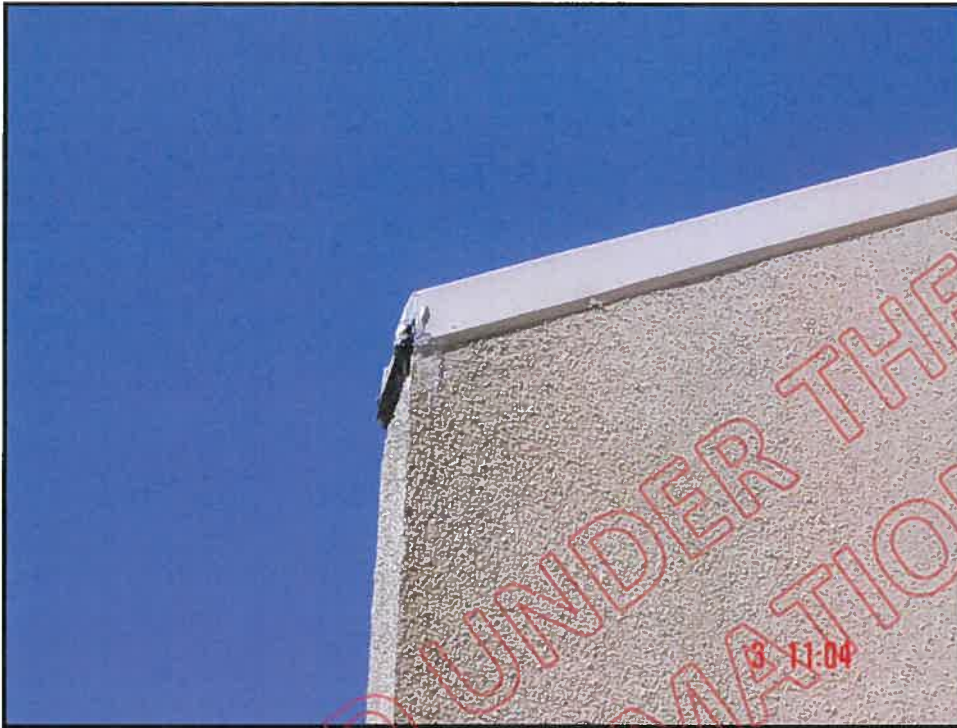


Unit B

Photograph 1b 59



General view of inter-tenancy wing wall showing poorly designed and installed cap-flashing,

Photograph 1b 60



High probe moisture reading near top of wing wall at front

Photograph 1b 61



High probe moisture reading at top of balcony wall adjacent to the wing wall; note no saddle flashing at balcony / wing wall junction

Photograph 1b 62



Very high probe moisture reading at top of north east corner of balcony wall

Photograph 1b 63



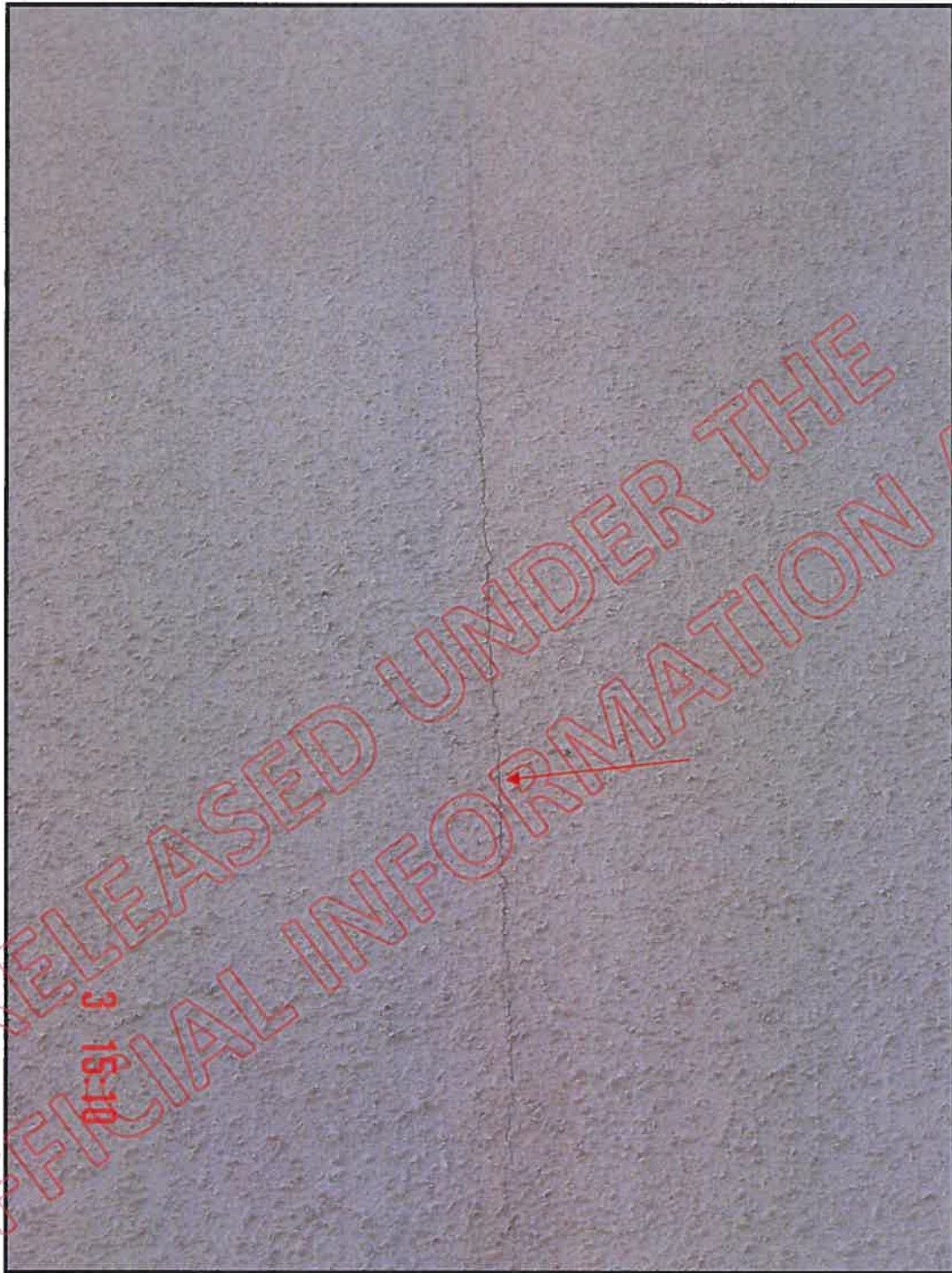
Failed jamb seal at right hand side of balcony door

Photograph 1b 64



Inter-storey joint butts up to balcony door head flashing right hand side; Open joint is allowing moisture ingress: note cracking to cladding sheet above door head, recently sealed

Photograph 1b 65



Cracking to cladding sheet above balcony doors

Photograph 1b 66



Open and unprotected timber capping mitre joint at north east corner; note also corroded and incorrect design and installation of hand rail stanchions

Photograph 1b 67



Balcony capping wing wall junction: note cracking at joins to wing wall cladding, no saddle flashing, exposed sealant failing. Point of entry for water ingress

North (Side) Elevation 2 – Unit B

Unit B
Photograph 2b 68



High probe moisture reading at north wall / balcony junction; note no saddle flashing, point of entry for water ingress

Photograph 2b 69



Cut out and high probe moisture reading at north wall / balcony wall junction; Laboratory sample 5.

Photograph 2b 70



Cut out and high probe moisture reading at north wall inter-storey below balcony wall junction: note advanced decay to studs, plate and end of 450x100mm support beam, note also the incorrect installation of the polystyrene reveal

Photograph 2b 71



Cut out at north wall inter-storey below balcony wall junction: note advanced decay to studs, plate and end of 450x100mm support beam, note also the incorrect installation of the polystyrene reveal

Photograph 2b 72



Photograph showing inter-storey H mould terminating at end of head flashing

Photograph 2b 73



Photograph showing inter-storey H mould terminating at

Photograph 2b 74



Cut out showing very high probe reading and decay at North West corner above inter-storey joint.

West (Rear) Elevation 3 – Units B, C, D and E

Unit B
Photograph 3b-75



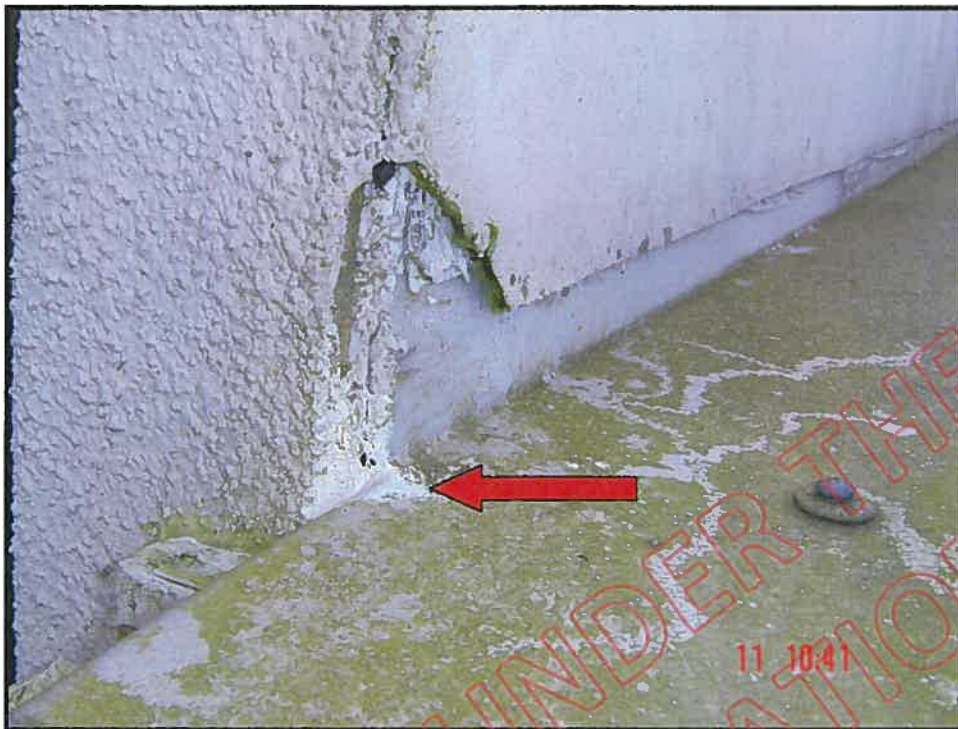
General view- rear elevation (west) units B and C

Photograph 3b-76



General view-part rear elevation (west) unit E

Photograph 3b 77



Poor detailing at end of apron flashing: point of water entry

Photograph 3b 78



Very high probe reading at west wall below apron flashing junction

Photograph 3b 79



Very high probe reading at west wall below inter-storey

Photograph 3b 80



High probe reading at west wall 200mm above base

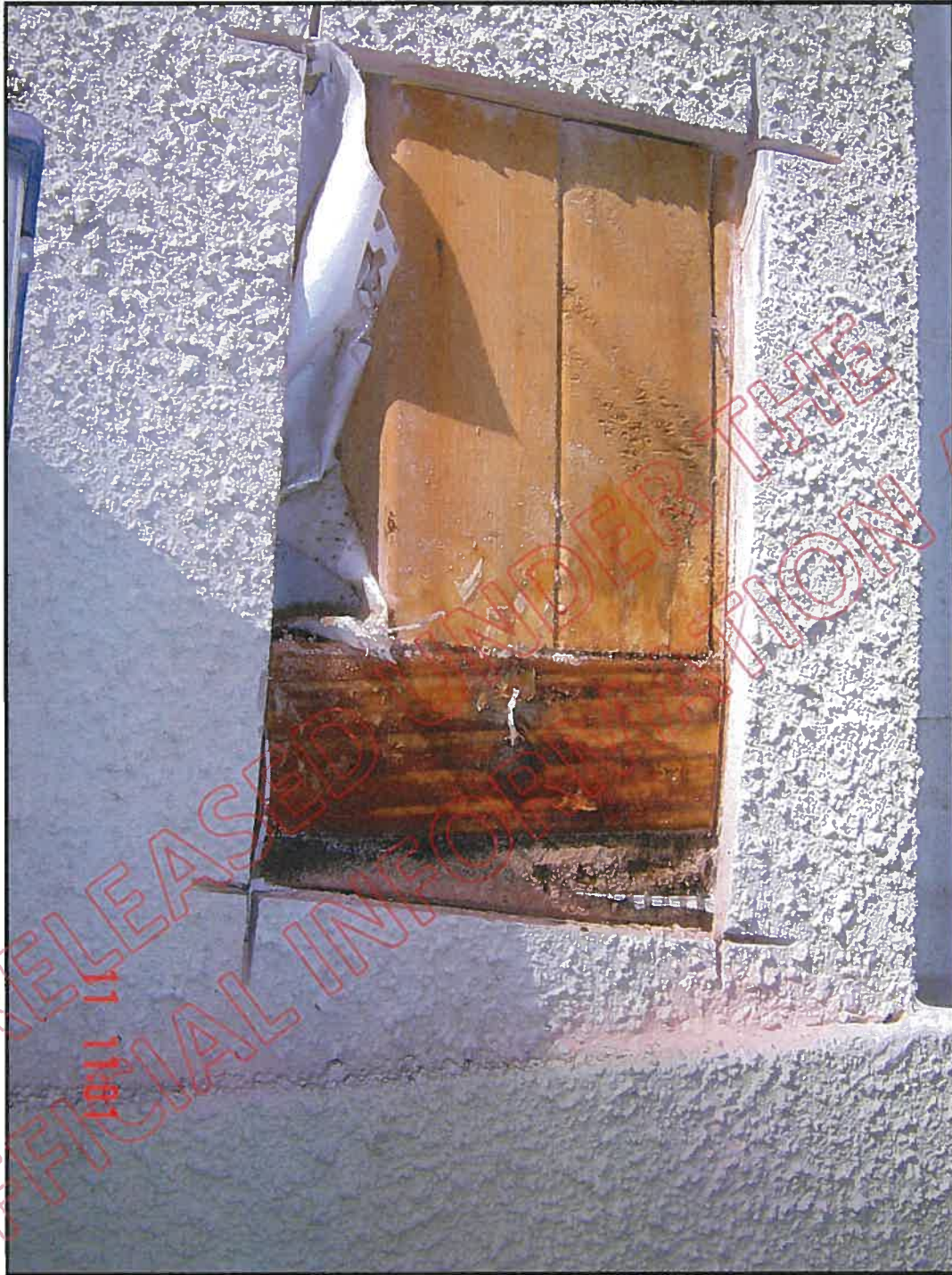
Photograph 3b 81



Very high probe moisture reading at cut out at North West corner in er-storey joint; (see cut out No. 12 elevation 2 north side)

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Photograph 3b 82



Cut out at North West corner inter-storey joint showing fungal decay

Unit C

Photograph 3c 83



Probe reading at waste entry point; note waste penetration unsealed

Photograph 3c 84



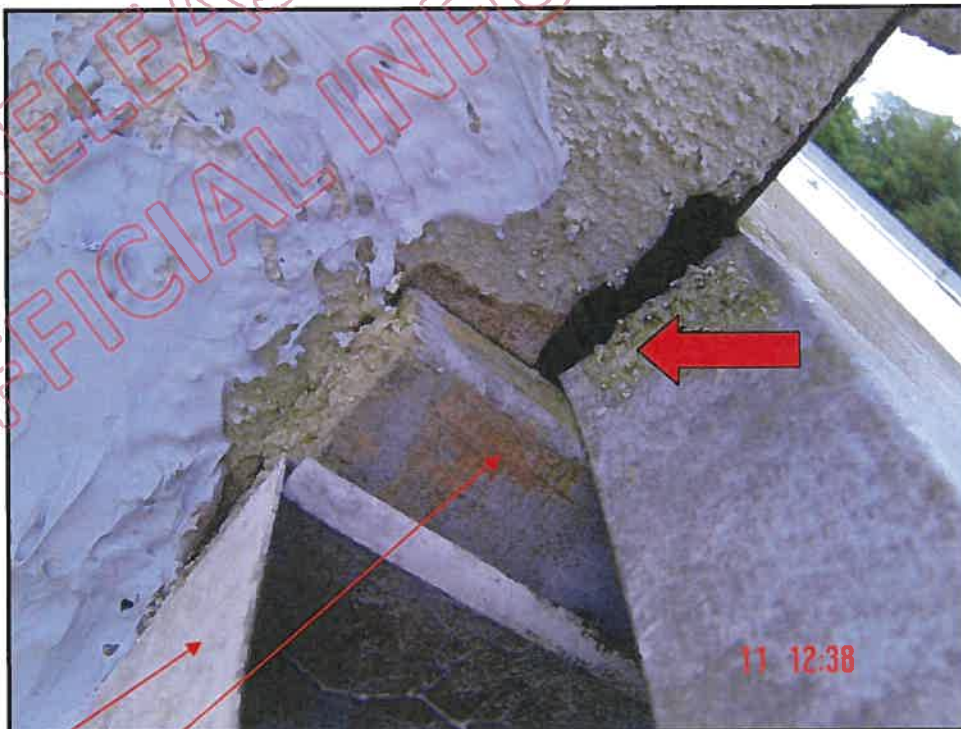
Reopening of existing previous cut out

Unit D
Photograph 3d 85



Poor detailing at end of apron flashing: point of water entry

Photograph 3d 86



Spouting - Fascia

Close up of photograph 3d 85

Photograph 3d 87



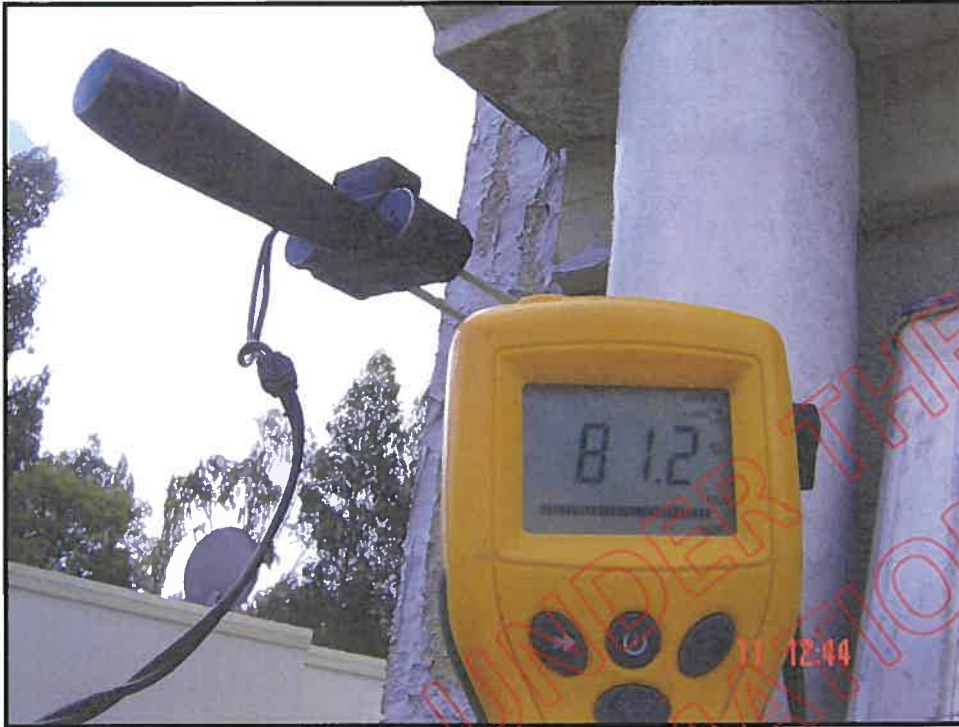
General view of spouting and roof end: note water ponding in spouting

Photograph 3d 88



Cut out and high probe reading at northern corner of stair well

Photograph 3d 89



High probe reading at northern corner below fascia

Photograph 3d 90



Cut out and high probe reading; northern corner at inter-storey junction

Photograph 3d 91



Cut out No. 10 as at photograph 3d 90 showing total decay of the framing, boundary joist, plates and flooring

Photograph 3d 92



Back of Harditex™ showing decayed building paper and fungal hyphie infestation of the Harditex™

Photograph 3d 93



High probe reading below inter-storey junction

Photograph 3d 94



High probe reading at base

Photograph 3d 95



Unsealed extractor fan vent cover

Photograph 3d 96



End of head flashing unsealed

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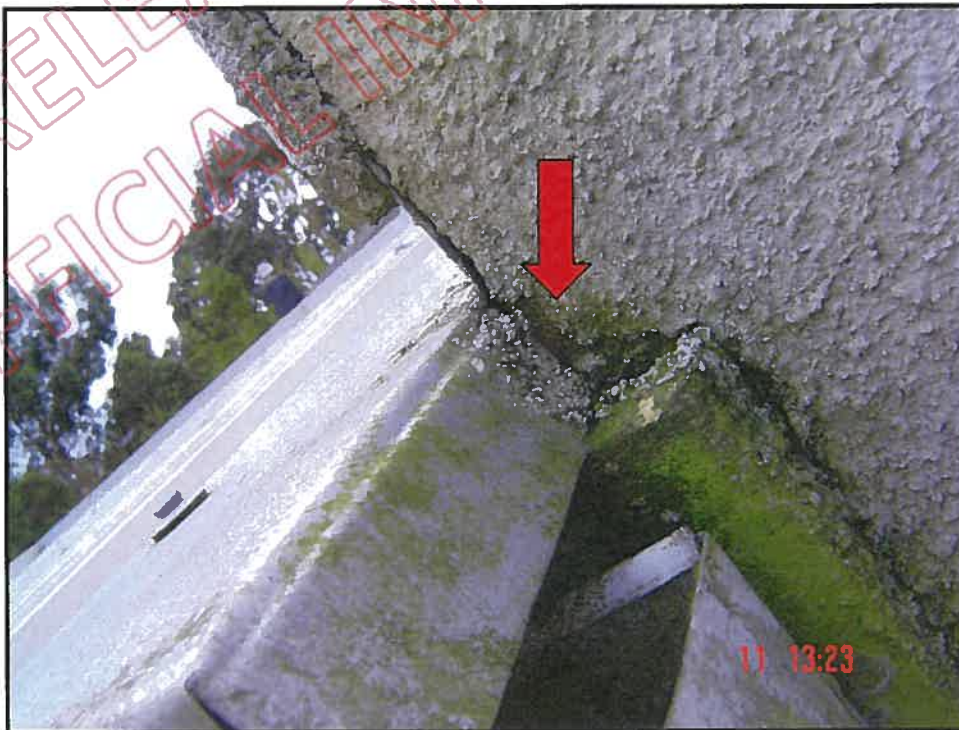
Unit E

Photograph 3e 97



Poor detailing at end of apron flashing: point of entry

Photograph 3e 98



Close up of previous photograph showing water point of entry

Photograph 3e 99



Very high probe moisture reading at south west corner below spouting

Photograph 3e 100



West wall showing incorrect sheet configuration and joint failure

Photograph 3e 101



West wall showing joint failure

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South (Side) Elevation 4 – Unit C

Unit C
Photograph 4c 102



Cut out and high probe reading at head of living room window

Photograph 4c 103



Cut out as above showing early fungal decay

Photograph 4c 104



Cut out and high probe reading at south wall/balcony wall junction showing advanced fungal decay

Photograph 4c 105



Cut out and high probe reading; south wall at base showing advanced fungal decay to frame and bottom plate

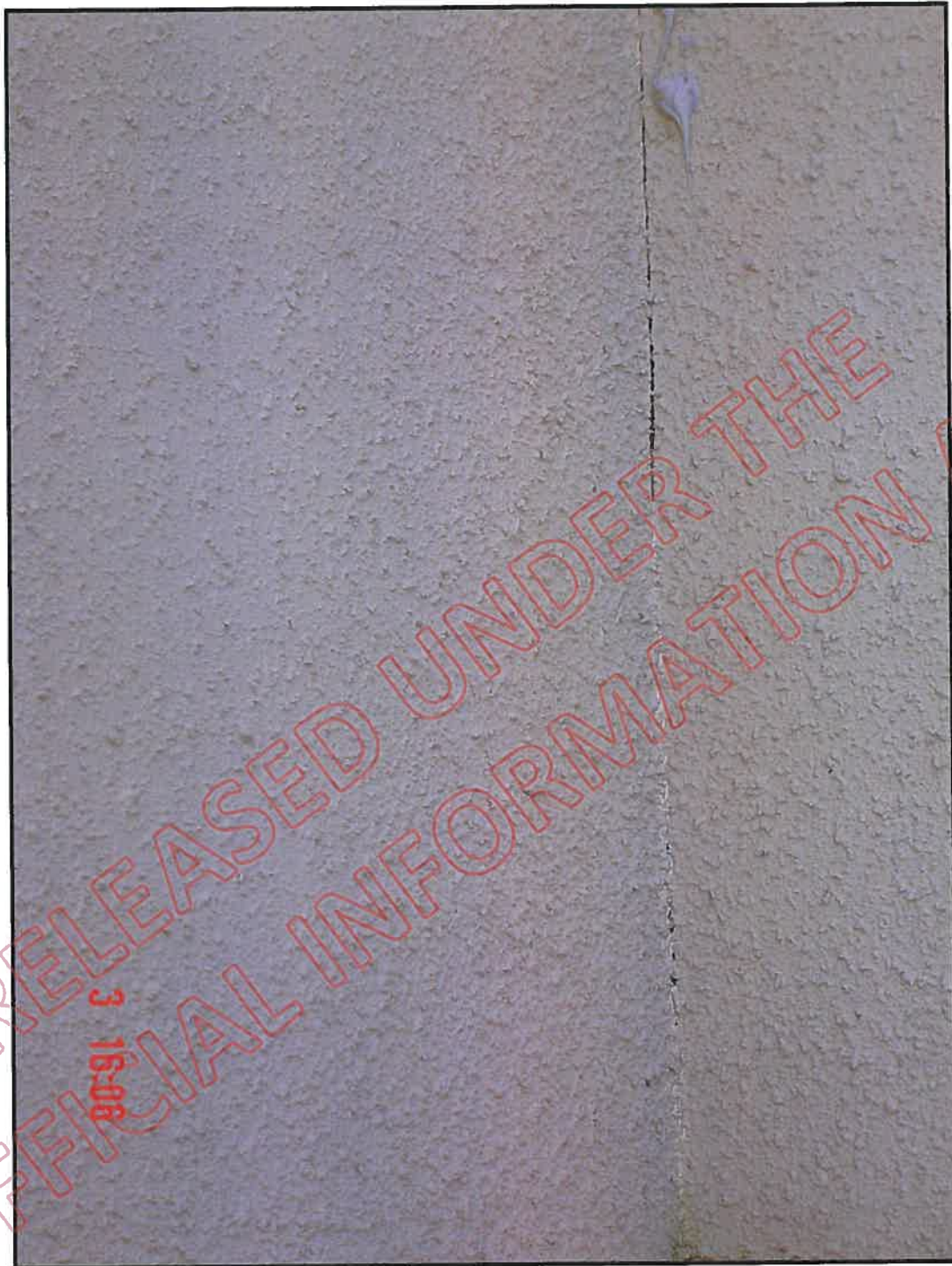
Photograph 4c 106



Close up of photograph 4c 104: note bottom plate is less than 50mm from surrounding ground level

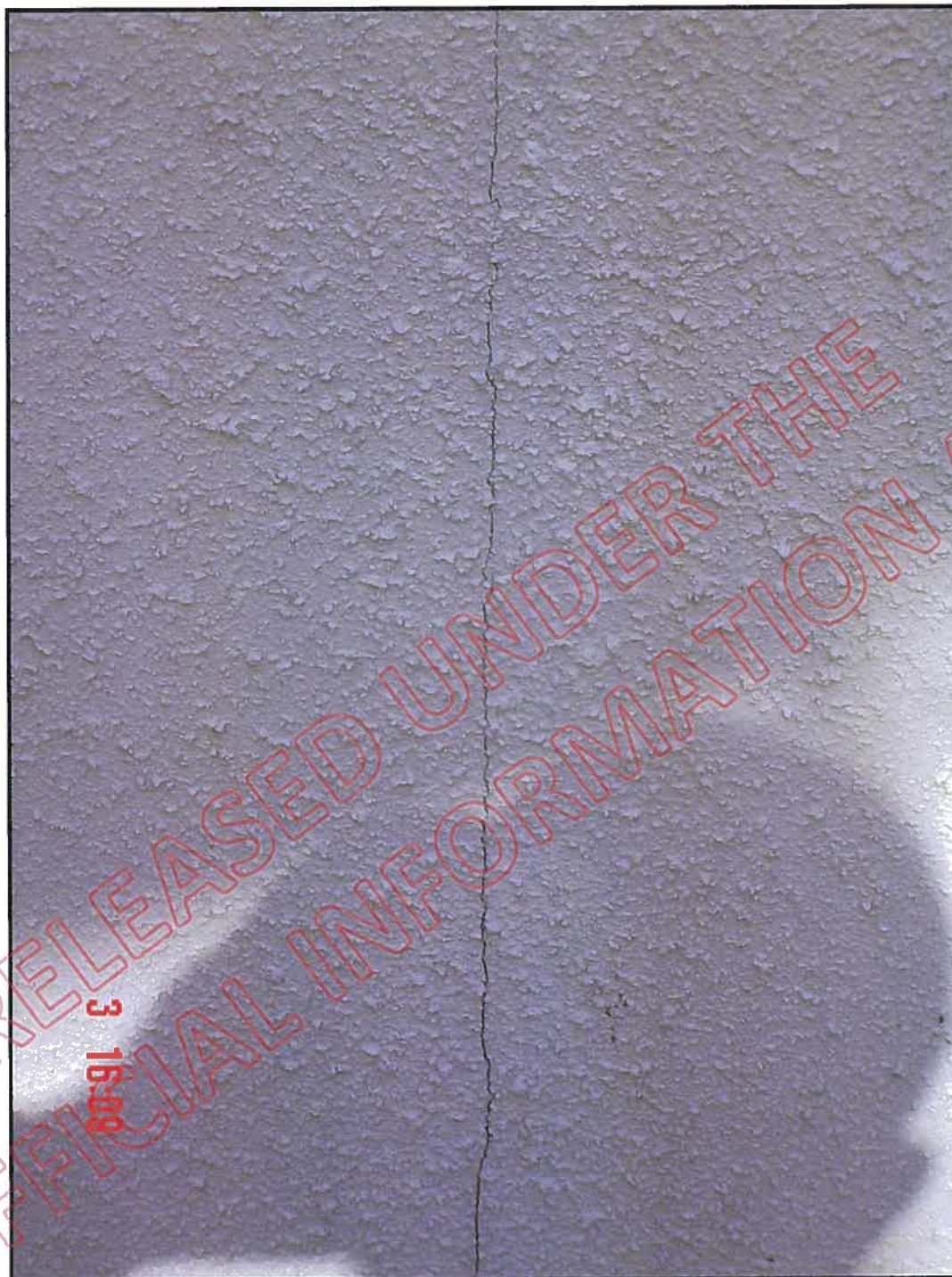
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Photograph 4c 107



Photograph showing sheet joint failure at internal corner to left side of front door

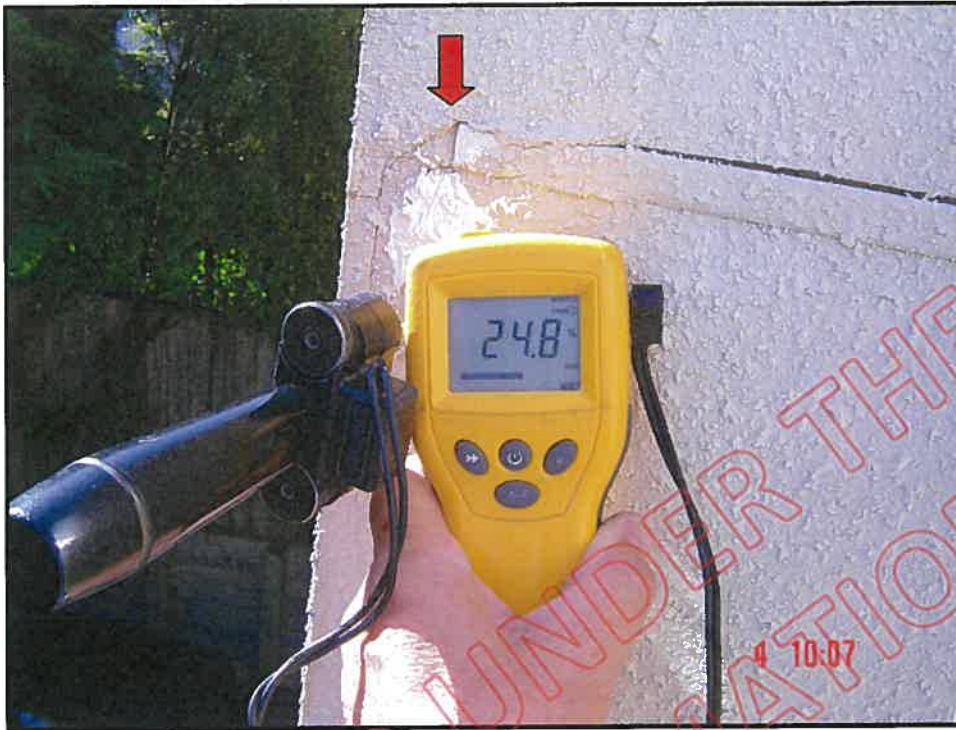
Photograph 4c 108



Photograph showing sheet joint failure at left side of garage window

North (Side) Elevation 5 – Unit D

Photograph 5d 109



High probe reading below inter-storey joint at north-east corner; note open end of H mould

Photograph 5d 110



Cut out below inter-storey joint at north east corner

Photograph 5d 111



Cut out and very high probe reading adjacent to top left side of living room window, north east corner

Photograph 5d 112



Cut out and very high probe reading below balcony wall and north wall junction

Photograph 5d 113



Close up of 5d 112 showing advanced decay and corrosion to nail plate; note no saddle flashing

Photograph 5d 114



Cut out and very high probe reading at first floor inter-storey below living room window

Photograph 5d 115



Cut out at first floor inter-storey below living room window showing advanced decay: note inter-storey H mould terminates at vertical-sheet join

Photograph 5d 116



Photograph showing incorrect sheet configuration and joint failure above inter-storey

Photograph 5d 117



Cut out and very high probe reading at first floor at bottom plate below garage window: note cladding extends down to ground level

Photograph 5d 118



Close up of photograph 5d 116: showing total decay to bottom plate and frame

North (Side) Elevation 6 – Unit E

Photograph 6e 119



Cut out and high probe reading at south wall/balcony wall junction showing advanced fungal decay

Photograph 6e 120



Cut out and high probe reading at south wall inter-storey below balcony junction, showing advanced fungal decay to frame garage beam and plates

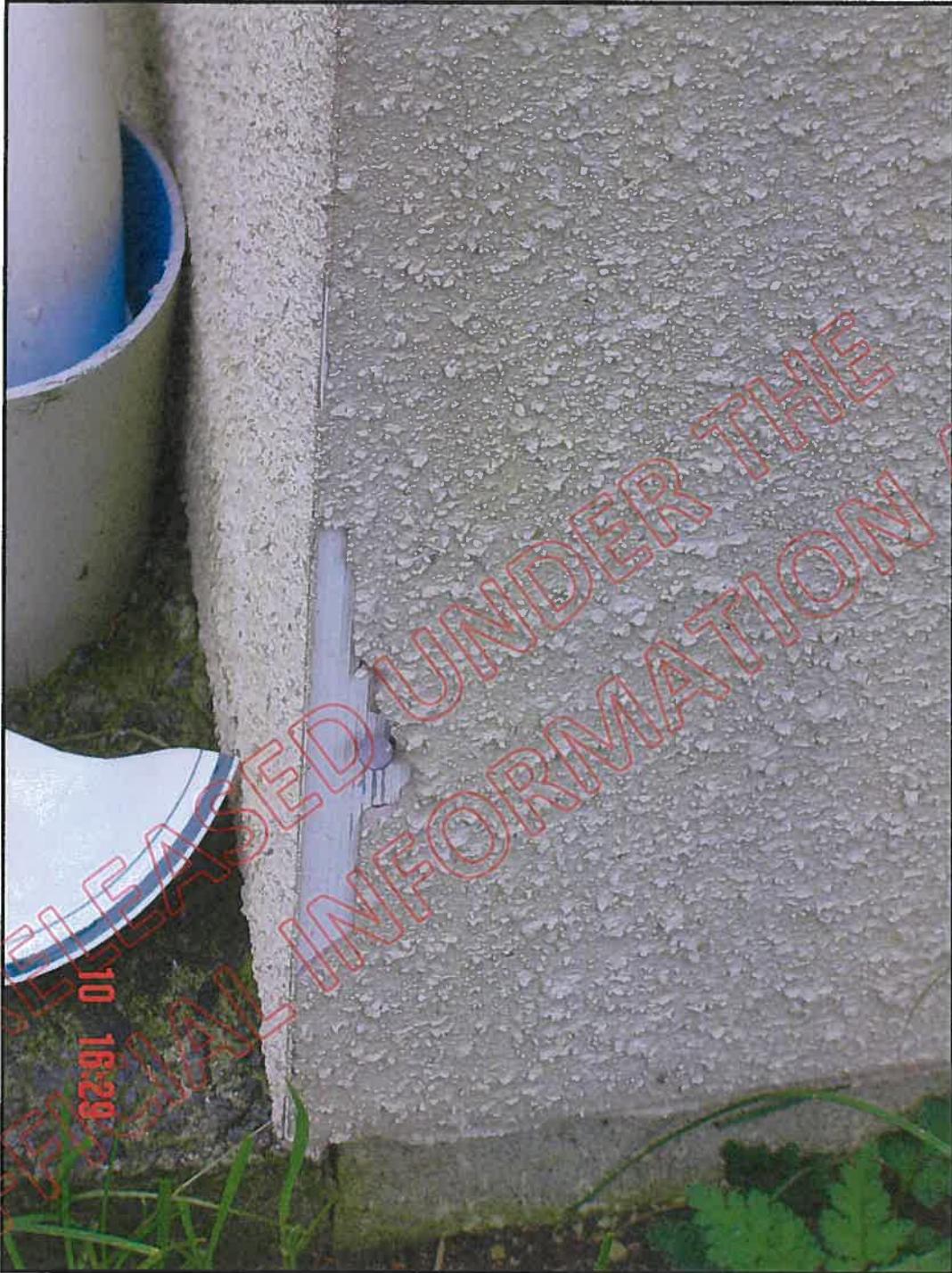
Photograph 6e 121



Cut out below garage window; south wall at base

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Photograph 6e 122



Joint failure at south east corner: note insufficient ground clearance

Internal Photographs

Photograph Internal- c 123



Photograph showing totally decayed 450x100mm beam

Photograph Internal-c 124



Close up of photograph- c 123

Photograph Internal- c 125



Photograph showing decay and slump in 450x100 garage beam

Photograph Internal- c 126



Looking up into cantilevered section of balcony

Photograph Internal- c 127



High moisture reading and decay in beam support framing

Photograph Internal- c 128



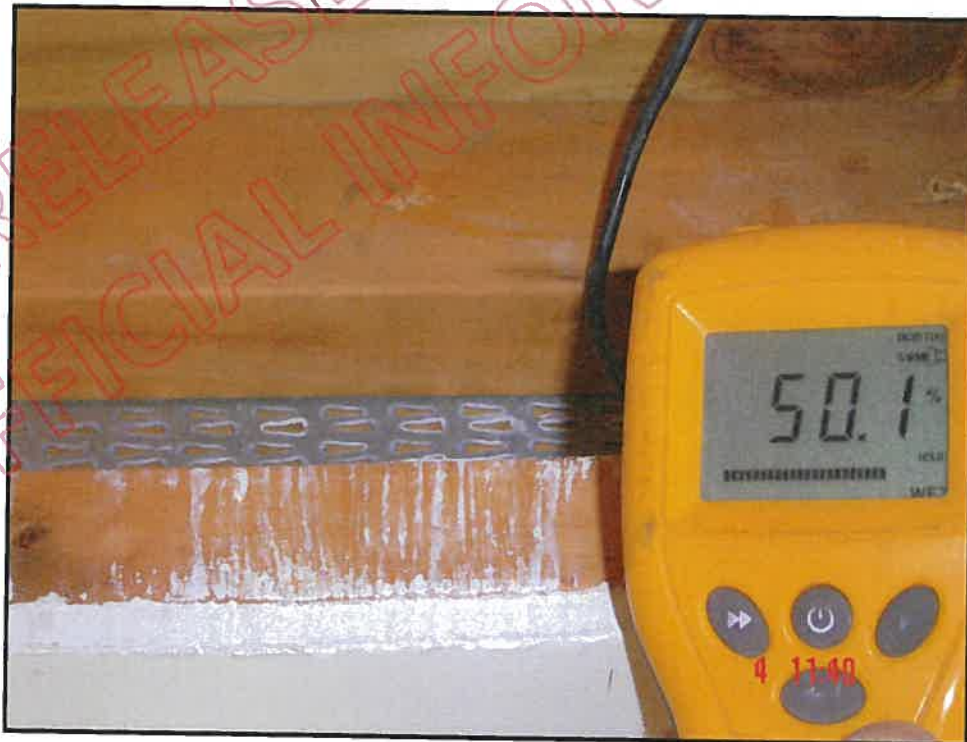
Heavy fungal decay in ceiling and floor joist supporting lounge floor and balcony

Photograph Internal- c 129



Location of cut out by others

Photograph Internal- d 130



High probe moisture reading floor joist adjacent to garage beam

Photograph Internal- d 131



Location of garage ceiling cut out

Photograph Internal- d 132



Damage to unit D lounge ceiling due to roof leak