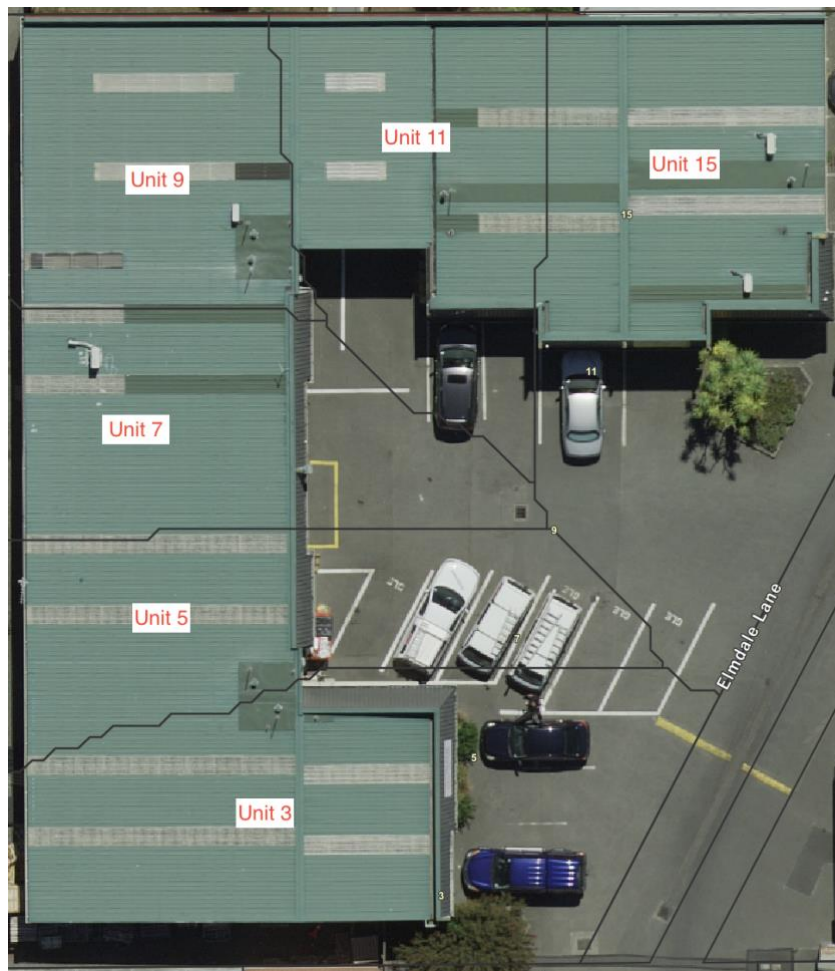


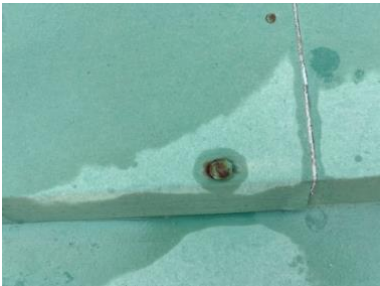


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## Elmdale Lane



### Unit 3

|                                                                                     |                                                                                                                                                                                         |                                                                                 |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
|    | <p>Hardie sheet is well overdue to be replaced. This can be removed and a new flashing installed to replace it. Note this may need to be tested for asbestos prior to being changed</p> | <p>Repair Cost:<br/>\$ 766 + GST</p> <p>(no allowance for asbestos testing)</p> |
|    | <p>Skylights are well past their used by date and require replacements.</p>                                                                                                             | <p>Replacement Cost:<br/>\$4243.85 + GST</p>                                    |
|  | <p>Fixings are starting to corrode on flashings and require replacement with a Bra Embossed Washer to ensure water tightness</p>                                                        | <p>Replacement cost:<br/>\$ 260 + GST</p>                                       |
|  | <p>All Flashing Joints need re-sealing and re-fixing</p>                                                                                                                                | <p>Cost for Repair:<br/>\$292.50 + GST</p>                                      |

|                                                                                   |                                                                                                                                              |                             |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
|                                                                                   |                                                                                                                                              |                             |
|  | There is severe dents in roofing caused by foot traffic that have split and can cause water ingress. These can be fixed by using dent covers | Repair cost:<br>\$195 + GST |

## **Unit 5**

|                                                                                     |                                                                                                                                              |                                      |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
|   | Skylights are well past their used by date and require replacement                                                                           | Replacement Cost:<br>\$3012.07 + GST |
|  | There is severe dents in roofing caused by foot traffic that have split and can cause water ingress. These can be fixed by using dent covers | Repair Cost:<br>\$195 + GST          |

## Unit 7

|                                                                                     |                                                                                                                                                                                                              |                                                                             |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
|    | <p>The penetration looks like it has signs of previous leaking due to the amount of sealant used around the pipe. A drypan flashing and new aquaseal installed would bring this up to a correct standard</p> | <p>Cost of Repair:<br/>\$ 487 + GST</p>                                     |
|   | <p>The Heat pump pipe work needs new lagging and the correct Gooseneck connection going into the roof. It currently has a "Exit Sign" as its water proofing.</p>                                             | <p>Cost of Repair:<br/>A Heatpump Contractor would need to do this work</p> |
|  | <p>Skylights are well past their used by date and require replacements. Please note these are not full length as they have recently been covered up with a Coloursteel roof sheet.</p>                       | <p>Cost of Replacement:<br/>\$ 1429.43<br/>+ GST</p>                        |



|                                                                                    |                                                                                                                                                                                                                                                                                                                             |                                          |
|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
|   | <p>Where the old skylight used to be it looks like they had tried sealing alongside the roof lap. This is not good practice as it traps moisture and causes corrosion. The best/cheapest option is to install a drypan flashing over the top all the way up to the ridge so if a hole is created it will be watertight.</p> | <p>Cost of repair:<br/>\$ 1093 + GST</p> |
|  | <p>Flashings at apron junction are not in a good state and need to be improved. A lot of Oversealing with silicon has been used however silicon breaks down when it is exposed to UV</p>                                                                                                                                    | <p>Cost of Repair:<br/>\$ 283 + GST</p>  |

## Unit 9

|                                                                                     |                                                                                                                                                     |                                      |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
|  | <p>There is severe dents in roofing caused by foot traffic that have split and can cause water ingress. These can be fixed by using dent covers</p> | <p>Cost of repair:<br/>195 + GST</p> |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|

|                                                                                     |                                                                                                                                                                                                     |                                            |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
|    | <p>Apron joins look like they have history of leaking. They also don't meet today's code and are only covering one roof rib where they should be covering two. Apron replacement is recommended</p> | <p>Cost of repair:<br/>\$1741 + GST</p>    |
|   | <p>Some of the fixings that have been used are not correct and could cause water ingress. These type of washers are only supposed to be used on Domestic Skylight sheeting</p>                      | <p>Cost of replacement:<br/>\$75 + GST</p> |
|  | <p>Parapet joins are pulling apart and need to be re-fixed and sealed</p>                                                                                                                           | <p>Cost of repair:<br/>\$75 + GST</p>      |

## **Unit 11**

|                                                                                     |                                                                                                                                                                 |                                            |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
|    | <p>Small internal gutter has membrane going up parapet and over to form its own capping. This is now splitting. A coloursteel Parapet needs to be installed</p> | <p>Cost of install:<br/>\$323 + GST</p>    |
|    | <p>Skylights are well past their used by date and require replacement.</p>                                                                                      | <p>Cost of repair:<br/>\$3335.62 + GST</p> |
|  | <p>The two Vents for the Heat pumps have signs of previous roof leaks. These should be replaced with new aquaseals installed along with drypan flashing</p>     | <p>Cost of Repairs:<br/>\$ 943 + GST</p>   |

**Total cost for all repairs:**

**\$18,943.97 + GST**