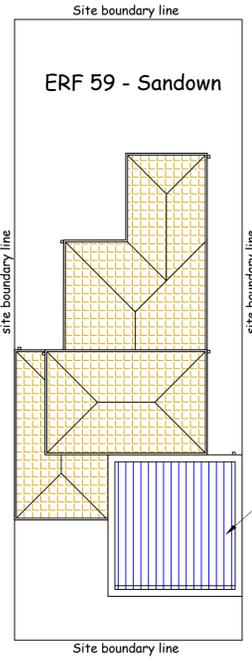
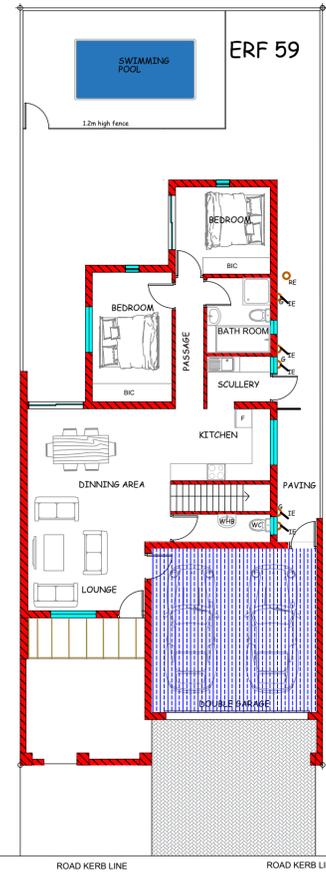


INVESTIGATION AREA AND NOTES



HOUSE SMITH - 16 Gloriosa Street Site Layout



RESIDENTIAL BUILDING LAYOUT Investigation area - Double Garage roof



1. Loose wall flashing and deflected roof sheeting.



10. Roof sheeting deflecting between wooden trusses.



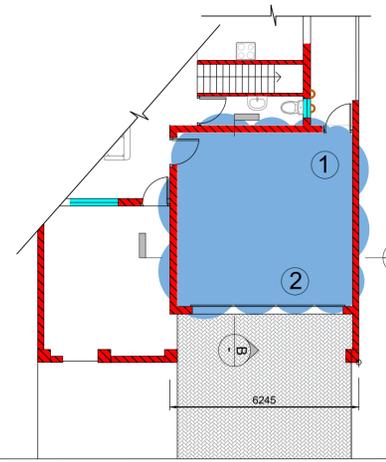
9. Wooden rafters deflecting beyond allowable tolerances.



8. Wooden rafters fixed to wall with low spec bracket.



2. Damaged roof sheeting and wall flashing.



INVESTIGATION AREA Double Garage



3. Rainwater seeping from internal gutter.



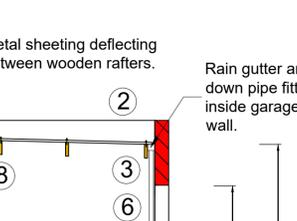
4. Metal roof sheeting fixed directly to wooden rafters.



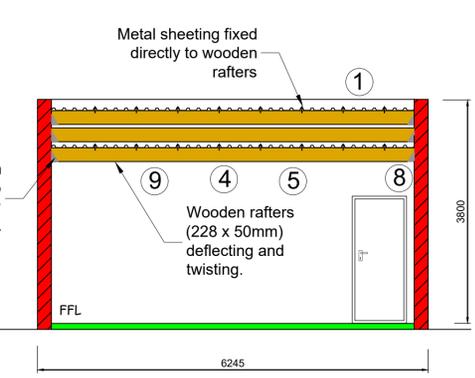
5. Wooden rafters deflecting and twisting.



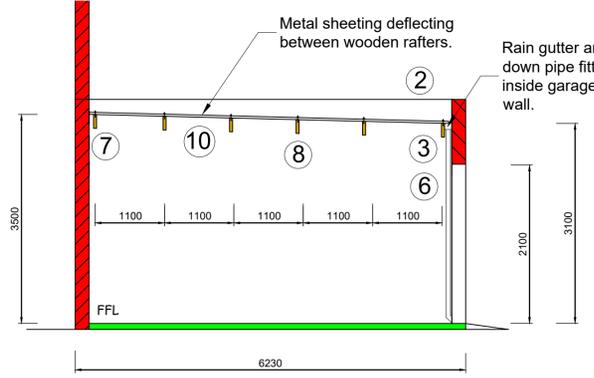
7. Gap between sheeting and wall at high end of garage.



6. Rainwater seeping from internal gutter.



SECTION A - A



SECTION B - B

NOTES:
No dimensions are to be scaled of any drawings. All dimensions are ratified on site with the Engineer prior to any construction.

Issued for:	No.	Date	Revision Detail
- INFORMATION			

Client: NATIONAL HOME BUILDERS REGISTRATION COUNCIL

Project Description:
Structural Engineering and Waterproofing Investigation to Garage roof at
ERF 59 - Sandown: House Smith

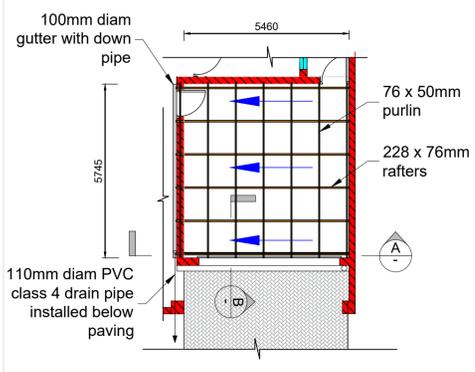
Drawing Description:		Investigation notes and Concept Remedial Scope of Works	
DESIGN	MJB	DRAWN	MJB
DATE	10 December 2025	CHECKED	MJB
		SCALE	As shown
		Drawing Size:	A3

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Level 2 B-BEE Contributor
DRAWING NO.
HSmith - Struct - 01
00

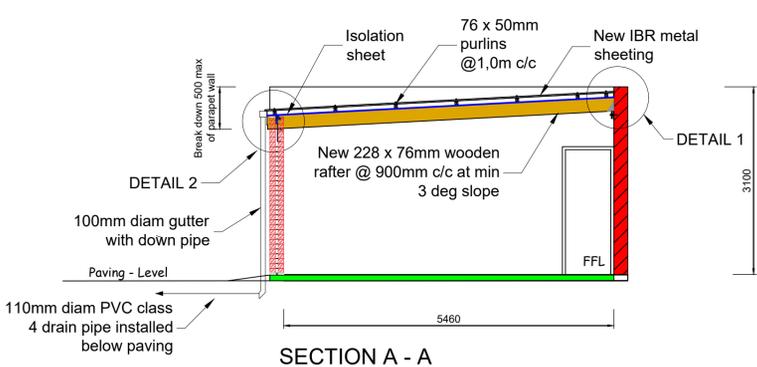
Consultant: TechQ Development Consulting Engineers, Project and Construction Managers
Rev.

PROPOSED CONCEPT REMEDIAL WORKS

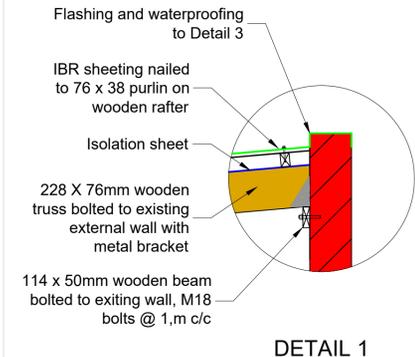
OPTION A - External gutter and down pipe (Preferred option)



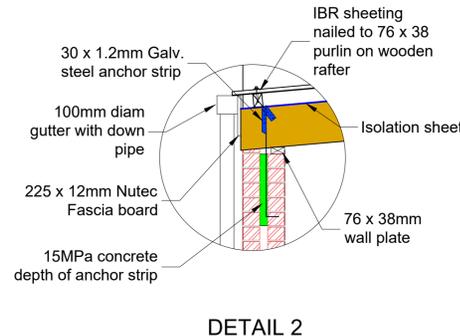
ROOF TRUSS LAYOUT Rafters, purlins and gutter



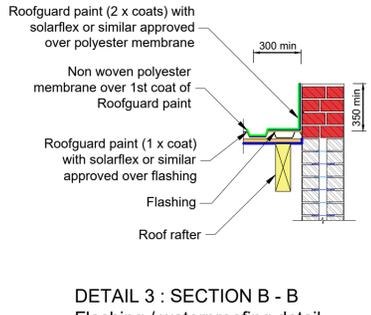
SECTION A - A



DETAIL 1

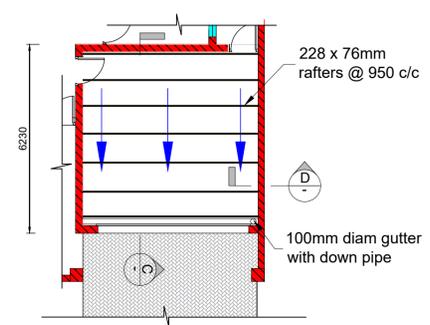


DETAIL 2

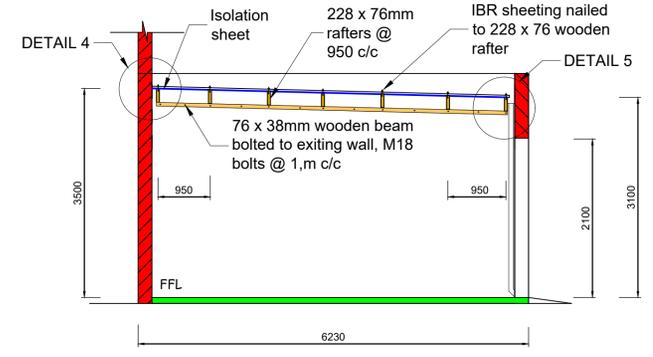


DETAIL 3 : SECTION B - B Flashing / waterproofing detail

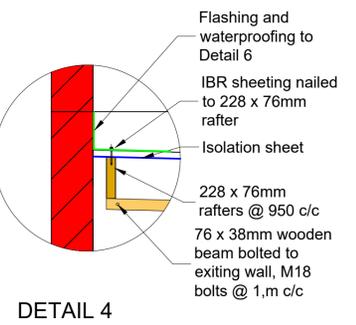
OPTION B - Internal gutter and down pipe



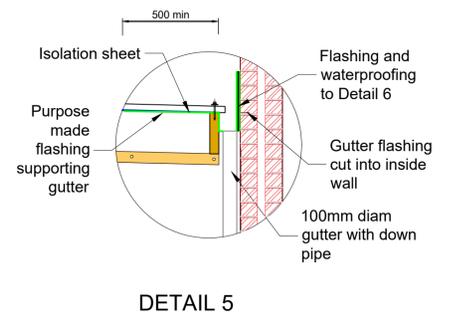
ROOF TRUSS LAYOUT Rafters and gutter



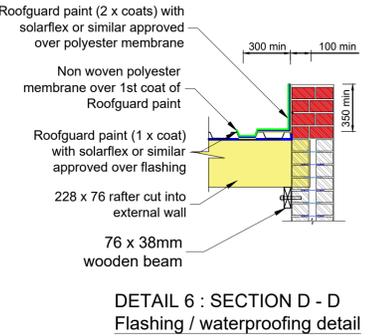
SECTION C - C



DETAIL 4



DETAIL 5



DETAIL 6 : SECTION D - D Flashing / waterproofing detail