

Fairmaid Builders Ltd in conjunction with Jeff Evans Ltd

Mountain Jade Building General Report

Mountain Jade Building, Roof and outside cladding etc. General report

- This is an overview of the roof and gutter and a non-invasive report on the overall condition of the roofing material and the roof guttering. Also an overview of the cladding on the building located on the corner of Sewell and Weld streets in Hokitika known as the Mountain Jade Building.
- Matthew Fairmaid, Jeff Evans, and Mark Eason inspected the building roof area and after close assessment we have come to the following overview
- This estimated report is written without the ability to remove wall cladding to see the condition of the studs and dwangs in behind.



ROOFING OVER EASTERN SIDE ROOF

- While some of the roof is in not too bad of a condition, there are other areas where the roof is past its best.
- While the area that is on the eastern side has some issues it is in not too bad of a condition.
- There are areas that will need replacing but a large majority of the roof is repairable.



SKYLIGHTS OVER EASTERN AREA

- The area of most concern to us is the skylights. These were not weather proofed well, so the flashing will need replacing.
- The skylights themselves would appear to be not leaking but their value in useable light to us is questionable. They are very dirty and letting in very little light as can be seen in the above photo. It's of the authors opinion that these should be removed all together.
- There is also an area on the southern end of this building where the iron has been joined and has now rusted through. The leak that is showing on the ceiling in the gym area is probably caused by this.





BUTYNOL GUTTERS OVER EASTERN AREA

- The leaks that are showing in the area of the stairwell and also the room at the top of the stairs (which may have been the Smoko room) we feel is also being caused by the gutter leaking in more than one place. While it looks bad inside if it is fixed within a short time period it should not cause any further damage.
- In our opinion the gutters need replacing with new Butynol and the roof will need to be lifted to do this.
- One thing we did find in the plans, that I was provided with, to help with our assessment they showed the box gutters to be lined with Butynol, but on assessment they are actually lined with a fiberglass like product which appears to be breaking down and causing the leak issue.



Redacted under s 7(e) LGOIMA

INTERNAL GUTTERS

- The areas that are showing obvious signs of leaking in the building are the opinion of the authors to be mainly from a leaking roof and guttering system [redacted] and doesn't stem from the break down of the cladding in any areas. While there could be water getting in from the break down of the cladding it is our opinion that it stems from a [redacted] and also most of the water damage that you can see from the footpath is from the gutters over flowing as the downpipes are not in a position to handle the West Coast heavy down pours. There is a huge roof area and the water is collected by quite large gutters up on the roof but a majority of the downpipes are far to small to handle the water that is expected to go down them.
- It should be noted that the gutters on the plans are shown to be lined with butynol but this was not done and it would appear that they have been lined with a fiberglass product which was used as a substitute to butynol at the time of building. To our knowledge this product is no longer used and most internal guttering systems are lined with butynol.



DAMAGE CAUSED BY GUTTERS OVER EASTERN AREA

- Images above highlight damage that will be repaired and will not happen again with new internal gutters.



LEAK ON ROOF WINDOWS

- The above image highlights the damaged caused by the incorrect installment of a wall window, into the roof.

OVERALL ESTIMATE INTERIOR REPAIRS COST:

- Due to the fact that we are unable to an extensive investigation, this is purely based on general building practice. Our estimate price is up to, and around [REDACTED]

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WINDOWS OVER EASTERN AREA

- There are some windows especially to the east, overlooking the eastern part of building, that are leaking and it would appear to be either a window problem or a flashing problem.
- Something that would need a more detailed look at, in our opinion, if these windows were actually installed in the right sort of detail, then they would be fit for purpose in this sort of installation.

ROOFING OVER MAIN TWO-STORY AREA.

- The roofing over the main large two-story area is also showing signs of wear, a lot of it could be repairable. There are some areas that show quite a lot of damage especially the areas that are facing the east, as these areas have not been washed the same with the rain. The salt laden air has deposited the salt onto these areas and it has rusted out.
- These would have to be removed to replace the gutters.
- The big area of roof overlooking the corner of the street is in quite good condition, except for one area where the iron has been joined, this could be replaced, and this area would do more service.
- We did not remove any flashing to see if there is any major deterioration but the couple that we lifted slightly and looked under appeared to be not too bad. This is the trouble with salt laden air, it gets in behind flashing's and can cause more damage than can be seen.
- The only area that was showing signs of rust was along the ridge of the eastern part of the building and we believe with new ridging it could again see some more years of service.
- There isn't too much damage to the structure of the building and with a new roof and a new gutter system this building could be brought back to a very good standard and serviceable.

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WALL FRAMES OVER EASTERN AREA

- We were unable to determine the condition of any wall framing but the lower area appeared okay. This is mainly concrete wall construction.
- Most of the windows appear to be in a reasonable condition, with not too many leaks.
- There are a few areas that will probably in time need addressing.
- Some cladding around the windows seem to not be in the best condition, although for a building cladded with a product like this (I presume it is a harditex) it is in good condition.
- The cladding does appear to be in a condition which shows no appearance of failing, but the plaster finish in areas could do with reinstating.



EAST FACING WALL, WELD STREET

- The photo highlights the small area above the foot path on Weld street. This is only a small area and there is a breakdown in the cladding, due to the current plastering and paint system.

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SOUTH EAST WALL OVER-LOOKING CARPARK

- There are at least three areas that will in my opinion need to be replaced, one is a back wall at right angles to the back car park this area which doesn't get any sun so the cladding over time has deteriorated and the plaster coating is coming away from the base material, this area would need to be reclad and a new cladding put on, my thought is Monotek sheet over a cavity system and then replastered and painted. It is worthy to note that considering the age of the cladding it is in very good condition.

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VERANDA'S OVER SEWELL STREET

- Another area is the wall above the deck over Sewell Street and also the balustrade which would appear to have a water penetration problem, while there are other balustrade areas this would appear to be the only one with issues but an invasive check may prove otherwise, the wall in this area has obvious signs of deterioration and would need rebuilding, again this could be achieved by once again using the flat sheet and cavity system and also replastering and painting.
- These observations are taken without being able to view inside the wall but I have made an allowance for the replacement of some of the timber framing but not all of it.

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VERANDA'S OVER WELD STREET

- The veranda areas that run along the street we have not had a detailed look at but again these areas will probably need some attention as there are obvious signs that there are leaks there. Whether this is caused by the guttering or the roofing we are not sure.
- The building downpipe system which was probably in keeping with the design of the building. Some of the internal downpipe systems may need changing, again something that needs to be looked at in more detail.
- Please see crack in corner of porch, fiber glass has lifted.





DOWNPIPES OVER EASTERN AREA

- There are leaks in other areas but some of them are coming from the downpipe systems, and probably not directly related to the actual roof.
- Some flashing details are not quite the best.
- As you can see in the photos there are some areas that look quite bad. Although we have not done an invasive search.



SOUTH FACING WALL

- Above images highlight the South facing wall, this wall will need to be re plastered and painted due to lack of maintenance.

WEST FACING WALL

- The above photo highlights the West facing wall. This will need to be replastered and painted.



OVERALL COST ESTIMATES

RE-ROOFING COST ESTIMATE:

BUTYNOL ROOF AND GUTTERS:

METAL SPOUTING AND DOWNPIPES:

REPAIRS TO EXTERNAL PLASTERING:

CLADDING REPLACEMENT EST 110 SQUARE METERS:

REPAIRS TO INTERNAL LININGS EST:

PAINTING EXTERIOR OF BUILDING (PC SUM):

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SUMMARY

- Overall, some of the roofing is not too bad, but some of it needs attention. We have allowed the costs of replacing the entire roof.
- A cheaper option than replacing the whole roof area would be to replace the gutters and replace some sheets of iron.
- Give the roof a good coat with a good quality paint and we think it would be possible that you would get more life out of it. With the cost of scaffolding, the pros and cons of replacing the damaged areas it may be easier in the long term to replace the whole roof.
- It is also in our opinion that most, if not all the skylights could be done away with, as they are currently letting in very little light and if it was decided that some were still required there are far better and more efficient skylights available today. The main concern is that the flashing detail on the existing ones is a problem area
- The flashings have been very susceptible to rust and you can see that in two of the photos, our advice would be to do away with the skylights all together and use modern day lighting as the light source. LED lighting today is a low cost and efficient way of providing light in a modern office type environment.
- If the Museum was to be a part of this building as I understand it, the exhibits generally don't want natural light, the reason we say this is because every penetration through a roof is just another leak point, so if we were able to do away with the skylights it would leave a clean roof and less flashings to rust away.

We would like to thank the Council for asking us to provide this report for you, if you have any questions or would like Jeff or myself to speak regarding our report both of us would be only too pleased to do so.

Kind Regards,

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