

BUILDING REPORT 025093003

2-4 Fred Thomas Drive, Takapuna

Photo Section 1

2 Fred Thomas Drive (The Doctors and
Property Partners)



Photo 1: General view of the south elevation.



Photo 2: General view of the north and west elevations.



Photo 3: General view of the metal roof covering. The roof has been sprayed with an elastomeric coating to prolong its service life.



Photo 4: More recent repairs were also noted, such as brush applied elastomeric coatings to the hip capping.



Photo 5: Flashing tape has been applied in numerous locations.



Photo 6: Surface corrosion to roof sheets is apparent through the coating.



Photo 7: The metal roof covering over the main stair core appears is in good condition, although cyclone washers have not been installed to fixings. The junction between the parapet wall and window lacks adequate flashing cover and is high-risk from a weather-tightness perspective.



Photo 8: A downpipe from the stair core roof currently discharges against an unsealed roof edge; this should be reviewed.



Photo 9: An elastomeric coating has been applied to membrane gutters.



Photo 10: Ponding water noted to membrane gutters. Bubbling and evidence of previous patch repairs were also apparent.



Photo 11: Gutter baskets and overflow pipes are installed throughout.



Photo 12: Parapet cappings include minimal falls and top fixings in some locations.



Photo 13: Numerous plant and equipment is installed to the roof.

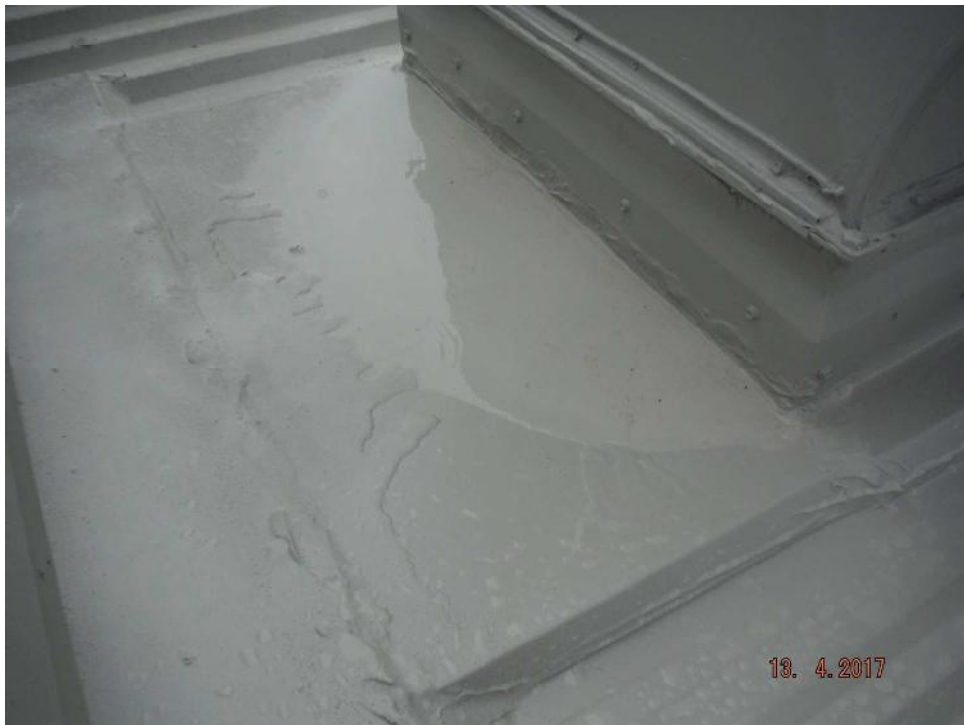


Photo 14: Historic repairs using sealant to roof penetrations.



Photo 15: General view of the lower roof covered in trapezoidal metal sheets. A spray applied elastomeric coating has been used across the roof.



Photo 16: Air conditioning plant installed to the lower roof. Poorly detailed penetrations through roof sheets.



Photo 17: Patch repairs present to the lower roof.



Photo 18: Ponding water to the membrane gutter.



Photo 19: The cladding system to the upper level comprises glazed panels within aluminium mullion channels.



Photo 20: The age of the cladding system and the effects of UV degradation has resulted in hardened and shrunk seals. Sealant repairs have been applied to the stone veneer cladding joints, which are marked with algae and degrading.



Photo 21: The glazing system to the ground floor appears to be of more recent construction.



Photo 22: General view of the main stair core tower.



Photo 23: Water ingress noted within the main stair core. The water is likely entering at high level and tracking down.



Photo 24: A gutter installed above the radiology department entrance door collects water off the canopy, which discharges against the glazed cladding.



Photo 25: Water is entering the building adjacent to the radiology department doorway as a result of the poorly designed gutter.



Photo 26: General view of the cafe to the ground floor.



Photo 27: The medical centre has been fitted out to a high standard and includes treatment, consulting and recovery areas.



Photo 28: Office accommodation is provided to the upper levels.



Photo 29: Metal tread strips to the main stair core are damaged.



Photo 30: Passenger lift to the upper floors of the office accommodation. The lift car appears to be original.

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Photo Section 2

3 Fred Thomas Drive (Auckland Eye and Car Park)



Photo 1: General view of the west elevation. Auckland Eye occupies the ground floor. Multi-storey car parking is provided above.



Photo 2: General view of the ground floor car park level.



Photo 3: The upper deck to the carpark is coated with a flexible polyurethane waterproofing system.



Photo 4: Numerous cracks are present to the concrete car park decks.



Photo 5: Water staining is present to the car park decks. Water management from the upper car park levels should be reviewed.



Photo 6: Water staining to the south stair tower.



Photo 7: Water is entering the northern stair tower at ground level.



Photo 8: Wind driven cowls are installed at roof level as part of gas protection measures.



Photo 9: A medical gas store has been installed to the ground floor of the car park, removing several car park spaces.



Photo 10: Service penetrations through a fire rated wall. The large penetration is labelled, but the smaller penetration is not and the fire stopping system is unknown.

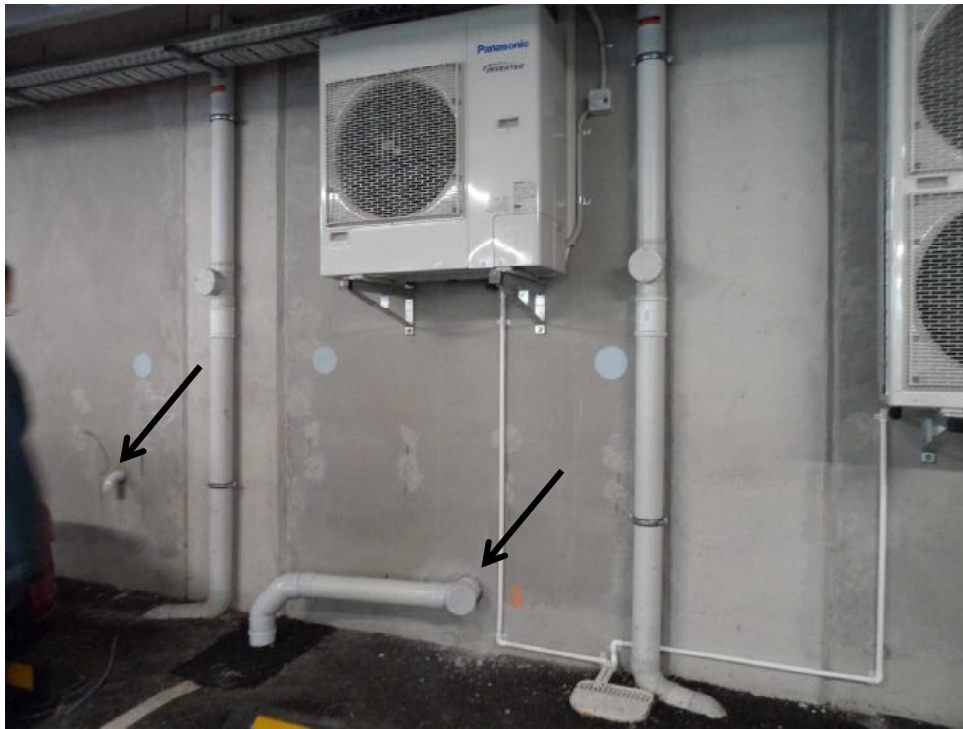


Photo 11: Typical example of service penetrations through a fire rated wall without fire stopping system labels.

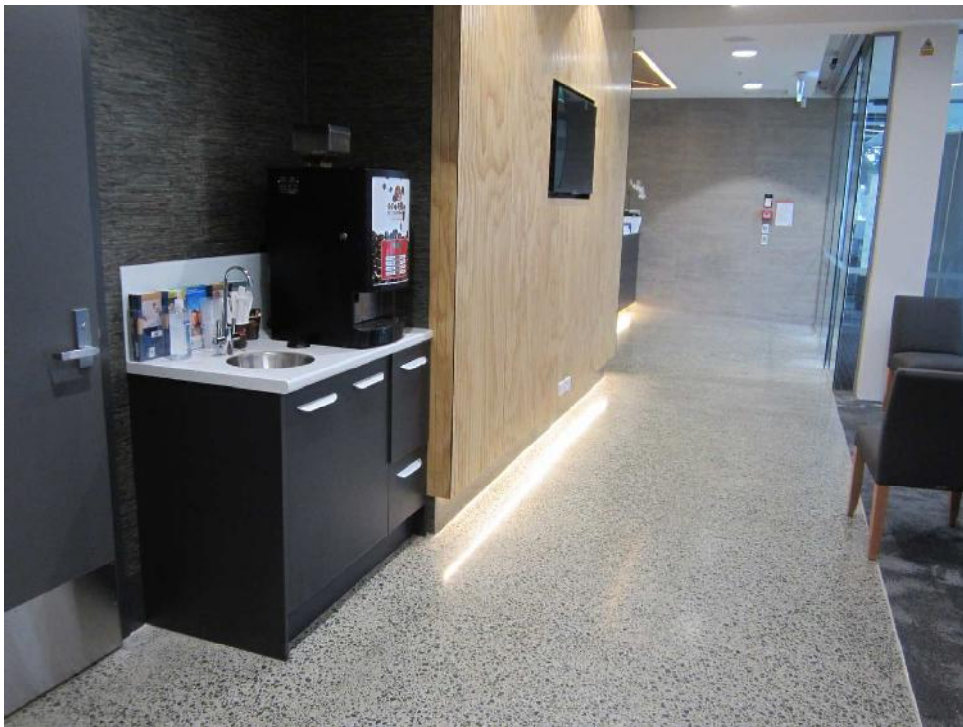


Photo 12: The internal fit-out is highly customised. Internal finishes are in a good condition.



Photo 13: Numerous specialised equipment has been installed by the tenant.



Photo 14: The adjacent unit to the southern end was being fitted out at the time of inspection.



Photo 15: External condenser units located in the wall to the car park provide heating and cooling to internal areas.



Photo 16: The handrail outside the building does not provide a barrier to children and should be reviewed. An upstand should also be installed to the edge of the ramp for disabled users.

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Photo Section 3

4 Fred Thomas Drive



Photo 1: General view of the west elevation.



Photo 2: General view of the metal roof covering. The roof has been coated with a spray applied elastomeric coating.



Photo 3: Evidence of previous patch repairs to roof sheets.



Photo 4: Several loose roof sheets and fixings were noted.



Photo 5: Gutters are formed from timber behind parapet walls and lined with butyl membrane.



Photo 6: Ponding water evident to the membrane gutter. Bubbling and splits to the membrane were also noted.



Photo 7: An elastomeric coating has been applied to parapet cappings. Evidence of previous patch repairs using flashing tape.



Photo 8: A variety of plant equipment is installed to the roof.



Photo 9: Cabling present to the roof. Any redundant roof items or cabling should be removed.



Photo 10: Elevations are finished with brush applied paint.



Photo 11: Previous damage to the render has been covered by the latest paint coat.



Photo 12: Window ledges are stained from water runoff and the paint surface is flaking. On going redecoration of the paint finish is required.



Photo 13: Aluminium framed windows installed throughout are recessed in to the elevation. Shrinkage and hardening of rubber seals was noted.



Photo 14: The specification of the full height glazing to the side and rear has not been confirmed. Non-compliant glass should be replaced with safety glass, or barriers should be installed.



Photo 15: Steel framed windows to the rear elevation of level two are in a poor condition.



Photo 16: Water staining present to sills internally.



Photo 17: Soffit vents are installed to the perimeter of the building at each level. Grilles protecting the vents are missing in several locations.



Photo 18: General view of the warehouse storage area.