

21 June 2017

025093003

Maat Group  
PO Box 301 848  
Albany  
Auckland 0752

Attention: Neil Tuffin

Dear Neil

**RE: ADDENDUM - 2-4 FRED THOMAS DRIVE, TAKAPUNA**

Further to our Technical Due Diligence report dated 1 May 2017, a site visit was carried out on 21 June 2017 with Sean Marshall and Simon Parry (Prendos New Zealand Ltd), Neil Tuffin (Maat Group), John McMaster (Citywide Roofing and Waterproofing Ltd) and Rose Smits (Smales Farm) in attendance.

The purpose of the inspection was to gain an understanding from the applicator as to how the elastomeric paint coating system was applied to the roof coverings of numbers 2 and 4 Fred Thomas Drive. John McMaster outlined the process for the application of the 'Rustoleum Noxyde' membrane coating to the roofs. A 10 year product and workmanship guarantee has been supplied by Citywide Roofing and Waterproofing Ltd.

The coating has been applied to the roof surface, membrane gutter linings, internal parapet fibre cement sheet and metal sheet wall linings and cap flashings to remediate the roof leaks to the two properties and has resulted in possibly extending the life of the roof elements.

The Prendos New Zealand Ltd Report dated 1 May 2017 commented that the roof coverings will require replacement in the short term within 2-5 years. With the establishment of a maintenance regime which should comprise of an annual inspection and wash down the replacement of the roof covering could be stretched out to the long term, 6-10 years. We cannot guarantee the roof systems currently in place will reach this period and may fail prior given their current age. We recommend annual contributions are made for the replacement of the roof covering and all associated works for numbers 2 and 4 Fred Thomas Drive during that period.

We were advised by Rose Smits that a number of defects identified in the 1 May 2017 report have been remediated and include;

- Damaged plasterboard wall lining to the fire egress stairwell to 4 Fred Thomas Drive have been replaced and the cracked downpipe causing the damage replaced.
- Water staining to the stair tower to 3 Fred Thomas Drive has been remediated with a canopy and screen adjacent to the tower. However, the screen has blocked off the charged/dry riser to level 3. This will require a remedial design to allow access to the riser.

- The rubber seals to the glazed cladding panels to 2 Fred Thomas Drive have been replaced. The rubber seals around the lift and stairwell on inspection have not been remediated with open gaps in the glazing sealant observed.

We were advised by Rose Smits that further remedial work is due to be undertaken and includes;

- Identification and remediation of the roof leak to level 2 of 4 Fred Thomas Drive. It was agreed to wait for a period of rain and identify the source of the leak prior to remediation.
- Remedial design works have been agreed to the radiology department main entry, and include the extension of the door gutter and installation of a downpipe to discharge directly of the ground below the deck. We recommend the downpipe is connected to the downpipe adjacent to the northern elevation entry.

No remedial work has been undertaken to internal fire separations within the ceiling void of 4 Fred Thomas Drive. We recommend a full investigation is carried out to identify all defective areas and remediation undertaken as soon as possible as this is considered to be a health and safety item and may effect the evacuation of the building during a fire..


Please do not hesitate to contact me should you require further information.

Yours faithfully

**Prendos New Zealand Limited**

**Reviewed**

**Simon Parry**  
BSc (Hons)  
**BUILDING SURVEYOR**



**Sean Marshall**  
BSc (Hons) MRICS MNZIBS  
**BUILDING SURVEYOR**

**CC – Sean Marshall, Prendos New Zealand Ltd**