



Roof Maintenance Report & Management Plan

Prepared For

*Thompson Bros
Limited*

*50 Gracefield Road,
Lower Hutt*

08.09.2021

Dear Helen Rollings

Thank you for the opportunity to provide our recommendations and pricing for the preventative maintenance work for Thompson Bros Limited.

We see preventative maintenance as one of the best ways of looking after your building and if carried out correctly and annually it will extend the serviceable life of the roof.

The roof systems required maintenance to be carried out annually in order to comply with the warranty of the roofs.

Please see the following pages for;

- Active Maintenance Plan Proposal.
- Roof Inspection Management Report.

If you have any queries, please don't hesitate to contact us directly.

Kind Regards

Denis Hayes

Denis Hayes
Operations Manager
denis@swpmaintain.co.nz
p: 021 976 420

Active Maintenance

Unique to SWP MAINTAIN and is individual to each building.

As part of our **active maintenance** audit, we assess the requirements of your roof, based on style of roof, location, age, insurance details, material specifications, as well as current condition and any other important factors.

**"Get peace of mind for you
and your buildings"**

Active Maintenance Plan proposal

Our Annual Active Maintenance Program will target any small repairs and will keep the roofs up to date, anticipating, monitoring and maintaining all the specific requirements.

The annual Maintenance cost for a fixed period of 3 years after recommended repairs have been carried out (starting from 2022) for the 50 Gracefield Road roofs is: \$4,320.00 ex gst.

The roof maintenance includes access to ARC Premium Online-platform and the following work;



Map #	Name	Sq M
1	Section 1	1,450
2	Section 2	615
3	Section 3	315
4	Section 4	140

- *Complete and detailed roof assessment.*
- *All debris removed from the drains, gutters and under HVAC systems.*
- *Moss&mold treatment (sodium hypochlorite at 2% dilution.) applied and left for 30 minutes, then washed down with low pressure water and soft broom where needed.*
- *Rust killing treatment to areas affected by corrosion.*
- *Roof inspected for damage.*
- *Membrane laps inspected.*
- *Perimeter flashings and terminations inspected.*
- *Roof penetrations inspected.*
- *Check around HVAC plant for damage from others.*
- *Check condition areas of sitting water.*
- *Any minor roof repairs (totaling less than \$500.00) are included in this maintenance program costing.*
- *Any major repairs required will be made secure and recommendations will be sent through in the report.*
- *All safety documentation will be provided, and if required, work will be carried out from fall restraint by our working at heights and restraint staff.*

Active Roof Care

Your exclusive web-client portal from SWP Maintain.

Explore through a virtual map each of your properties, see the roof areas, roof videos, send work orders to us and much more in just on one click away.

ARC Portal Feature

- ARC Training and online support
- Full access to ARC portal
- Manager access to portal (able to add users of managers to access the account)
- Able to determinate who can see specific properties
- Roof Videos
- Detailed roof report of roof areas
- Detailed report of deficiencies
- Cost of each individual deficiency
- Detailed expenses, budget history Opex & Capex
- Send Dispatch service on one click
- Receive notifications email on real time for the work done on your properties
- PDF downloads
- History and download of invoices and worked history
- Upload documents into each property

ARC Access

<https://thefcscore.com/fcs/login.php?type=fcs>

Name/Email: helen@tbl.co.nz

Password: HelenTBL11

log into: FCS View

Site Overview



Total Sections: 4
Total Sq M: 2,520

Map	Name	Sq M	Est Install	Grade
1	Section 1	1,450		C
2	Section 2	615		C
3	Section 3	315		D
4	Section 4	140		D

Composition

Section: Section 1

Size: 1450

Overall Grade: C

Inspection Date: 08/04/2021

Inspector: Denis Hayes



Trapezoidal metal roof



UV damaged and brittle skylights

Observations

Section: Section 1
Size: 1450
Overall Grade: C

Inspection Date: 08/04/2021
Inspector: Denis Hayes



Roof overview



Roof overview



Roof overview



Box gutter overview

Observations (continued)

Section: Section 1

Size: 1450

Overall Grade: C

Inspection Date: 08/04/2021

Inspector: Denis Hayes



Moss on roof



Split neo washers



Moss build up on flashings



Penetrations with dektites faded sealant around dektite and missing clamp rings around the top.

Observations (continued)

Section: Section 1

Size: 1450

Overall Grade: C

Inspection Date: 08/04/2021

Inspector: Denis Hayes



Skylight lap
area where two skylight sheets lap



Broken aerial and mount
Roof mounted aerial has broken off and is sitting on the roof. The mounting bracket has also broken.



Moss on metalsheets
Overview of moss present on sheets



Moss and dirt build up at end of sheets
There is a lot of moss and mold building up at the ends of the sheets going into the metal box gutter.

Observations (continued)

Section: Section 1

Size: 1450

Overall Grade: C

Inspection Date: 08/04/2021

Inspector: Denis Hayes



Corroded cowls



Fractures in skylight



Missing roof cowl

There is a missing roof cowl that can allow water ingress into the building.



Faded sealant around Dektite

Observations (continued)

Section: Section 1

Size: 1450

Overall Grade: C

Inspection Date: 08/04/2021

Inspector: Denis Hayes



Faded sealant on flashings



Faded sealant on flashings



Outlet

Ponding water present around the outlet for the box gutter. There is also moss and mold present which can lead to blockages in the system.



Missing fixing

Missing roofing screw in one of the metal sheets

Observations (continued)

Section: Section 1

Size: 1450

Overall Grade: C

Inspection Date: 08/04/2021

Inspector: Denis Hayes



Hole in skylight

Deficiencies**Section:** Section 1**Size:** 1450**Overall Grade:** C**Inspection Date:** 08/04/2021**Inspector:** Denis Hayes**Metal Roof - General Maintenance (Remedial)**

Quantity: 100 EA

Deficiency:

The metal roofing is required to be inspected at least once a year. Generally, the accumulation of organic material and debris can create blockage on the outlets, water ponding, open laps that can lead into potential leaks. It is imperative to inspect the metal roof, clean it and repair any defects found in order to avoid costly repairs in the future.

Corrective Action:

We will carefully and methodologically inspect the metal roof and assess its current condition. Any debris or organic material found will be removed.

All repair costs are separated under individual deficiencies.

**Metal Roof - Moss and Mold (Remedial)**

Quantity: 100 EA

Deficiency:

Moss and mold along the roof. This can degrade and damage the metal coating by eating into the paint coating and causing corrosion on the metal.

Corrective Action:

Moss and mold treatment applied to all affected areas, (Sodium Hypochlorite at 2% dilution). This is applied, left to sit for 30 minutes, then washed down with water at a low pressure and a soft broom is used where needed.

Estimated Repair Cost:

\$970.00

Deficiencies (continued)**Section:** Section 1**Size:** 1450**Overall Grade:** C**Inspection Date:** 08/04/2021**Inspector:** Denis Hayes**Metal Roof - Failing Penetration (Remedial)**

Quantity: 6 EA

Deficiency:

Due to the penetration's age, improper installation, weathering or lack of maintenance, it has failed and is allowing water ingress.

Corrective Action:

The penetration should be repaired/flashed per industry standards to ensure a water tight seal. Remove the existing and install new dektite flexible flashing as required, to be installed with ring clip and sealant to ensure water tight seal.

Estimated Repair Cost:

\$772.00

**Metal Roof - Failing Penetration (Remedial)**

Quantity: 6 EA

Deficiency:

Due to the penetration's age, improper installation, weathering or lack of maintenance, it has failed and is allowing water ingress.

Corrective Action:

The penetration should be repaired/flashed per industry standards to ensure a water tight seal. We will replace the failing dektite flashing and install ring clip and sealant.

Estimated Repair Cost:

\$1,275.00

Deficiencies (continued)

Section: Section 1
Size: 1450
Overall Grade: C

Inspection Date: 08/04/2021
Inspector: Denis Hayes

**Metal Roof - Damaged Roof Cowls (Remedial)**

Quantity: 6 EA

Deficiency:

There is corrosion and other damages on the roof cowls. The risk of rust extending to the metal roof can could allow water into the roof.

Corrective Action:

We will replace the damaged Roof Cowls. On the new ones we will apply a zinc coat which will kill any remaining rust and prevent it building up later on.

Estimated Repair Cost:

\$860.00

**Metal Gutter - Clogged Scupper/Drain/Gutter (Remedial)**

Quantity: 100 EA

Deficiency:

The existing scupper, drain, or gutter has become clogged due to the blockage of debris or organic material. It is no longer functioning correctly, thus potentially creating significant and/or long term issues. Moss and mold along the gutter. This can degrade and damage the metal coating by eating into the paint coating and causing corrosion on the metal.

Corrective Action:

The scupper, drain, or gutter area must be cleaned and all debris removed to ensure water drains from the roof properly. This is a part of a routine roof maintenance program. Our working at heights experts will install a temporary anchor point system and work in fall restraint to carry out this gutter clearing. Moss and mold treatment applied to all affected areas, (Sodium Hypochlorite at 2% dilution). This is applied, left to sit for 30 minutes, then washed down with water at a low pressure and a soft broom is used where needed.

Estimated Repair Cost:

\$1,450.00

Deficiencies (continued)**Section:** Section 1**Size:** 1450**Overall Grade:** C**Inspection Date:** 08/04/2021**Inspector:** Denis Hayes**Metal Roof - Broken and/or faded sealant (Remedial)**

Quantity: 5 EA

Deficiency:

Damaged or missing sealant can cause possible water ingress and leaks to the roof.

Corrective Action:

We will cut out the old sealant, clean the area and apply a new MS sealant to the joint, as per best roofing practice.

Estimated Repair Cost:

\$615.00

**Metal Roof - Corrosion in screws & washers (Remedial)**

Quantity: 1500 EA

Deficiency:

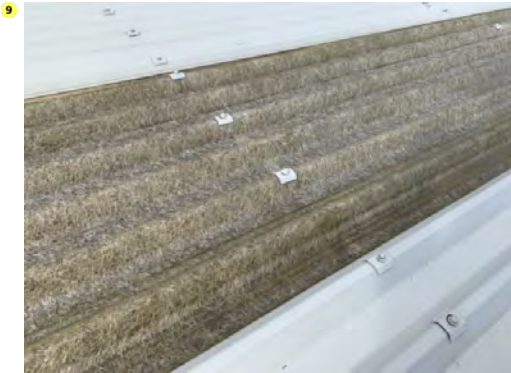
Rust has been found in many screws and washers, If not replaced rust will begin to spread to the roofing iron. This requires urgent repairs in order to avoid future damage to the system.

Corrective Action:

All of the damaged screws and washers need to be replaced. We will also check for rust associated damages to the roofing iron. Circa 1500 need replacing.

Estimated Repair Cost:

\$2,815.00

Deficiencies (continued)**Section:** Section 1**Size:** 1450**Overall Grade:** C**Inspection Date:** 08/04/2021**Inspector:** Denis Hayes**Skylights - Replacement of skylights (Opt#1) (Emergency)**

Quantity: 14 EA

Deficiency:

The skylights are showing extensive damage, due to age, traffic, organic growing, lack of maintenance, weather or fatigue of materials.

The skylights are at the end of the serviceable life and if no action is taken major issues will start to show.

Corrective Action:

Replacement of skylights with new trafficable skylights

As a permanent and durable solution, we propose to replace the existing skylights with new trafficable skylights to the entire roof. Below is a general budget number for the replacement of these skylights,

Estimated Repair Cost:

\$70,938.00

**Skylights - Replacement of skylights (Opt#2) (Emergency)**

Quantity: 14 EA

Deficiency:

The skylights are showing extensive damage, due to age, traffic, organic growing, lack of maintenance, weather or fatigue of materials.

The skylights are at the end of the serviceable life and if no action is taken major issues will start to show.

Corrective Action:

Replacement of skylights with new metal sheets

As a permanent and durable solution, we propose to replace the existing skylights with new metal sheets to the entire roof.

Below is a general budget number for the replacement of these skylights with metal sheets, which will reduce the natural light in each of the units at Gracefield Road.

Estimated Repair Cost:

\$51,370.00

Deficiencies (continued)**Section:** Section 1**Size:** 1450**Overall Grade:** C**Inspection Date:** 08/04/2021**Inspector:** Denis Hayes**Metal Roof - Open Flashing (Remedial)**

Quantity: 10 EA

Deficiency:

The flashing has gaps or holes in it, these gaps are allowing water ingress. This can be caused by insufficient counterflashing, movement in the building, poor insulation or a fixing coming loose.

Corrective Action:

Depending on the severity of the deterioration of the flashing, it will need to be removed completely and reinstalled with the existing flashing re-sealed and re-fixed in place. Install profile foam strip where necessary to ensure water ingress is prevented.

Estimated Repair Cost:

\$780.00

**Metal Roof - Rooftop Aerial damage (Remedial)**

Quantity: 1 EA

Deficiency:

The tenants roof mounted aerial is broken. The bracket has snapped and it is loose laid on the roof. This can cause potential damage to both the roof and aerial.

Corrective Action:

Works by others: Replace damaged aerial bracket.

Carry out any isolated repairs to the affected areas by either removing the aerial and flashing over the area. We can provide a quote for this if you choose.

Deficiencies (continued)

Section: Section 1

Size: 1450

Overall Grade: C

Inspection Date: 08/04/2021

Inspector: Denis Hayes



Skylights - Cracks/holes/punctures in the skylight (Temporary Solution) (Remedial)

Quantity: 14 EA

Deficiency:

There are cracks, holes or punctures in the skylight, this is likely to cause water ingress into the roof system. This requires urgent repairs in order to avoid future damage to the roof.

Corrective Action:

Temporary solution - We will thoroughly check all the skylights for damage and defects. We are able to offer a bandage patch solution of flashing tape over the worst affected areas. This solution will require frequent maintenance and is unwarranted.

Estimated Repair Cost:

\$908.00

Summary

Section: Section 1
Size: 1450
Overall Grade: C

Inspection Date: 08/04/2021
Inspector: Denis Hayes



Condition Summary

Flashings: D
 Sheet Metal: C

Overall: C

Overall Grade

A = 10 Years or more of service life remaining
 B = 8-10 Years of service life remaining
 C = 5-7 Years of service life remaining
 D = 2-4 Years of service life remaining
 F = Less than 1 Year of service life remaining

Recommendations

Overall, the roof is in ok condition but needs to be looked after to keep it like that and prevent deterioration. The skylights are at the end of their serviceable life and require to be replaced or repaired as a temporary measure. We recommend doing all the repairs described in the report in order to extend the serviceable life of the roof and keep ahead of any potential issues before they escalate, and major repair works are needed. If the recommendations are taken up the roof grade will move to an "B". We also recommend engaging and to take advantage of the long-term benefits of your personalised annual Active Roof Maintenance Program which can be found on Page 3 of your Maintenance and Management report. All the work will be carried out by our working at heights professionals in a fall restrain system. A working @ height management report and task analysis will be sent before commencing the work. It will contain the methodology, installation and safety criteria of all work to be carried out.

Estimated Repair Costs: \$132,753.00

Composition

Section: Section 2
Size: 615
Overall Grade: C

Inspection Date: 08/04/2021
Inspector: Denis Hayes



Trapezoidal metal roof



UV damaged and brittle skylights



Observations

Section: Section 2
Size: 615
Overall Grade: C

Inspection Date: 08/04/2021
Inspector: Denis Hayes



Roof overview



Roof over view



Roof overview



Butynol gutter overview

Observations (continued)

Section: Section 2

Size: 615

Overall Grade: C

Inspection Date: 08/04/2021

Inspector: Denis Hayes



Butynol gutter overview



Rusty screws



Missing fixing on cap flashing



Moss on sheets

Observations (continued)

Section: Section 2

Size: 615

Overall Grade: C

Inspection Date: 08/04/2021

Inspector: Denis Hayes



HVAC unit has been mounted on timber without a separation barrier which can lead to corrosion occurring on the sheets.



Split neo washer



Moss on barge flashing



Penetration

Roof penetration for HVAC cables and hoses which is covered by tray flashing. A goose neck is installed, sealant around the penetration is fading which can lead to water ingress.

Observations (continued)

Section: Section 2

Size: 615

Overall Grade: C

Inspection Date: 08/04/2021

Inspector: Denis Hayes



Sealant repair done to skylight



Two different sheet colors have been used on the roof. Possibly previous sheet replacement done.



Moss and mold in gutter



Missing screw and washer
Example of an area where there are missing roof fixings and profile washers.

Observations (continued)

Section: Section 2

Size: 615

Overall Grade: C

Inspection Date: 08/04/2021

Inspector: Denis Hayes



Dektite and vent penetration

The Dektite is fading and starting to form crack which can allow water ingress into the building. The sealant is also faded and needs replacing.



Moss and mould in gutter



Penetrations covered by a tray flashing.



Moss on roof

Observations (continued)

Section: Section 2

Size: 615

Overall Grade: C

Inspection Date: 08/04/2021

Inspector: Denis Hayes



Loose butynol lap going into rainwater outlet
There is a loose Butynol lap going into the rain water outlet that needs to be re-glued to reduce the risk of further damage occurring.



Moss and mould in outlet. Missing outlet covers
Outlet strainers need to be installed into the outlets to reduce the risks of blockages.



Box gutter
Box gutter with moss and mold



Box gutter with moss and mould

Observations (continued)

Section: Section 2

Size: 615

Overall Grade: C

Inspection Date: 08/04/2021

Inspector: Denis Hayes



Moss on roof



Screws with split neo washers



Loose screw



Sealant on skylight starting to fade
The sealant in the junction where the two skylight sheets lap is starting to fade which can lead to water ingress by wind driven rain.

Observations (continued)

Section: Section 2

Size: 615

Overall Grade: C

Inspection Date: 08/04/2021

Inspector: Denis Hayes



Previous skylight repair



Tear in butynol gutter



Lifting lap in gutter

Lifting Butynol lap in the gutter which can lead to water ingress into the building and under the Butynol membrane.

Deficiencies**Section:** Section 2**Size:** 615**Overall Grade:** C**Inspection Date:** 08/04/2021**Inspector:** Denis Hayes**Metal Roof - General Maintenance of metal roof (Remedial)**

Quantity: 100 EA

Deficiency:

The metal roofing is required to be inspected at least once a year. Generally, the accumulation of organic material and debris can create blockage on the outlets, water ponding, openings that can lead into potential leaks. It is imperative to inspect the metal roof, clean it and repair any openings found in order to avoid costly repairs in the future.

Corrective Action:

We will carefully and methodologically inspect the metal roof and assess its current condition. Any debris or organic material found will be removed.

All repair costs are separated under individual deficiencies.

**Butynol Gutter - General Maintenance of Butynol Gutter (Remedial)**

Quantity: 100 EA

Deficiency:

The Butynol gutter requires an inspection at least once a year. Generally, the accumulation of organic material and debris can create blockages in the outlets, water ponding, open laps that can lead into potential leaks.

It is imperative to inspect the Butynol gutter, clean it and repair any open laps found in order to avoid costly repairs in the future.

Corrective Action:

We will carefully and methodologically inspect the Butynol gutter and assess its current condition.

Any debris or organic material found will be removed.

All repair costs are separated under individual deficiencies.

Deficiencies (continued)**Section:** Section 2**Size:** 615**Overall Grade:** C**Inspection Date:** 08/04/2021**Inspector:** Denis Hayes**Skylights - Cracks/holes/punctures in the skylight (Temporary Solution) (Remedial)**

Quantity: 11 EA

Deficiency:

There are cracks, holes or punctures in the skylight, this is likely to cause water ingress into the roof system. This requires urgent repairs in order to avoid future damage to the roof.

Corrective Action:

Temporary solution - We will thoroughly check all the skylights for damage and defects. We are able to offer a bandage patch solution of flashing tape over the worst affected areas. This solution will require frequent maintenance and is unwarranted.

Estimated Repair Cost:

\$670.00

**Metal Roof - Moss and Mold (Remedial)**

Quantity: 100 EA

Deficiency:

Moss and mold along the roof. This can degrade and damage the metal coating by eating into the paint coating and causing corrosion on the metal.

Corrective Action:

Moss and mold treatment applied to all affected areas, (Sodium Hypochlorite at 2% dilution). This is applied, left to sit for 30 minutes, then washed down with water at a low pressure and a soft broom is used where needed.

Estimated Repair Cost:

\$605.00

Deficiencies (continued)**Section:** Section 2**Size:** 615**Overall Grade:** C**Inspection Date:** 08/04/2021**Inspector:** Denis Hayes**Metal Roof - Corrosion in screws & washers (Remedial)**

Quantity: 1500 EA

Deficiency:

Rust has been found in many screws and washers, If not replaced rust will begin to spread to the roofing iron. This requires urgent repairs in order to avoid future damage to the system. (Allow for 1500)

Corrective Action:

All of the damaged screws and washers need to be replaced. We will also check for rust associated damages to the roofing iron

Estimated Repair Cost:

\$2,815.00

**Metal Roof - Failing Penetration (Remedial)**

Quantity: 8 EA

Deficiency:

Due to the penetration's age, improper installation, weathering or lack of maintenance, it has failed and is allowing water ingress.

Corrective Action:

The penetration should be repaired/flashed per industry standards to ensure a water tight seal. Replace damaged dektite flashings, install sealant and jubilee ring clip to ensure watertight seal.

Estimated Repair Cost:

\$1,220.00

Deficiencies (continued)**Section:** Section 2**Size:** 615**Overall Grade:** C**Inspection Date:** 08/04/2021**Inspector:** Denis Hayes

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**Metal Roof - Failing Penetration (Remedial)**

Quantity: 1 EA

Deficiency:

Due to the penetration's age, improper installation, weathering or lack of maintenance, it has failed and is allowing water ingress. HVAC installation

Corrective Action:

The penetration should be repaired/flushed per industry standards to ensure a water tight seal. We will install a dektite flashing, jubilee ring clip and sealant to ensure watertight seal.

Estimated Repair Cost:

\$220.00

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**Metal Roof - HVAC plinth damage (Remedial)**

Quantity: 1 EA

Deficiency:

HVAC unit has been mounted on timber directly onto the roof without a separation barrier which can lead to corrosion occurring on the sheets.

Corrective Action:

Work by others: Contact HVAC installer to replace existing timber plinths for new monkeytoe style HVAC mount.

We will carry out all the necessary repairs to the metal sheets by cleaning and sanding off the rust, apply Zinc anti-rust treatment and if necessary, apply a polyurethane membrane coat to waterproof the area. Please note this is only a temporary solution in order to try to stop the corrosion process and it will require regular maintenance.

Estimated Repair Cost:

\$240.00

Deficiencies (continued)

Section: Section 2

Size: 615

Overall Grade: C

Inspection Date: 08/04/2021

Inspector: Denis Hayes



Butynol Gutter - Moss and mold on gutter (Remedial)

Quantity: 100 EA

Deficiency:

Moss and mold along the gutter. This can degrade and damage the membrane by eating into the membrane causing it to deteriorate.

Corrective Action:

Moss and mold treatment applied to all affected areas, (Sodium Hypochlorite at 2% dilution). This is applied, left to sit for 30 minutes, then washed down with water at a low pressure and a soft broom is used where needed.

Estimated Repair Cost:

\$410.00



Butynol Gutter - Open/loose Membrane Laps (Remedial)

Quantity: 328.084 M

Deficiency:

Open membrane laps and splits have been found, they can allow water into the system. These require urgent repairs in order to avoid future leaks.

Corrective Action:

Seal all the open or loose laps by cleaning the area, re-welding the lap and/or installing a bandage over the affected area to ensure water tightness.

Fully inspect of all the laps once completed.

Estimated Repair Cost:

\$720.00

Deficiencies (continued)

Section: Section 2

Size: 615

Overall Grade: C

Inspection Date: 08/04/2021

Inspector: Denis Hayes

**Butynol Gutter - General damage of Membrane (Remedial)**

Quantity: 1 EA

Deficiency:

There are general damages on the membrane, the protective layer is compromised and can allow leaks to the roof. This can be due to aging, foot traffic, organic growth or lack of maintenance.

Corrective Action:

We will clean and apply patches to areas where the membrane has excessive damages and then apply polyurethane protective topcoat to the affected areas as a temporary solution.

Estimated Repair Cost:

\$360.00

**Metal Gutter - Moss and Mold (Remedial)**

Quantity: 100 EA

Deficiency:

Moss and mold along the gutter. This can degrade and damage the metal coating by eating into the paint coating and causing corrosion on the metal.

Corrective Action:

Moss and mold treatment applied to all affected areas, (Sodium Hypochlorite at 2% dilution). This is applied, left to sit for 30 minutes, then washed down with water at a low pressure and a soft broom is used where needed. Our working at heights experts will install a temporary anchor point system and work in fall restraint to carry out this gutter clearing.

Estimated Repair Cost:

\$295.00

Deficiencies (continued)

Section: Section 2

Size: 615

Overall Grade: C

Inspection Date: 08/04/2021

Inspector: Denis Hayes



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**Butynol Gutter - Open/loose membrane laps (Drain/scupper) (Remedial)**

Quantity: 1 EA

Deficiency:

Open membrane laps at the scupper or drain can allow water into the system.

Corrective Action:

We will clean prime and seal the open laps to ensure water tightness at the scupper.

Install drain strainers to the outlets to prevent any blockages.

Estimated Repair Cost:

\$365.00

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**Metal Roof - Damaged Roof Cowls (Remedial)**

Quantity: 4 EA

Deficiency:

There is corrosion and other damages on the roof cowls. The risk of rust extending to the metal roof can could allow water into the roof.

Corrective Action:

We will replace the damaged Roof Cowls. On the new ones we will apply a zinc coat which will kill any remaining rust and prevent it building up later on.

Estimated Repair Cost:

\$615.00

Deficiencies (continued)**Section:** Section 2**Size:** 615**Overall Grade:** C**Inspection Date:** 08/04/2021**Inspector:** Denis Hayes**Butynol Gutter - General Gutter Damage/Gutter-overlay Solution (Remedial)**

Quantity: 100 EA

Deficiency:

The gutter is showing signs of damages this can be due to age, foot traffic, organic materials growing, lack of maintenance or weathering. The gutter is at the end of its serviceable life and if no action is taken then major and long term issues will begin to show.

Corrective Action:

As a permanent and durable solution, we propose to overlay the entire gutter. Below is a general budget number for a Fibertite membrane overlay system, that is warranted for 20 years materials and 10 years workmanship.

The budget price does not include; Access, scaffold, edge protection, flashings, rainwater goods, making goods. Budget only as until pull test is completed by an engineer, we can not confirm that the existing substrate is suitable for an overlay.

Estimated Repair Cost:

\$9,472.00

**Skylights - Replacement of skylights (Opt#1) (Emergency)**

Quantity: 11 EA

Deficiency:

The skylights are showing extensive damage, due to age, traffic, organic growing, lack of maintenance, weather or fatigue of materials.

The skylights are at the end of the serviceable life and if no action is taken major issues will start to show.

Corrective Action:

Replacement of skylights with new trafficable skylights

As a permanent and durable solution, we propose to replace the existing skylights with new trafficable skylights to the entire roof. Below is a general budget number for the replacement of these skylights,

Estimated Repair Cost:

\$30,250.00

Deficiencies (continued)**Section:** Section 2**Size:** 615**Overall Grade:** C**Inspection Date:** 08/04/2021**Inspector:** Denis Hayes

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**Skylights - Replacement of skylights (Opt#2) (Emergency)**

Quantity: 11 EA

Deficiency:

The skylights are showing extensive damage, due to age, traffic, organic growing, lack of maintenance, weather or fatigue of materials.

The skylights are at the end of the serviceable life and if no action is taken major issues will start to show.

Corrective Action:

Replacement of skylights with new metal sheets

As a permanent and durable solution, we propose to replace the existing skylights with new metal sheets to the entire roof.

Below is a general budget number for the replacement of these skylights with metal sheets, which will reduce the natural light in each of the units at Gracefield Road.

Estimated Repair Cost:

\$22,375.00

Summary

Section: Section 2
Size: 615
Overall Grade: C

Inspection Date: 08/04/2021
Inspector: Denis Hayes



Condition Summary

Membrane: D
 Flashings: C
 Sheet Metal: C

Overall: C

Overall Grade

A = 10 Years or more of service life remaining
 B = 8-10 Years of service life remaining
 C = 5-7 Years of service life remaining
 D = 2-4 Years of service life remaining
 F = Less than 1 Year of service life remaining

Recommendations

Overall, the roof is in ok condition but needs to be looked after to keep it like that and prevent deterioration. The skylights are at the end of their serviceable life and require to be replaced or repaired as a temporarily solution. We recommend doing all the repairs described in the report in order to extend the serviceable life of the roof and keep ahead of any potential issues before they escalate, and major repair works are needed. If the recommendations are taken up the roof grade will move to an "B". We also recommend engaging and to take advantage of the long-term benefits of your personalised annual Active Roof Maintenance Program which can be found on Page 3 of your Maintenance and Management report. All the work will be carried out by our working at heights professionals in a fall restrain system. A working @ height management report and task analysis will be sent before commencing the work. It will contain the methodology, installation and safety criteria of all work to be carried out.

Estimated Repair Costs: \$70,632.00

Composition

Section: Section 3

Size: 315

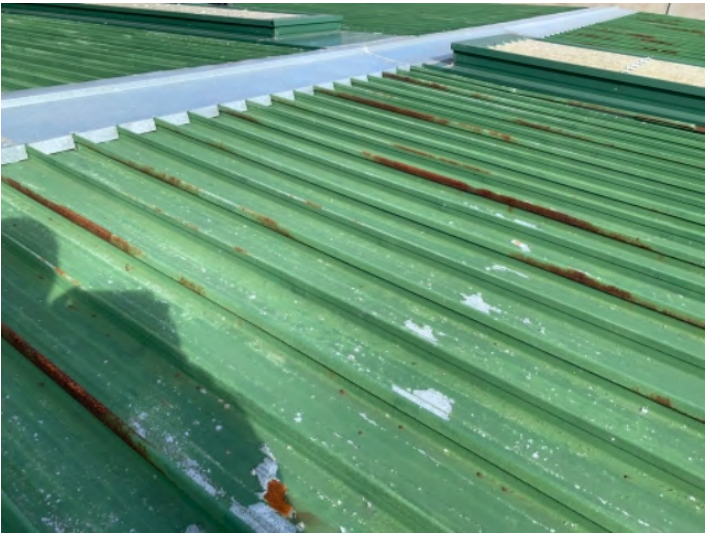
Overall Grade: D

Inspection Date: 08/04/2021

Inspector: Denis Hayes



Metal roof



UV damaged and brittle skylights

Observations

Section: Section 3

Size: 315

Overall Grade: D

Inspection Date: 08/04/2021

Inspector: Denis Hayes



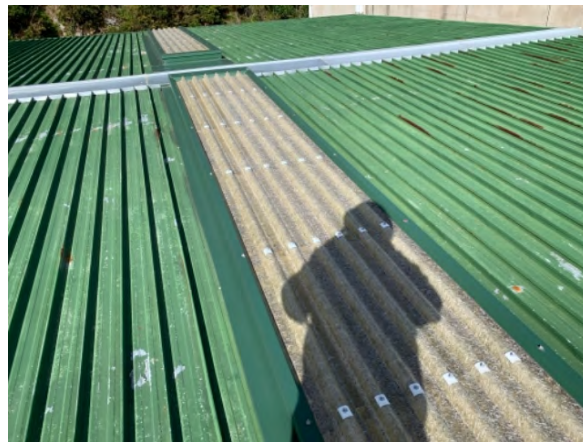
Roof overview



Roof overview



Skylight canopy above entrance to building
These skylights are at the end of their serviceable life with cracks present and loose fibers starting to flake off.



Skylight overview

Observations (continued)

Section: Section 3

Size: 315

Overall Grade: D

Inspection Date: 08/04/2021

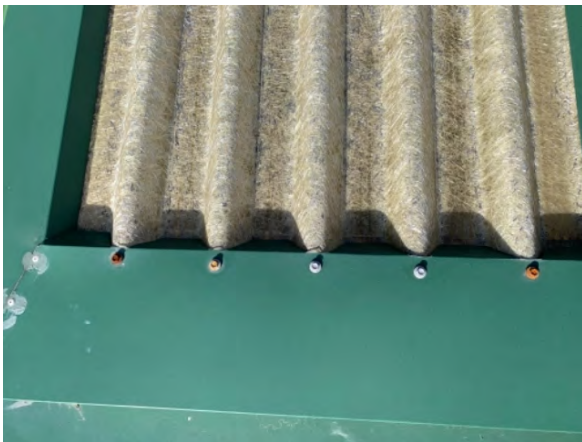
Inspector: Denis Hayes



Corrosion spots on roof



Corrosion on ribs



Rusty fixings



Rust patches

This is an example of some of the rust which is present on the whole of the roof. This surface rust can lead to advanced corrosion causing holes in the metal sheets, allowing water ingress into the building.

Observations (continued)

Section: Section 3

Size: 315

Overall Grade: D

Inspection Date: 08/04/2021

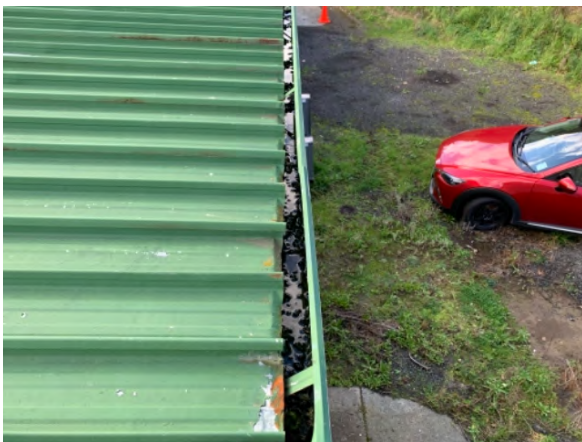
Inspector: Denis Hayes



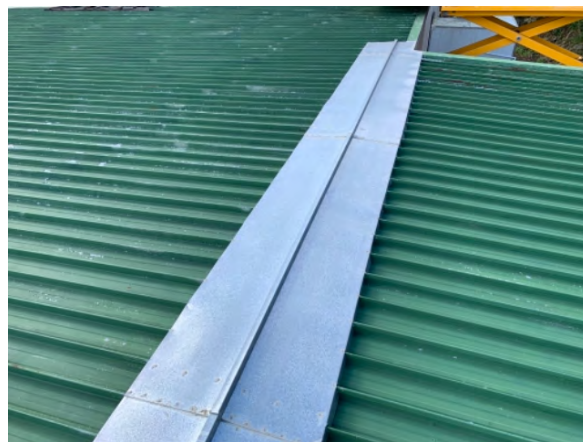
Dirt, debris and organic material in gutter
The metal box gutter has a lot of dirt, debris and organic materials present which can lead to blockages in the system.



Flakey paint
The roof has been repainted and the paint is starting to flake off in places. This can lead to corrosion on the metal sheets as they have to protective coating to protect them from the elements.



Ponding water and organic materials in gutter



Oversized ridge flashing

Observations (continued)

Section: Section 3

Size: 315

Overall Grade: D

Inspection Date: 08/04/2021

Inspector: Denis Hayes



Old, rotten timber on roof



Faded sealant on flashings

Example of the cracked and faded sealant that is present in the junctions of the flashings. This needs to be replaced for new sealant to reduce the risk of water ingress into the system.



Moss and mould on flashing



Surface rust spots on flashing

Observations (continued)

Section: Section 3

Size: 315

Overall Grade: D

Inspection Date: 08/04/2021

Inspector: Denis Hayes



Rusty fixings



Faded sealant on short sheet

Deficiencies**Section:** Section 3**Size:** 315**Overall Grade:** D**Inspection Date:** 08/04/2021**Inspector:** Denis Hayes**Metal Roof - General Maintenance (Remedial)**

Quantity: 100 EA

Deficiency:

The metal roofing is required to be inspected at least once a year. Generally, the accumulation of organic material and debris can create blockage on the outlets, water ponding, openings that can lead into potential leaks. It is imperative to inspect the metal roof, clean it and repair any openings found in order to avoid costly repairs in the future.

Corrective Action:

We will carefully and methodologically inspect the metal roof and assess its current condition. Any debris or organic material found will be removed.

All repair costs are separated under individual deficiencies.

**Metal Roof - Corrosion on metal roof sheets (Temporary solution) (Remedial)**

Quantity: 100 EA

Deficiency:

Corrosion found on metal sheets, some areas show an advanced corrosion state, the rust is eating through the metal, potentially creating holes on the system.

Corrective Action:

We will carry out all the necessary repairs to metal sheets by cleaning and sanding off the rust and apply Zinc anti-rust treatment to the worst areas.

It is recommended that a full repaint solution could be carried out to prolong the servicable life of this roof. We can give recommendations for this if you choose.

(Please note that this is only a temporary solution in order to try to stop the corrosion processes and it will require regular maintenance.)

Estimated Repair Cost:

\$2,648.00

Deficiencies (continued)**Section:** Section 3**Size:** 315**Overall Grade:** D**Inspection Date:** 08/04/2021**Inspector:** Denis Hayes**Metal Roof - General damage of Metal (Remedial)**

Quantity: 100 EA

Deficiency:

There are general damages on the metal, the protective layer is compromised and can allow advanced corrosion and leaks to the roof. This can be due to aging, exposed bare metal, foot traffic, organic growth or lack of maintenance.

Corrective Action:

We will clean and apply patches to areas where the metal has severe damage and then apply polyurethane protective topcoat to the worst effected areas of the roof.

Estimated Repair Cost:

\$550.00

**Metal Roof - Damaged Flashing (Corrosion) (Remedial)**

Quantity: 1 EA

Deficiency:

There is corrosion found on metal flashings, some areas show an advanced corrosion state. Rust can eat through the metal, potentially creating holes on the system.

Corrective Action:

Carry out all the necessary repairs to flashings by cleaning and sanding off the rust, apply Zinc anti-rust treatment, and if necessary apply a polyurethane membrane coat to waterproof the area.

Estimated Repair Cost:

\$610.00

Deficiencies (continued)**Section:** Section 3**Size:** 315**Overall Grade:** D**Inspection Date:** 08/04/2021**Inspector:** Denis Hayes**Metal Gutter - Clogged Scupper/Drain/Gutter (Remedial)**

Quantity: 100 EA

Deficiency:

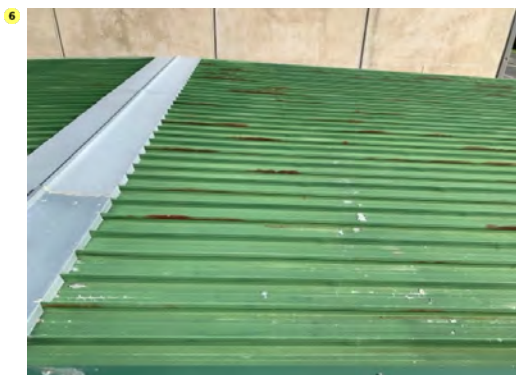
The existing scupper, drain, or gutter has become clogged due to the blockage of debris or organic material. It is no longer functioning correctly, thus potentially creating significant and/or long term issues.

Corrective Action:

The scupper, drain, or gutter area must be cleaned and all debris removed to ensure water drains from the roof properly. This is a part of a routine roof maintenance program.

Estimated Repair Cost:

\$360.00

**Metal Roof - Roof overlay solution/General roof damages (Emergency)**

Quantity: 100 EA

Deficiency:

The roof is showing signs of damage this can be due to age, foot traffic, organic materials growing, lack of maintenance or weathering. The roof is at the end of its serviceable life and if no action is taken then major and long term issues will begin to show. The low pitch of the metal roof also causes issues with standing water on the roof causing advanced corrosion. These low pitched roof are no longer warrantied.

Corrective Action:

As a permanent and durable solution, we propose to overlay the entire roof. Below is a general budget number for a Fibertite membrane overlay system, that is warranted for 20 years materials and 10 years workmanship.

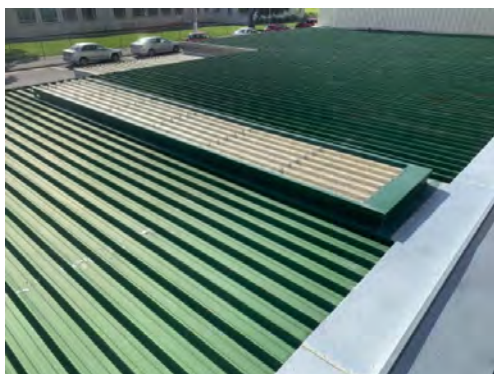
The budget price does not include; Access, scaffold, edge protection, flashings, rainwater goods, making goods. Budget only as until pull test is completed by an engineer, we can not confirm that the existing substrate is suitable for an overlay.

Estimated Repair Cost:

\$93,808.00

Deficiencies (continued)**Section:** Section 3**Size:** 315**Overall Grade:** D**Inspection Date:** 08/04/2021**Inspector:** Denis Hayes

7

**Skylights - UV Damaged brittle skylights (Permanent Solution) (Remedial)**

Quantity: 2 EA

Deficiency:

The skylights are damaged and the end of their serviceable life. These damages can be due to overall age, weathering, UV rays or lack of maintenance. This is likely to cause water ingress into the roof system. This requires urgent repairs in order to avoid future damage to the roof.

Corrective Action:

As a Permanent Solution we are able to replace the damaged skylights. The skylights are at the end of their service life and they will continue to cause damages if not replaced. The budget price does not include; Access, scaffold, edge protection, flashings, rainwater goods, making goods.

Estimated Repair Cost:

\$3,746.00

8

**Skylights - UV Damaged brittle skylights (Permanent Solution) (Remedial)**

Quantity: 100 EA

Deficiency:

The skylights are damaged and the end of their serviceable life. These damages can be due to overall age, weathering, UV rays or lack of maintenance. This is likely to cause water ingress into the roof system. This requires urgent repairs in order to avoid future damage to the roof.

Corrective Action:

As a permanent solution we are able to replace the damaged skylights with new trafficable ones. The skylights are at the end of their service life and they will continue to cause damage if not replaced. The budget price does not include; Access, scaffold, edge protection, flashings, rainwater goods, making goods.

Estimated Repair Cost:

\$3,386.00

Deficiencies (continued)**Section:** Section 3**Size:** 315**Overall Grade:** D**Inspection Date:** 08/04/2021**Inspector:** Denis Hayes**Metal Roof - Loose Debris (Remedial)**

Quantity: 1 EA

Deficiency:

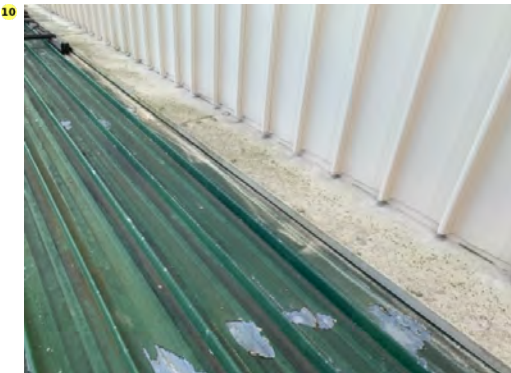
Loose debris has a high probability of blowing around on the roof and causing potential damage to the roof area. Debris may fall off the roof and could casue harm to the public.

Corrective Action:

Remove and dispose of loose debris from the roof area.

Estimated Repair Cost:

\$120.00

**Metal Roof - Moss and Mold (Remedial)**

Quantity: 1 EA

Deficiency:

Moss and mold along the roof. This can degrade and damage the metal coating by eating into the paint coating and causing corrosion on the metal.

Corrective Action:

Moss and mold treatment applied to all affected areas, (Sodium Hypochlorite at 2% dilution). This is applied, left to sit for 30 minutes, then washed down with water at a low pressure and a soft broom is used where needed.

Estimated Repair Cost:

\$290.00

Summary

Section: Section 3
Size: 315
Overall Grade: D

Inspection Date: 08/04/2021
Inspector: Denis Hayes



Condition Summary

Flashings: D
 Sheet Metal: D

Overall: D

Overall Grade

A = 10 Years or more of service life remaining
 B = 8-10 Years of service life remaining
 C = 5-7 Years of service life remaining
 D = 2-4 Years of service life remaining
 F = Less than 1 Year of service life remaining

Recommendations

The roof is coming to an end of its serviceable life and it shows signs of extensive damage to the roofing metal. We recommend to budget for a new roof (please refer to the deficiencies "Roof-overlay solution/ General Roof Damage").

As a medium-term solution, we propose to carry out the recommended repairs & coatings described in the report, to avoid future leaks and major problems, as well as try to extend the serviceable life of the roof and keep ahead of potential issues before they escalate.

If the recommendations are taken up the roof grade will remain as Grade "D".

Estimated Repair Costs: \$105,518.00

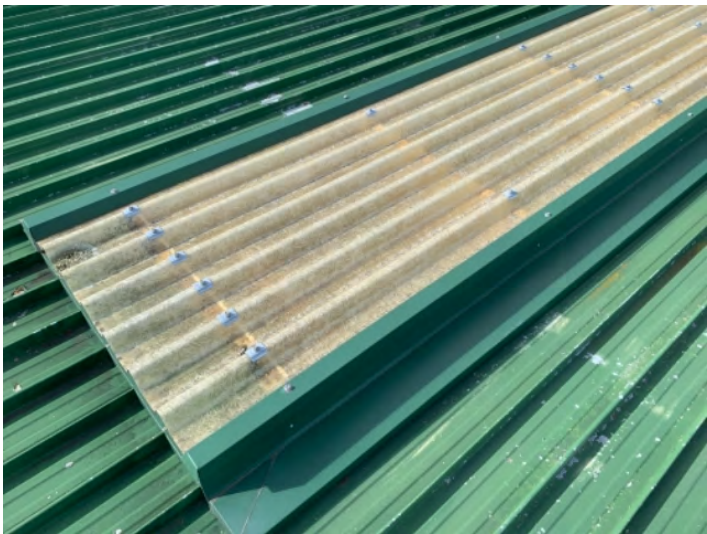
Composition

Section: Section 4
Size: 140
Overall Grade: D

Inspection Date: 08/04/2021
Inspector: Denis Hayes



Concealed clip



UV damaged and brittle skylights

Observations

Section: Section 4

Size: 140

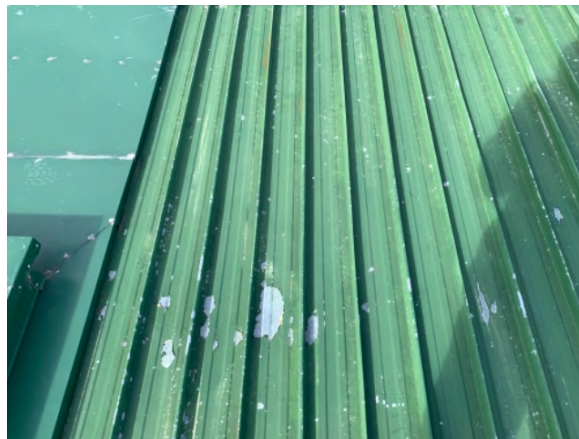
Overall Grade: D

Inspection Date: 08/04/2021

Inspector: Denis Hayes



Roof overview



Paint flaking example

The roof has been repainted and the paint is now flaking off in many areas.



Corroded flashing with repairs

Example of areas where rust has eaten through the flashing and a new patch has been installed to cover this area. these areas need to be checked and the sealant replaced.



Faded sealant

Observations (continued)

Section: Section 4

Size: 140

Overall Grade: D

Inspection Date: 08/04/2021

Inspector: Denis Hayes



Rust on roof sheets



Missing fixings

The flashing has missing fixings which need to be installed to hold the flashing in place.



Stains on flashings



Previous sealant repairs

Previous sealant repairs done to the flashing are now cracked and faded.

Observations (continued)

Section: Section 4

Size: 140

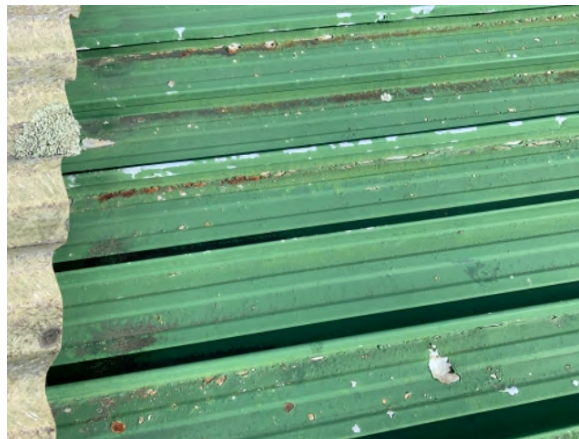
Overall Grade: D

Inspection Date: 08/04/2021

Inspector: Denis Hayes



Debris in gutter



Surface rust on roofing iron

There are many areas where surface rust is present on the roof. This can lead to holes in the metal sheets and water ingress into the building.



Previous repair

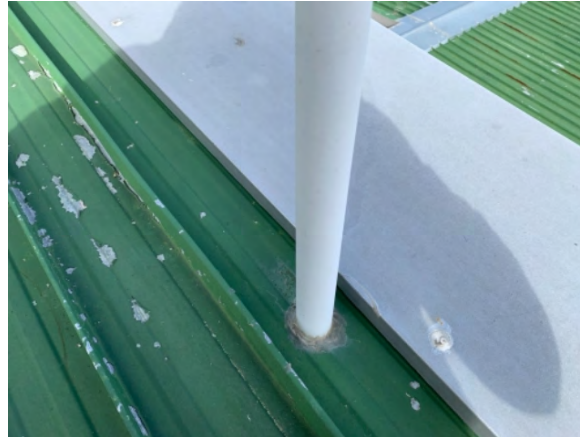
Previous repair to the metal sheets. Sealant around this repair is starting to fade which can lead to water ingress.



Moss on roof

Observations (continued)**Section:** Section 4**Size:** 140**Overall Grade:** D**Inspection Date:** 08/04/2021**Inspector:** Denis Hayes**Sealant fading**

The sealant in the joints of the flashings is cracked and faded which can allow water ingress into the roofing system.

**Incorrectly flashed penetration. Fading sealant**

This pipe penetration is missing the correct tray flashing and Dektite to properly seal the area. The sealant that has been used to seal the penetration is now cracked and faded which can allow water ingress into the system.

**Gaps in flashing**

There are gaps in the notching done to the flashing which can allow wind driven rain into the system.

**Loose screws skylight**

There are many loose screws on the skylights. The skylights are at risk of damage in high winds.

Observations (continued)

Section: Section 4

Size: 140

Overall Grade: D

Inspection Date: 08/04/2021

Inspector: Denis Hayes



Metal box gutter
Debris and organic materials in the metal box gutter which can cause blockages.



Gaps in sealant and sealant fading
There are gaps in the sealant around the chimney penetrating through the roof.

Deficiencies**Section:** Section 4**Size:** 140**Overall Grade:** D**Inspection Date:** 08/04/2021**Inspector:** Denis Hayes

1

**Metal Roof - General Maintenance (Remedial)**

Quantity: 100 EA

Deficiency:

The metal roofing is required to be inspected at least once a year. Generally, the accumulation of organic material and debris can create blockage on the outlets, water ponding, openings that can lead into potential leaks. It is imperative to inspect the metal roof, clean it and repair any openings found in order to avoid costly repairs in the future.

Corrective Action:

We will carefully and methodologically inspect the metal roof and assess its current condition. Any debris or organic material found will be removed.

All repair costs are separated under individual deficiencies.

2

**Metal Roof - General damage of Metal (Remedial)**

Quantity: 100 EA

Deficiency:

There are general damages on the metal, the protective layer is compromised and can allow advanced corrosion and leaks to the roof. This can be due to aging, exposed bare metal, foot traffic, organic growth or lack of maintenance.

Corrective Action:

We will clean and apply patches to areas where the metal has severe damage and then apply polyurethane protective topcoat to the worst effected areas of the roof.

Estimated Repair Cost:

\$430.00

Deficiencies (continued)**Section:** Section 4**Size:** 140**Overall Grade:** D**Inspection Date:** 08/04/2021**Inspector:** Denis Hayes**Metal Roof - Corrosion on metal roof sheets (Temporary solution) (Remedial)**

Quantity: 100 EA

Deficiency:

Corrosion found on metal sheets, some areas show an advanced corrosion state, the rust is eating through the metal, potentially creating holes on the system.

Corrective Action:

We will carry out all the necessary repairs to metal sheets by cleaning and sanding off the rust and apply Zinc anti-rust treatment to the worst areas.

It is recommended that a full repaint solution could be carried out to prolong the servicable life of this roof. We can give recommendations for this if you choose.

(Please note that this is only a temporary solution in order to try to stop the corrosion processes and it will require regular maintenance.)

Estimated Repair Cost:

\$915.00

**Metal Roof - Failing Penetration (Remedial)**

Quantity: 1 EA

Deficiency:

Due to the penetration's age, improper installation, weathering or lack of maintenance, it has failed and is allowing water ingress.

Missing dektite flashing required to be installed.

Corrective Action:

The penetration should be repaired/flashed per industry standards to ensure a water tight seal. We will install a new dektite flashing, seal and jubilee clip to ensure a watertight seal.

Estimated Repair Cost:

\$188.00

Deficiencies (continued)**Section:** Section 4**Size:** 140**Overall Grade:** D**Inspection Date:** 08/04/2021**Inspector:** Denis Hayes**Metal Roof - Corner Flashing Open (Remedial)**

Quantity: 100 EA

Deficiency:

The corner detail flashing is open and has gaps that needs to be sealed otherwise water related damages may occur.

Corrective Action:

We will clean, re-seal and re-fix the flashing to ensure water tightness.

Estimated Repair Cost:

\$360.00

**Metal Gutter - Clogged Scupper/Drain/Gutter (Remedial)**

Quantity: 100 EA

Deficiency:

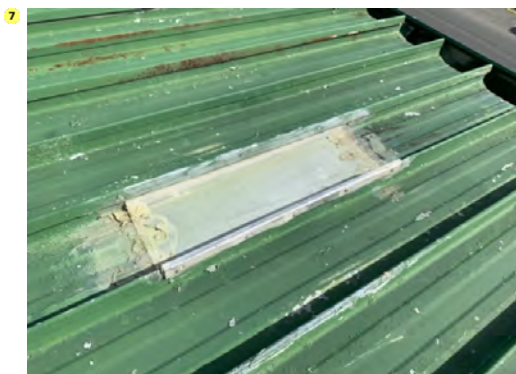
The existing scupper, drain, or gutter has become clogged due to the blockage of debris or organic material. It is no longer functioning correctly, thus potentially creating significant and/or long term issues.

Corrective Action:

The scupper, drain, or gutter area must be cleaned and all debris removed to ensure water drains from the roof properly. This is a part of a routine roof maintenance program.

Estimated Repair Cost:

\$320.00

Deficiencies (continued)**Section:** Section 4**Size:** 140**Overall Grade:** D**Inspection Date:** 08/04/2021**Inspector:** Denis Hayes**Metal Roof - Holes in metal sheets (Remedial)**

Quantity: 10 EA

Deficiency:

Holes have been found in the metal sheets from a previous repair failure, this requires urgent repairs in order to avoid future damage to the roof.

Corrective Action:

We will clean and apply patches to areas where the metal has severe damage and then apply polyurethane protective topcoat to the worst effected areas of the roof.

Estimated Repair Cost:

\$790.00

**Metal Roof - Roof overlay solution/General roof damages (Emergency)**

Quantity: 100 EA

Deficiency:

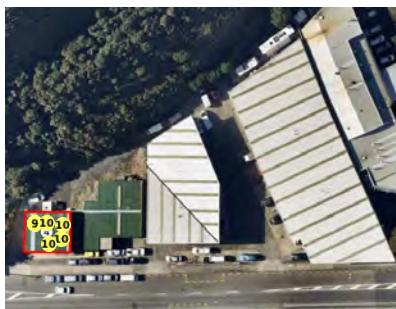
The roof is showing signs of damage this can be due to age, foot traffic, organic materials growing, lack of maintenance or weathering. The roof is at the end of its serviceable life and if no action is taken then major and long term issues will begin to show. The low pitch of the metal roof also causes issues with standing water on the roof causing advanced corrosion. These low pitched metal roofs are no longer warrantied.

Corrective Action:

As a permanent and durable solution, we propose to overlay the entire roof. Below is a general budget number for a Fibertite membrane overlay system, that is warranted for 20 years materials and 10 years workmanship. The budget price does not include; Access, scaffold, edge protection, flashings, rainwater goods, making goods. Budget only as until pull test is completed by an engineer, we can not confirm that the existing substrate is suitable for an overlay.

Estimated Repair Cost:

\$43,495.00

Deficiencies (continued)**Section:** Section 4**Size:** 140**Overall Grade:** D**Inspection Date:** 08/04/2021**Inspector:** Denis Hayes**Metal Roof - Chimney extract damage (Remedial)**

Quantity: 1 EA

Deficiency:

The flashings around the chimney extract are damaged this can cause possible water ingress. The sealant is faded and can lead to water ingress. The metal is getting damaged from the flue and early signs of corrosion process are visible.

Corrective Action:

Carry out any isolated repairs to the affected areas by repairing the existing flashings to the lower section of the chimney. We will carry out all the necessary repairs to metal sheets by cleaning and sanding off the rust and apply Zinc anti-rust treatment to the worst areas. We will remove the faded sealant and replace it with new.

We recommend that the tenant has the flue serviced to ensure that no excess exhaust damage is caused to the roof.

Estimated Repair Cost:

\$655.00

**Skylights - UV Damaged brittle skylights (Permanent Solution) (Remedial)**

Quantity: 2 EA

Deficiency:

The skylights are damaged and the end of their serviceable life. These damages can be due to overall age, weathering, UV rays or lack of maintenance. This is likely to cause water ingress into the roof system. This requires urgent repairs in order to avoid future damage to the roof.

Corrective Action:

As a Permanent Solution we are able to replace the damaged skylights. The skylights are at the end of their service life and they will continue to cause damages if not replaced. The budget price does not include; Access, scaffold, edge protection, flashings, rainwater goods, making goods.

Estimated Repair Cost:

\$3,940.00

Deficiencies (continued)

Section: Section 4
Size: 140
Overall Grade: D

Inspection Date: 08/04/2021
Inspector: Denis Hayes



11



Skylights - Loose or missing screws and rivets. (Remedial)

Quantity: 2 EA

Deficiency:

Missing screws / rivets. Risk of water ingress and damages to the roof system.

Corrective Action:

We will re-tighten the loose screws and install any missing screws and rivets along the skylights.

Estimated Repair Cost:

\$190.00

Summary

Section: Section 4
Size: 140
Overall Grade: D

Inspection Date: 08/04/2021
Inspector: Denis Hayes



Condition Summary

Membrane:
 Flashings: D
 Sheet Metal: D

Overall: D

Overall Grade

A = 10 Years or more of service life remaining
 B = 8-10 Years of service life remaining
 C = 5-7 Years of service life remaining
 D = 2-4 Years of service life remaining
 F = Less than 1 Year of service life remaining

Recommendations

The roof is coming to an end of its serviceable life and it shows signs of extensive damage to the roofing metal. We recommend to budget for a new roof (please refer to the deficiencies "Roof-overlay solution/ General Roof Damage").

As a medium-term solution, we propose to carry out the recommended repairs & coatings described in the report, to avoid future leaks and major problems, as well as try to extend the serviceable life of the roof and keep ahead of potential issues before they escalate.

If the recommendations are taken up the roof grade will remain as Grade "D"

Estimated Repair Costs: \$51,283.00

SWP Maintain
 13 Glover Street Wellington, XX 6035
 Thompson Bros Limited
 PO Box 9640
 Wellington, 6141



PROPERTY:
 50 Gracefield Road

Lower Hutt, We



1 - Section 1 (1,450 Sq M) Grade C

Deficiency	Qty	Emergency	Remedial
General Maintenance	100 EA	\$0.0	\$0.00
Moss and Mold	100 EA	\$0.0	\$970.00
Failing Penetration	6 EA	\$0.0	\$772.00
Failing Penetration	6 EA	\$0.0	\$1,275.00
Damaged Roof Cowls	6 EA	\$0.0	\$860.00
Clogged Scupper/Drain/Gutter	100 EA	\$0.0	\$1,450.00
Broken and/or faded sealant	5 EA	\$0.0	\$615.00
Corrosion in screws & washers	1500 EA	\$0.0	\$2,815.00
Replacement of skylights (Opt#1)	14 EA	\$70,938.00	\$0.0
Replacement of skylights (Opt#2)	14 EA	\$51,370.00	\$0.0
Open Flashing	10 EA	\$0.0	\$780.00
Rooftop Aerial damage	1 EA	\$0.0	\$0.00
Cracks/holes/punctures in the skylight (Temporary Solution)	14 EA	\$0.0	\$908.00
Total		\$122,308.00	\$10,445.00

2 - Section 2 (615 Sq M) Grade C

Deficiency	Qty	Emergency	Remedial
General Maintenance of metal roof	100 EA	\$0.0	\$0.00
General Maintenance of Butynol Gutter	100 EA	\$0.0	\$0.00
Cracks/holes/punctures in the skylight	11 EA	\$0.0	\$670.00
Moss & Mold	100 EA	\$0.0	\$605.00
Corrosion in screws & washers	1500 EA	\$0.0	\$2,815.00
Failing Penetration	8 EA	\$0.0	\$1,220.00
Failing Penetration	1 EA	\$0.0	\$220.00
HVAC plinth damage	1 EA	\$0.0	\$240.00
Moss and mold on gutter	100 EA	\$0.0	\$410.00
Open/loose Membrane Laps	328.084 M	\$0.0	\$720.00
General damage of Membrane	1 EA	\$0.0	\$360.00
Moss and Mold	100 EA	\$0.0	\$295.00
Open/loose membrane laps (Drain/scupper)	1 EA	\$0.0	\$365.00
Damaged Roof Cows	4 EA	\$0.0	\$615.00
General Gutter Damage/Gutter-overlay Solution	100 EA	\$0.0	\$9,472.00
Replacement of skylights (Opt#1)	11 EA	\$30,250.00	\$0.0
Replacement of skylights (Opt#2)	11 EA	\$22,375.00	\$0.0
Total		\$52,625.00	\$18,007.00

3 - Section 3 (315 Sq M) Grade D

Deficiency	Qty	Emergency	Remedial
General Maintenance	100 EA	\$0.0	\$0.00
Corrosion on metal roof sheets (Temporary solution)	100 EA	\$0.0	\$2,648.00
General damage of Metal	100 EA	\$0.0	\$550.00
Damaged Flashing (Corrosion)	1 EA	\$0.0	\$610.00
Clogged Scupper/Drain/Gutter	100 EA	\$0.0	\$360.00
Roof overlay solution/General roof damages	100 EA	\$93,808.00	\$0.0
UV Damaged brittle skylights (Permanent Solution)	2 EA	\$0.0	\$3,746.00
UV Damaged brittle skylights (Permanent Solution)	100 EA	\$0.0	\$3,386.00
Loose Debris	1 EA	\$0.0	\$120.00
Moss and Mold	1 EA	\$0.0	\$290.00
Total		\$93,808.00	\$11,710.00

4 - Section 4 (140 Sq M) Grade D

Deficiency	Qty	Emergency	Remedial
General Maintenance	100 EA	\$0.0	\$0.00
General damage of Metal	100 EA	\$0.0	\$430.00
Corrosion on metal roof sheets (Temporary solution)	100 EA	\$0.0	\$915.00
Failing Penetration	1 EA	\$0.0	\$188.00
Corner Flashing Open	100 EA	\$0.0	\$360.00
Clogged Scupper/Drain/Gutter	100 EA	\$0.0	\$320.00
Holes in metal sheets	10 EA	\$0.0	\$790.00
Roof overlay solution/General roof damages	100 EA	\$43,495.00	\$0.0
Chimney extract damage	1 EA	\$0.0	\$655.00
UV Damaged brittle skylights (Permanent Solution)	2 EA	\$0.0	\$3,940.00
Loose or missing screws and rivets.	2 EA	\$0.0	\$190.00
Total		\$43,495.00	\$7,788.00

DESCRIPTION	AMOUNT
☐ Emergency	\$312,236.00
☐ Remedial	\$47,950.00

PAYMENT TERMS

* GST not included/ Payments to be made 10 days from invoice date * The above roof repairs quotes are only valid for 60 days from report/quote issue" * The above roof replacement/ roof overlay quotes are only valid for 30 days from report/quote issue.

AUTHORIZATION TO PROCEED

Signature: _____ Date: _____ \$ _____

Printed Name: _____ PO # _____

I hereby authorize the work indicated above



DISCLOSURE STATEMENT

1. The following information has been supplied to Capital Commercial (2013) Limited ("Bayleys") to be made available for distribution on the vendor's behalf to potential purchasers to assist purchasers with their due diligence and to use at the purchaser's discretion.
2. Bayleys and the Vendor do not warrant the accuracy or completeness of the information and recommends that all recipients undertake their own due diligence, obtain their own reports to their satisfaction and seek independent advice prior to committing to purchaser.