

APPENDIX B: Photographs

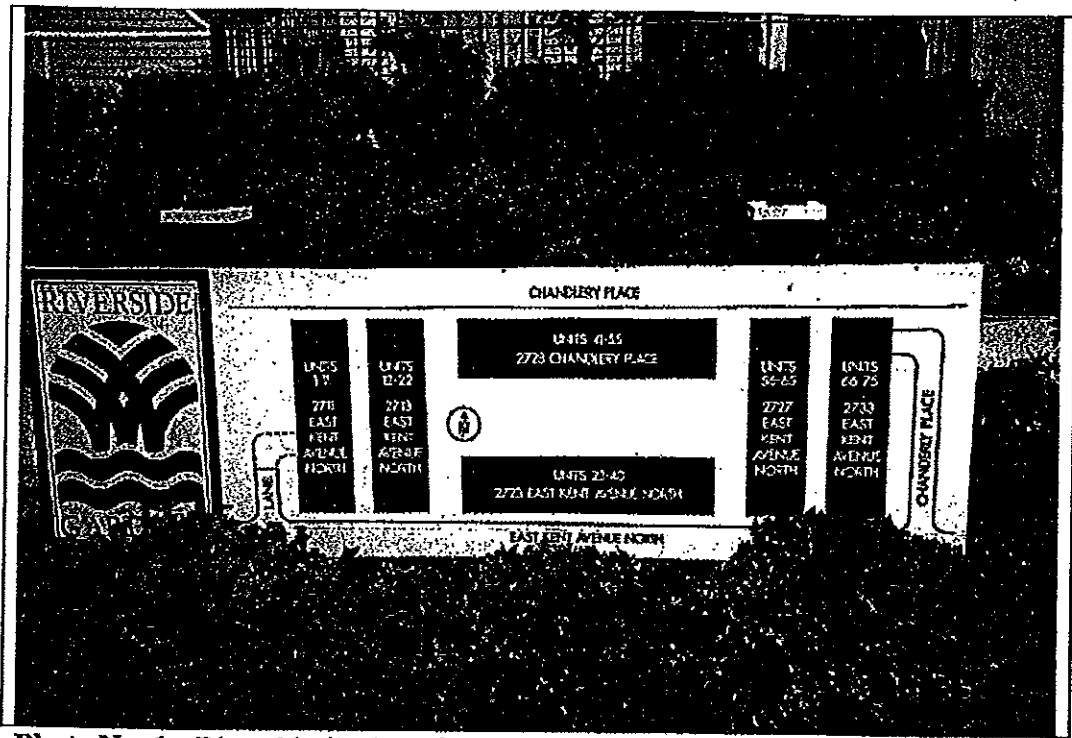


Photo No. 1 - Riverside Gardens site layout.

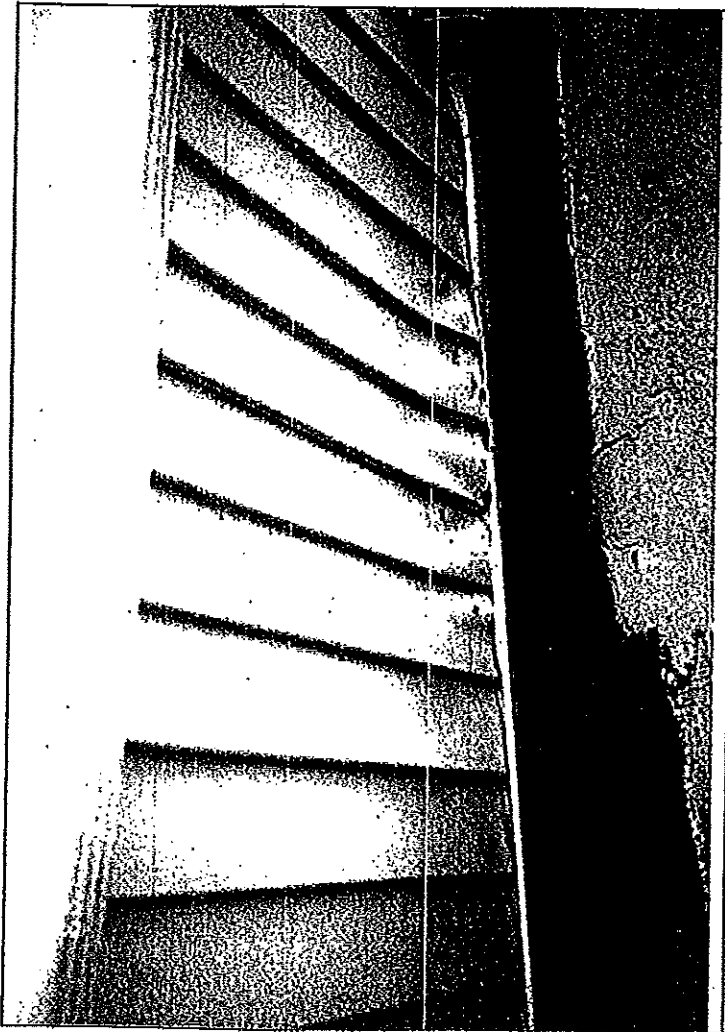
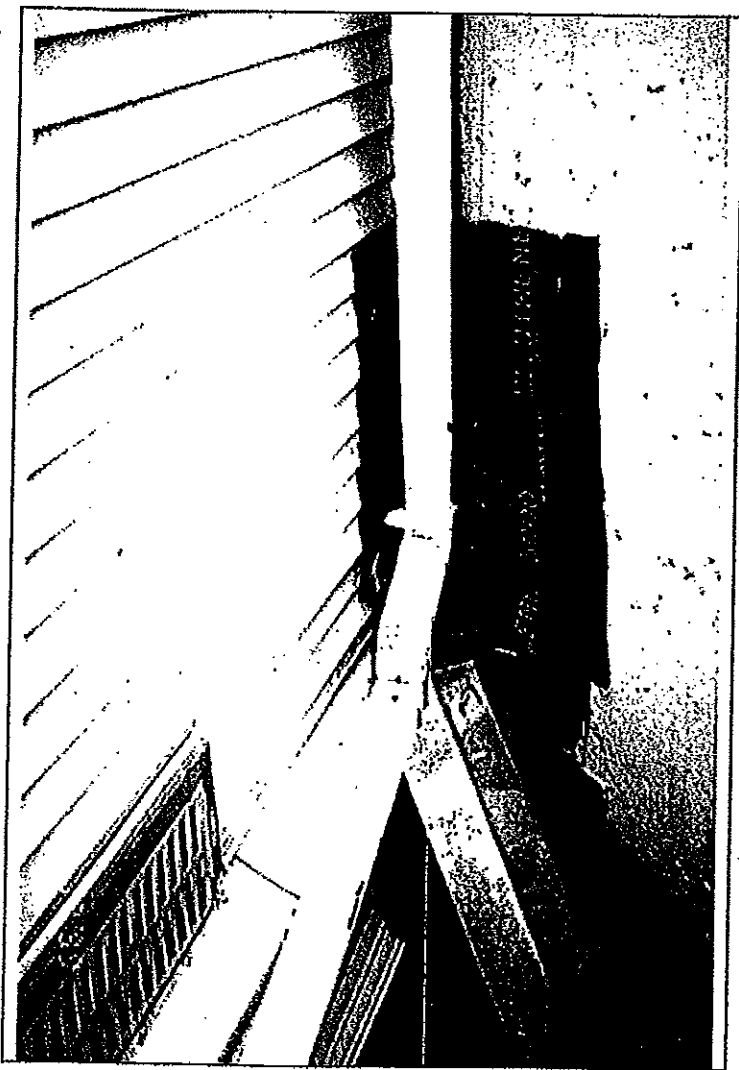


Photo No. 2 -
Location where the
vinyl siding has been
partially melted.



Photo No. 3 – Bulge in vinyl siding.



**Photo No. 4 –
Inappropriate use of
self-adhesive
membrane, which has
been installed over
the vinyl siding.**

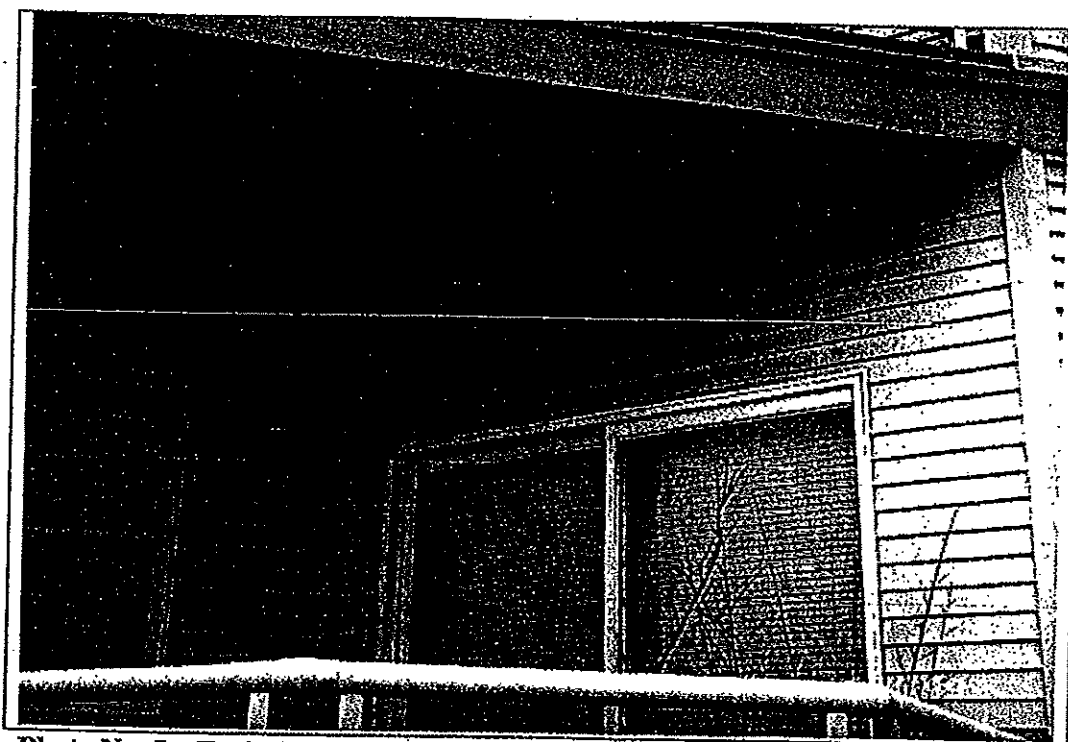


Photo No. 5 – Typical streaks on the vinyl siding on wall area sheltered by a balcony above. The streaks may indicate water penetrating the balcony water proofing membrane.



Photo No. 6 – Typical unsealed lap in the metal flashing over the wood bands at floor levels.

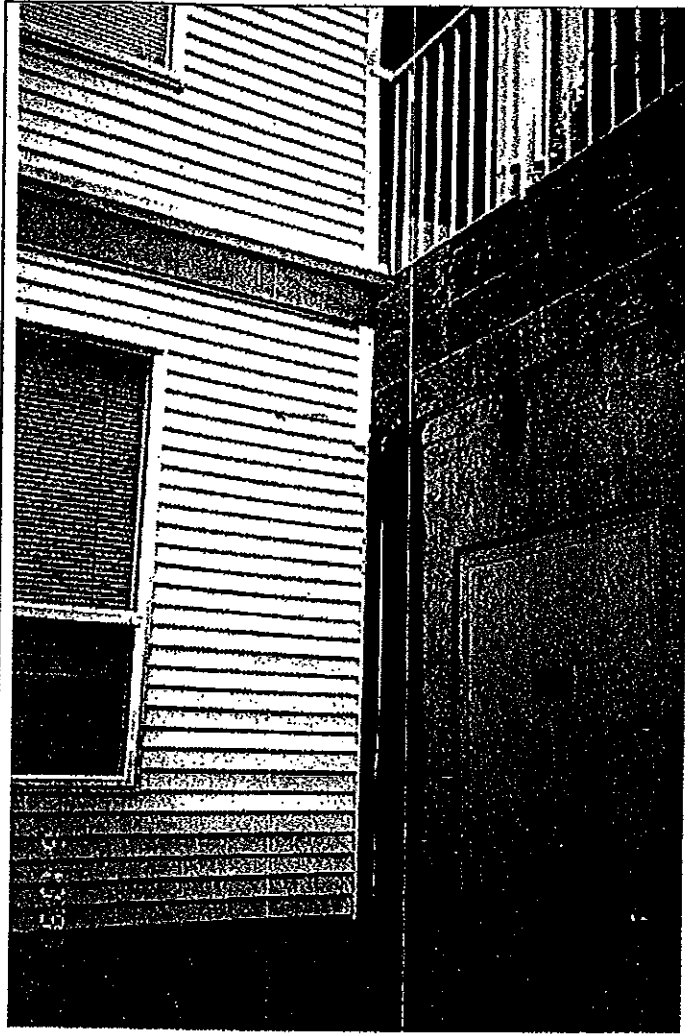


Photo No. 7 – Typical step in the foundation. MH understands remedial work had been performed at this location to address water ingress.

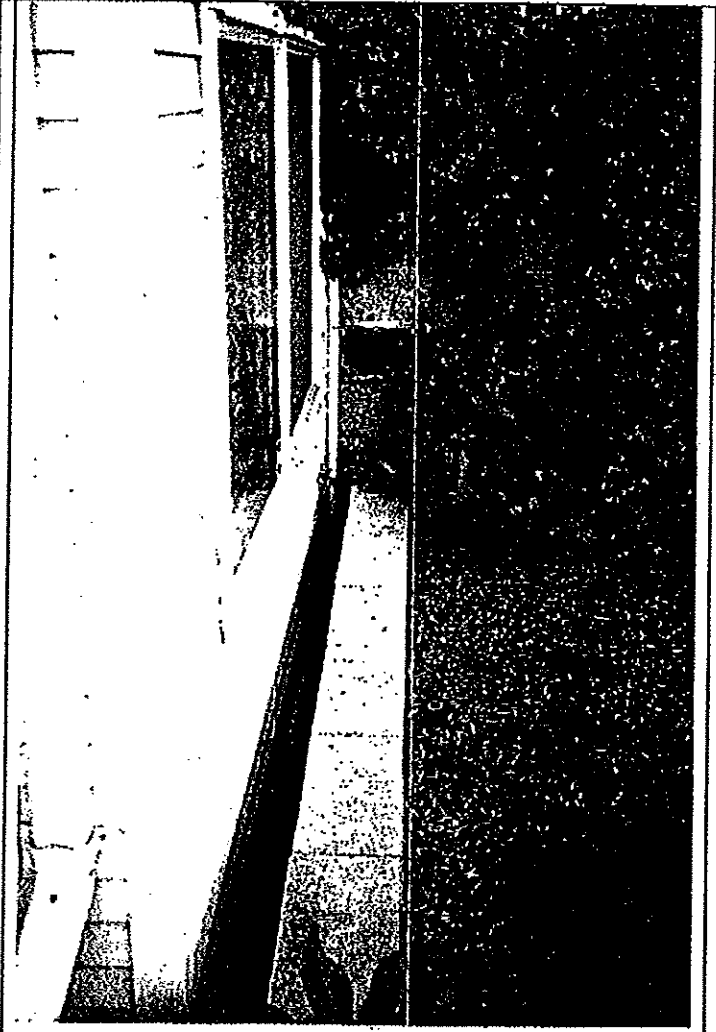


Photo No. 8 – Typical location where landscaping retaining wall has been constructed in close proximity to a building wall.



Photo No. 9 – Removal of vinyl siding during moisture probe survey. Note the moisture on the membrane near the concrete/wood framed wall intersection and the deterioration of the building paper adjacent to the window.

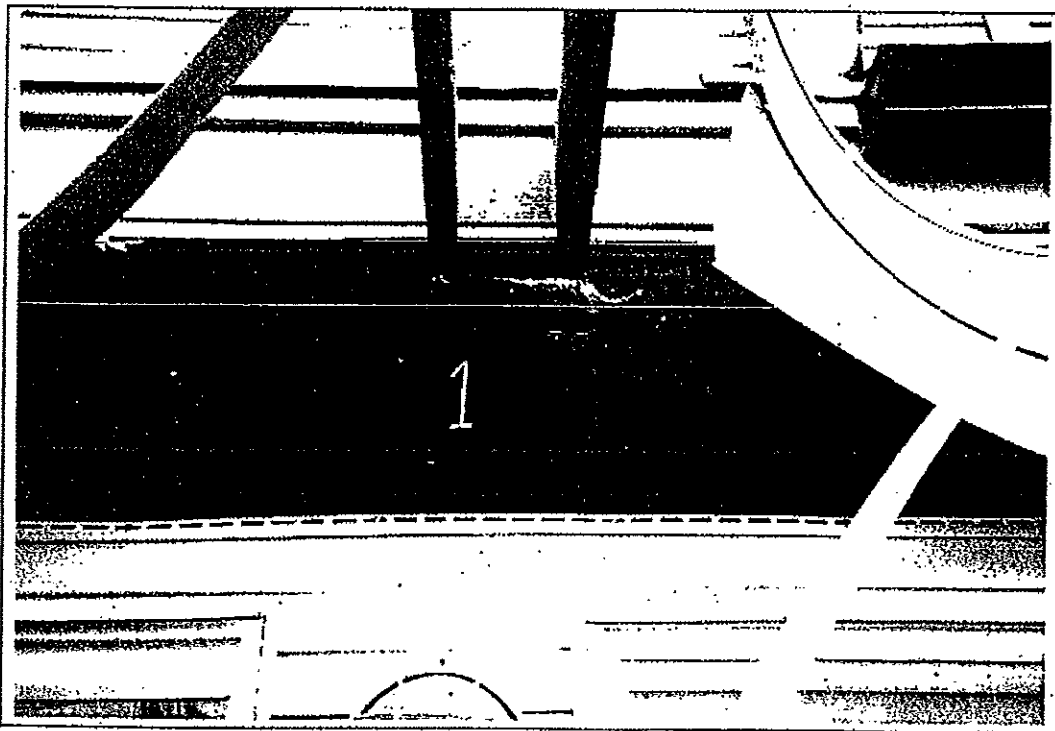


Photo No. 10 – Exploratory opening no. 1, at a location where a bulge in the siding was observed.



Photo No. 11 –
Exploratory opening
no. 1 (close-up),
revealing buckled
OSB sheathing. Note
the white mold
filaments on the
sheathing and back of
the building paper.



Photo No. 12 – Exploratory opening no. 2, which revealed the wall components to be in good condition.



Photo No. 13 – Exploratory opening no. 3, at intersection of concrete foundation and wood framed building walls. Note the deterioration of the building paper and the gypsum sheathing.

Photo No. 14 – Exploratory opening no. 3 (close-up), revealing the deterioration of the building paper and gypsum sheathing.

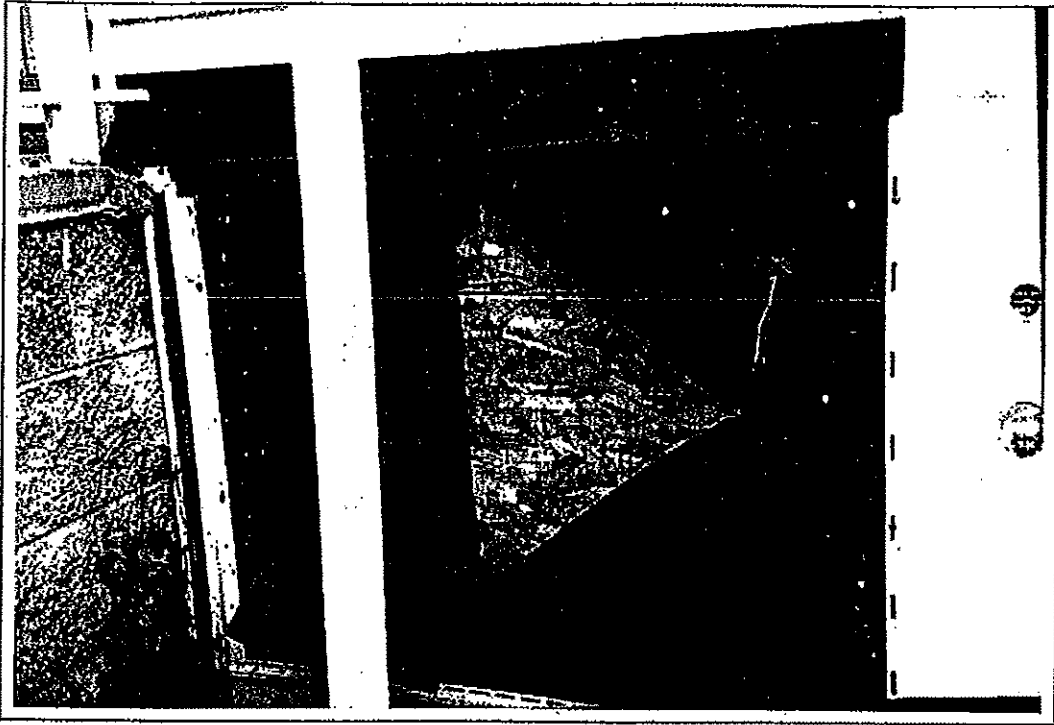


Photo No. 15 – Exploratory opening no. 4, revealing the OSB sheathing to be in good condition.

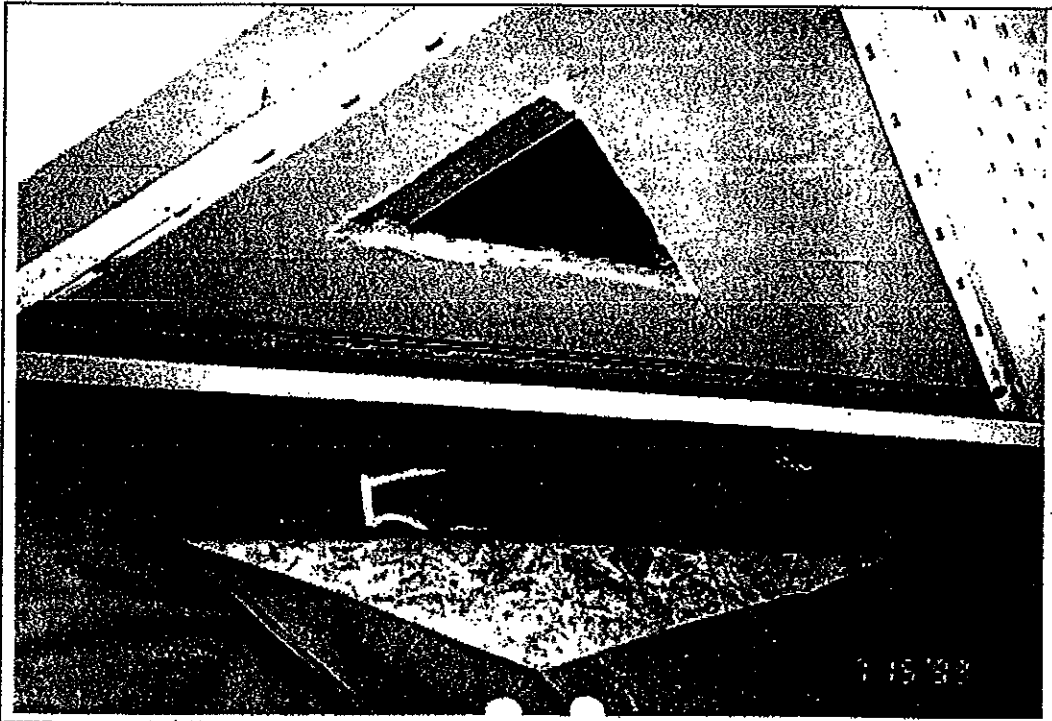


Photo No. 16 – Exploratory opening no. 5, revealing the OSB sheathing and balcony components to be in good condition.



Photo No. 17 – Exploratory opening no. 6, revealing the OSB sheathing and gypsum soffit sheathing to be in reasonable condition.

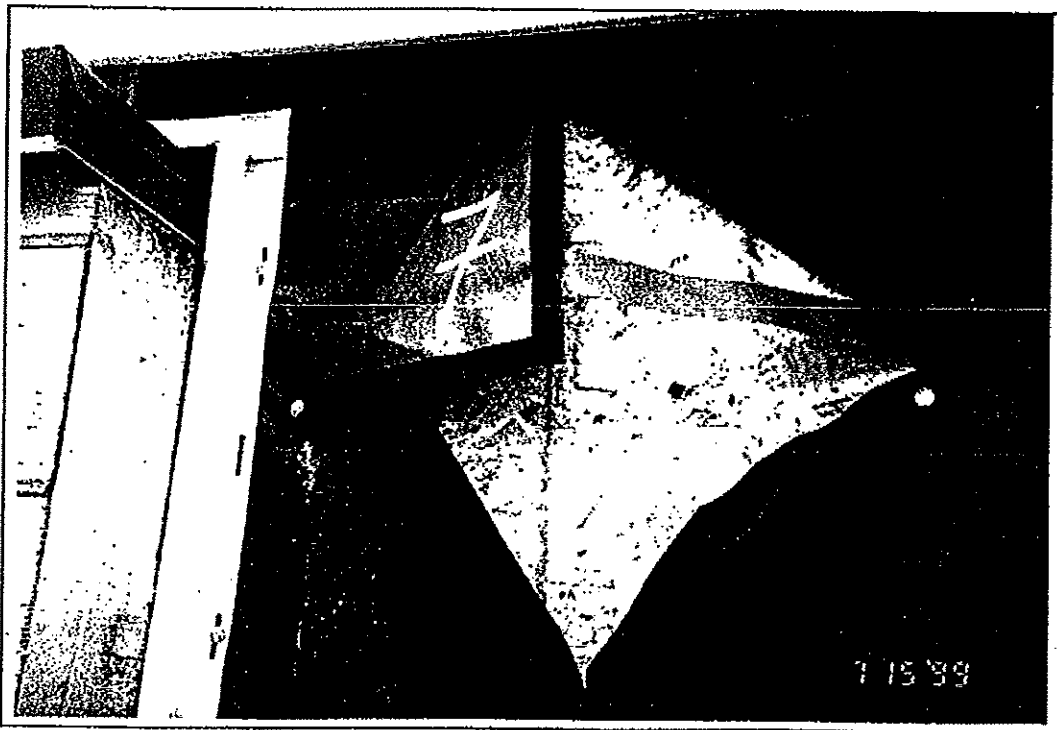


Photo No. 18 – Exploratory opening no. 7, revealing the OSB sheathing to be in good condition.

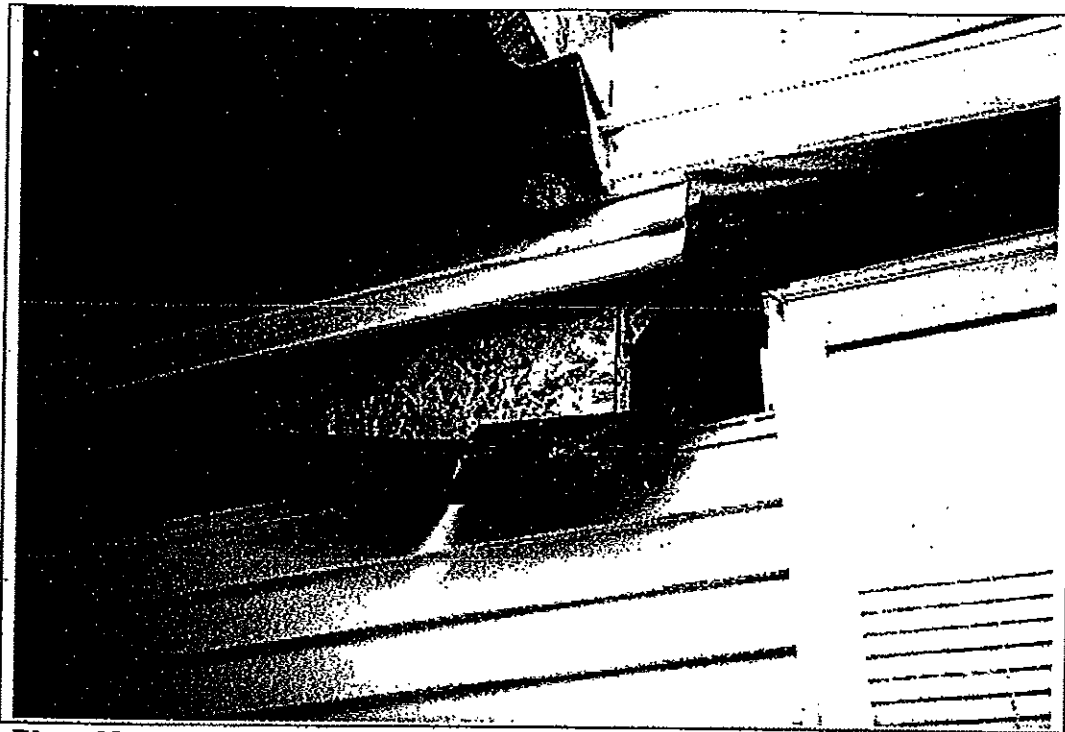


Photo No. 19 – Exploratory opening no. 8, revealing the OSB sheathing to be in reasonable condition.



Photo No. 20 – Exploratory opening no. 9, revealing the OSB sheathing to be in good condition.

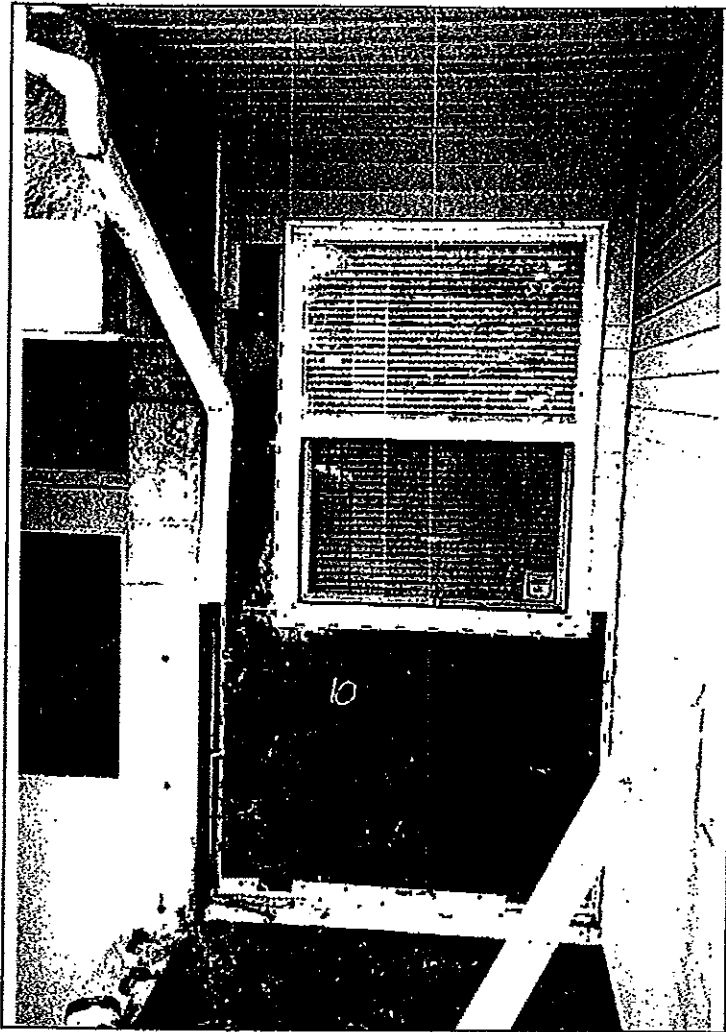


Photo No. 21 –
Exploratory opening
no. 10, revealing
deterioration of the
building paper and
gypsum sheathing.



Photo No. 22 – Exploratory opening no. 10 (close-up), revealing extensive deterioration of the gypsum and underlying OSB wall sheathings.



Photo No. 23 – Exploratory opening no. 11, which revealed the OSB to be in reasonable condition.

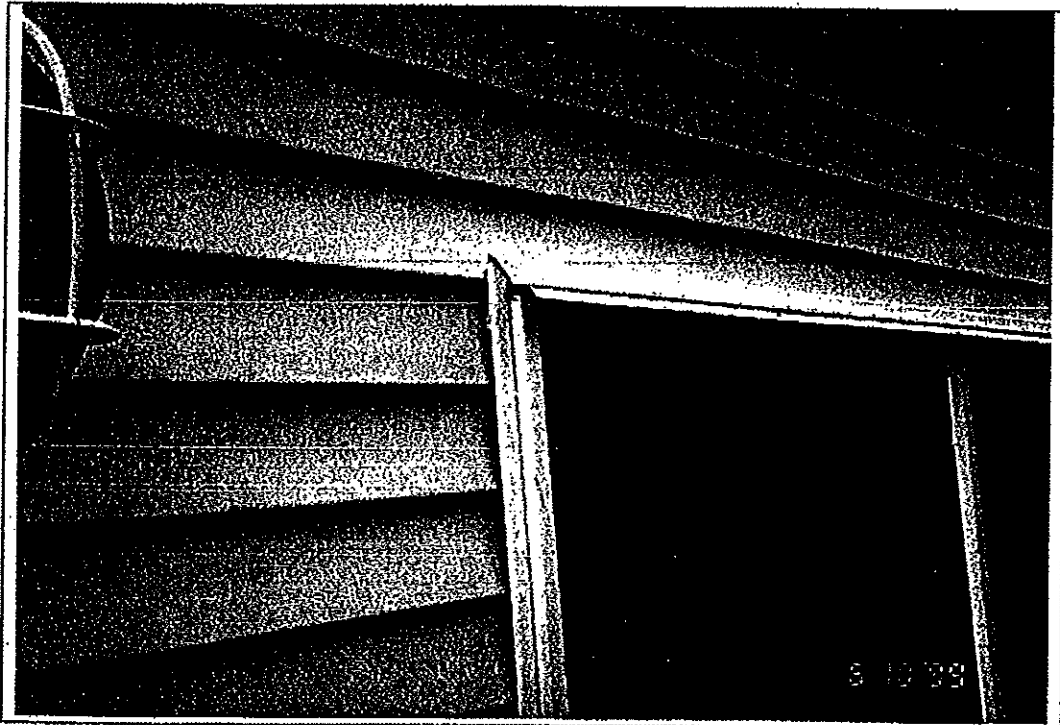


Photo No. 24 – Typical window head flashing. Note the limited slope to shed water to the exterior and the lack of end dams.

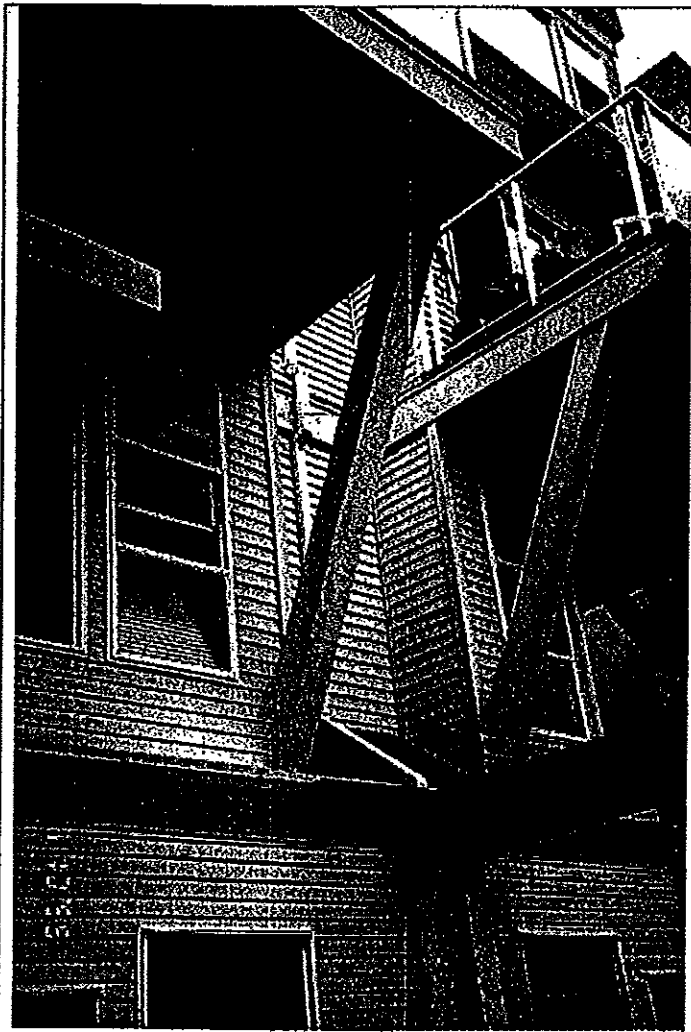


Photo No. 25 -- Building 1, south elevation. Typical location where balcony supports are anchored to the exterior walls.

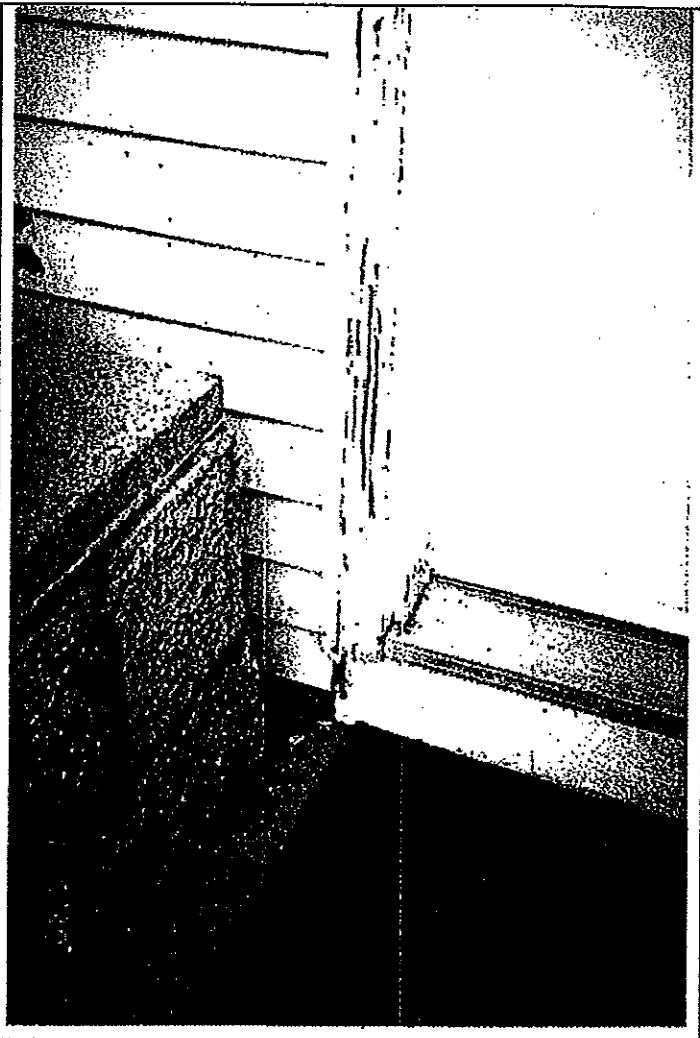


Photo No. 26 -- Typical peeling paint at the base of a door jamb.



Photo No. 27 – Water stains at the door head framing above unit 24.

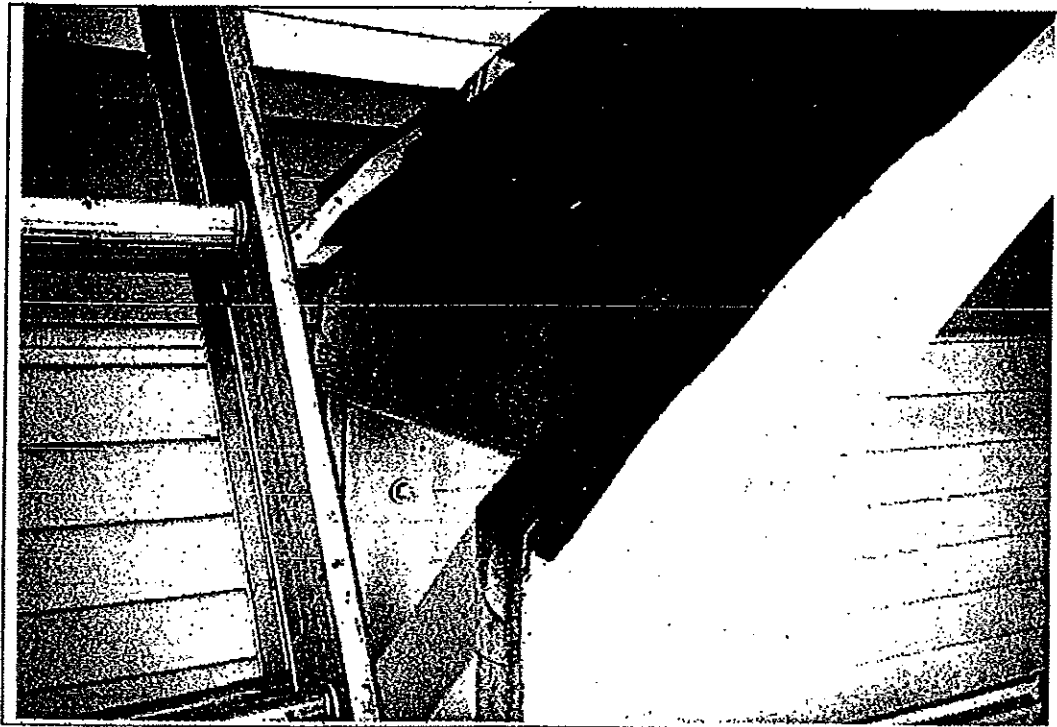


Photo No. 28 – Edge of gabled roof over an entrance. Note the staining of the wood fascia due to a lack of a gutter at this location.

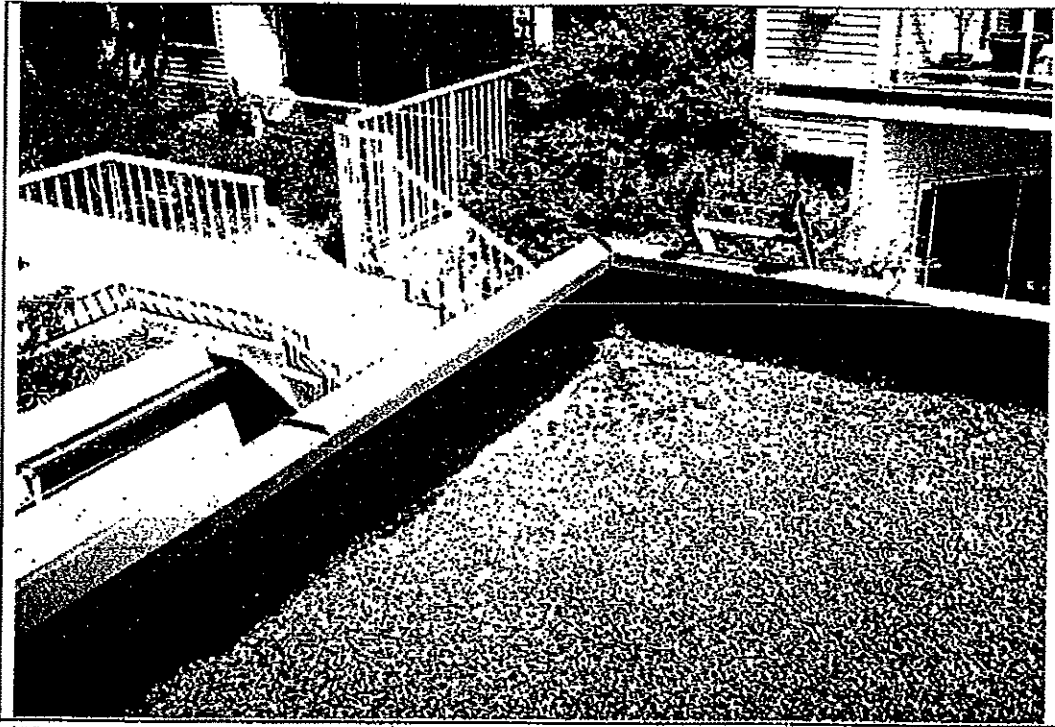


Photo No. 29 – Parapet wall along the perimeter of a flat roof.



Photo No. 30 – Location where satellite dish had been secured to the roof fascia board above unit 65.

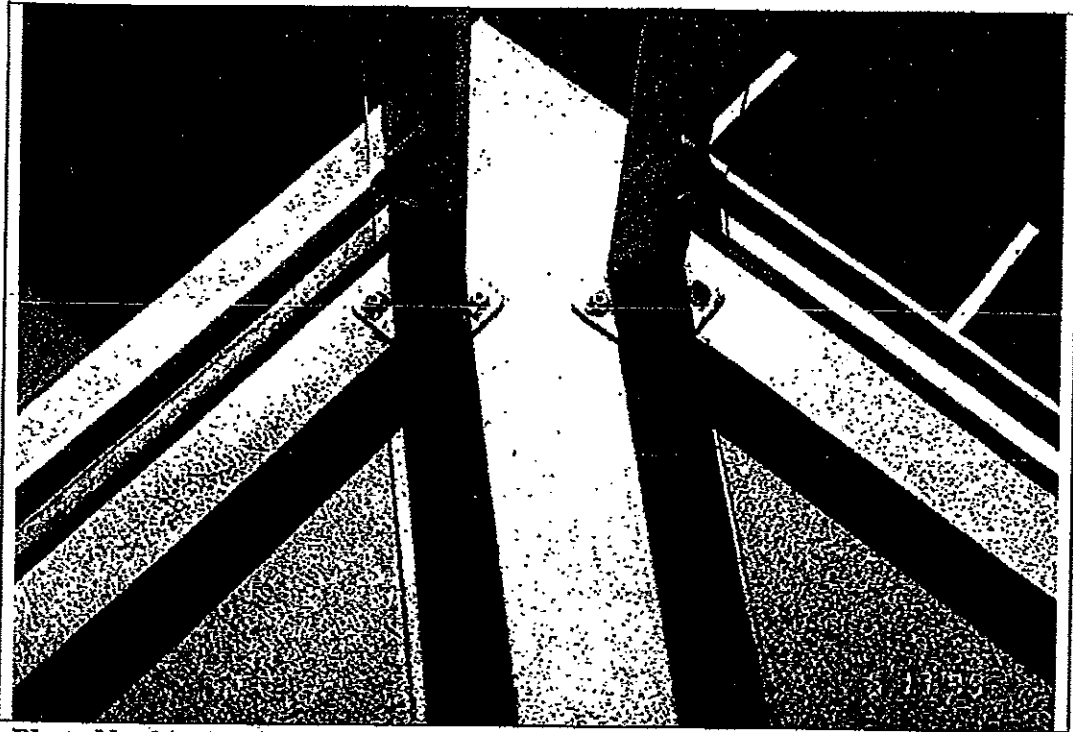


Photo No. 31 – Typical location where the balcony guardrails are secured through the vinyl membrane.

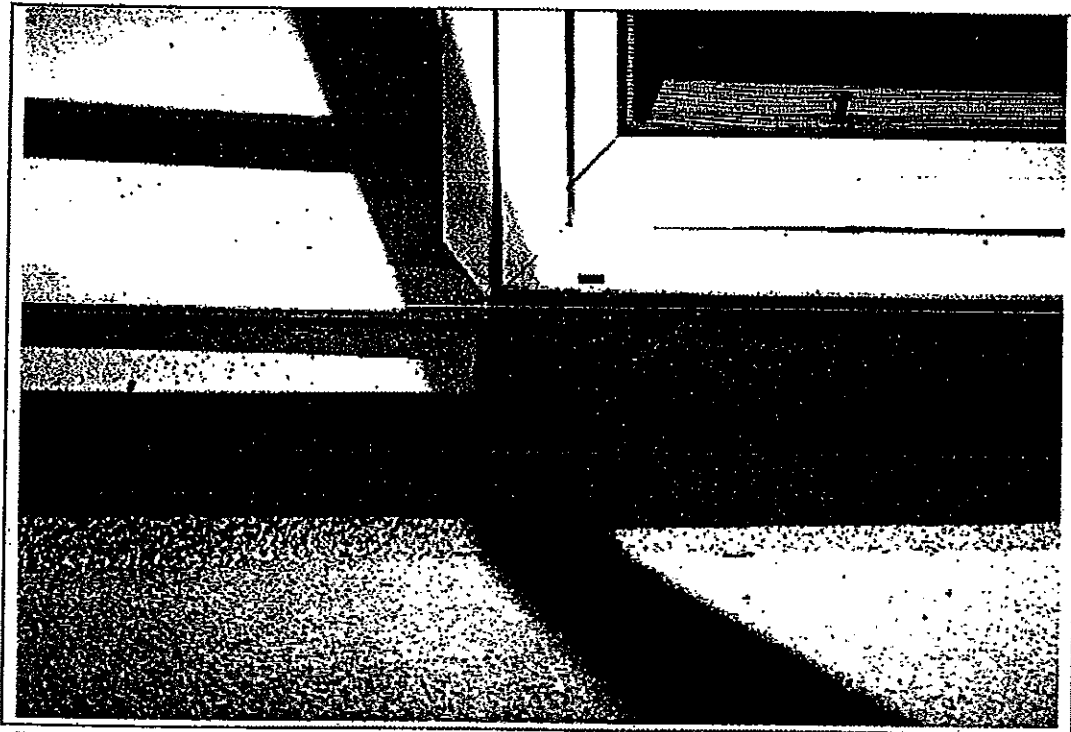


Photo No. 32 – Termination of vinyl balcony membrane below a balcony door. The membrane did not appear to extend onto the top of the doorsill framing.



Photo No. 33 – Typical termination of the vinyl balcony membrane at an exterior wall. Note the lack of adhesion of the membrane to the sheathing.



Photo No. 34 – Building 2, north elevation – gutter installed below entry landing stairwell.

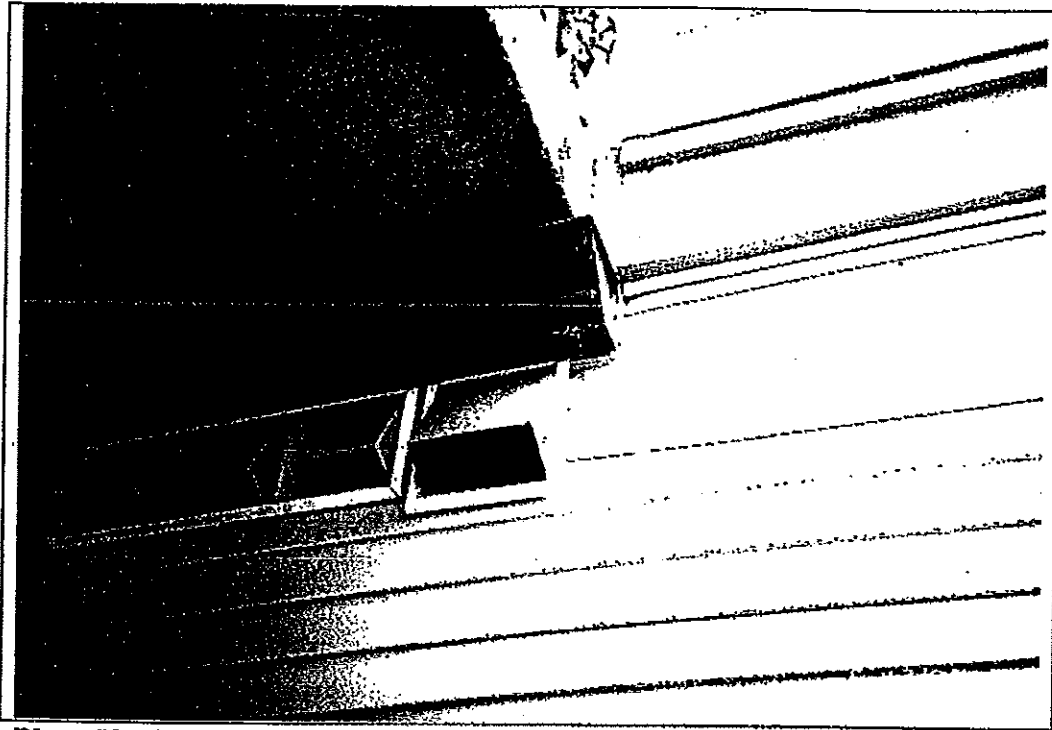


Photo No. 35 – Typical location, Building 2, north elevation, where no downspout has been installed at the gutter below an entry landing. Note that water draining from the gutter is directed onto a vent penetrating the vinyl siding.

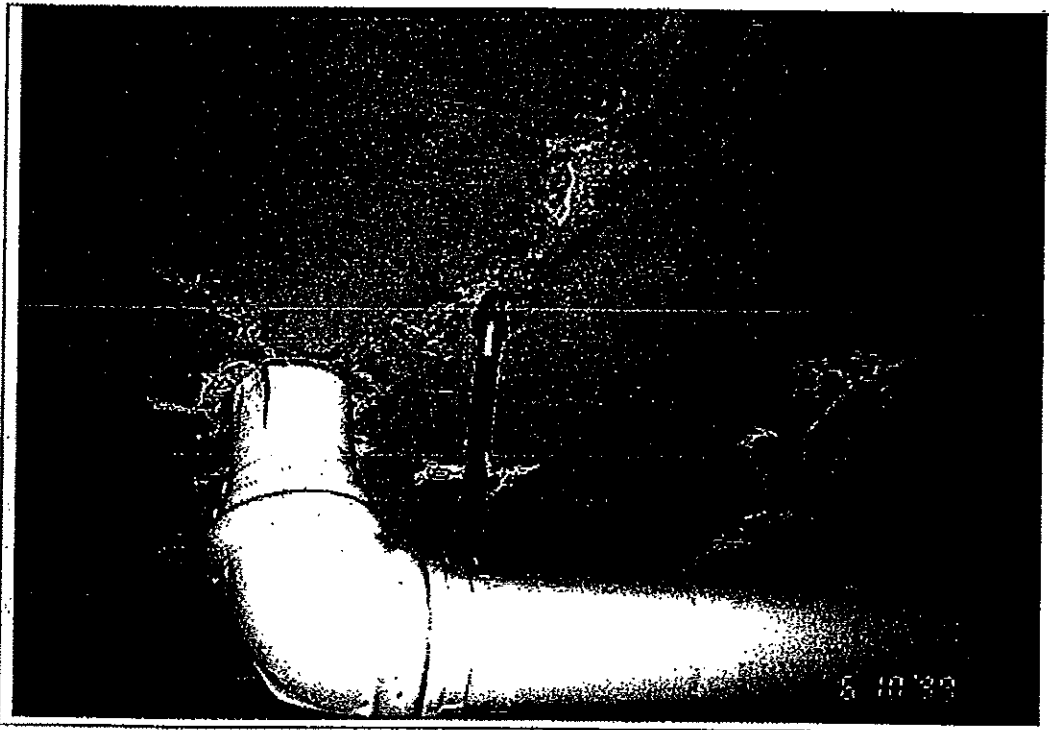


Photo No. 36 – Typical efflorescence on the concrete ceiling slab in the underground parking garage.



Photo No. 37 – Efflorescence on and water penetration through the concrete ceiling slab of the parking garage.