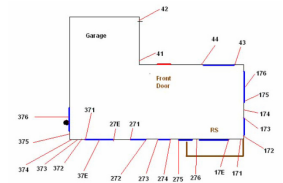




The Kelleway House

CASE STUDY

The Kelleway Case was the first WHRS case heard. The settlement against the local council sent shock waves through the industry. Council was the last man standing in a joint and several award. The Council inspector was blamed for not finding fault in the stucco application. The stucco was later found not to be the primary cause of failure. The suspected scale of failure and damage was overestimated. In the case, the Adjudicator noted a shortage of scientific evidence presented to substantiate claims made.



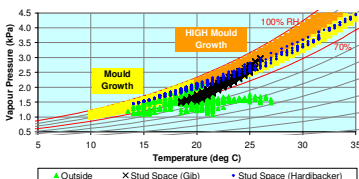
Leaks came from the guttering – not the stucco.

Experts blamed the stucco application as the cause of failure when the true fault was found that there was no relief in siphon storm water which overflowed into soffits and into the walls. The water-loaded timber caused the stucco to crack as timber moves as it wets and dries. The cracks were then blamed as the moisture entry points.

No timber needed replacing. Psychrometric analysis of the wall environment determined mould could grow in the walls however the timber was treated so was not affected apart from superficial mould in the leak areas. The Kelleways have replaced the cladding and enclosed guttering design. They have installed a relief to down pipes, installed Mdu Probes, as well as restopped and repainted inside. The house is now well finished and ongoing Mdu Probe readings have proven the leaks are fixed.



WALL SIGNATURE - Solid Plaster and Hardbacker
Kelleway House - NW Wall - Sunny - 18:23 February 2004



The total award was \$40,000+. The total cost of repair was only \$26,000 - \$12,000 of which was technically unneeded work.

July 2005