

Condition Assessment Report on Shed next to building occupied by Eastgate Community Trust

2R Bells Road
Pakuranga
Auckland 2010

[SAP ID: 10368-B002]



Property Owner	Auckland Council
Local Board	Howick
AC Property Key	N/A
Property ID	11435499
Legal Description	Part Lot of 1 DP 33977 – 809m2 and Part Lot 2 DP21711 – 12.7235ha – NA877/136 and NA7B/1220
SAPID	N/A
Land Area	2,000m2
Building Area	40m2 approx

Date of report	1 November 2017
Assessor	David King
Reviewed by	Tony Tso Principal Asset Assessor, AMIS

EXECUTIVE SUMMARY

Introduction

1. The shed building located at the north East corner of Lloyd Elsmore Park in Pakuranga is owned by Auckland Council and currently used a store for the Council's contractor. There is plan to reclassify the Recreational Reserve to Local Purpose (Community Buildings) Reserve subject to Section 61 of the Reserves Act 1977. The proposed tenant is Eastgate Community Trust and they proposed to erect a new building to serve the community with intellectual and physical disabilities.

Background

2. AMIS was requested to carry out condition assessment of the building recently and a survey was carried out together with Angela Yang (CL), Sam Isaia (OMM) and Cristian (AMIS) on 19th October 2017.
3. The building is constructed of timber framed steel wall cladding with timber roof trusses supporting the roof truss and corrugated steel roof on a concrete pad with two metal roller shutter entrance doors and another single swing steel door at the Northern side.

Assessment

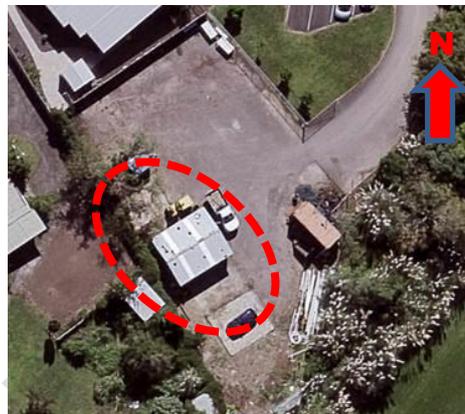
4. The building is estimated to be approximately 50 years old and is considered to be consistent with the age and construction type. It is in a run down condition believed to have caused by prolonged lack of maintenance.
5. The roof is showing signs of corrosion and reportedly leaking. Part of the PVC gutter is damaged in poor condition and believed to be blocked with overgrown vegetation. One of the roller shutter is faulty (with minor damages) even though it can be closed. Another roller shutter appears to be broken and 'locked' with a timber 'stop'. The metal cladding and shutters are showing signs of rust and minor damages. The fire extinguisher will need to be tested and certified in good working condition. There are also rubbish and debris that are dumped at the Southern side of the building.

Conclusion

6. The building in its current state can still serve the purpose as a storage shed. However, in view of the current building condition, some Required Works to the existing shed is necessary to bring the condition up to wall claddings, gutters and downpipes, and electrical fittings. It is also recommended that further investigation for a new shed in either same location or another location to replace the existing shed would benefit the capitalisation of the investment if the cost of Required Works is too high.

1.0 Location

The subject site comprised a metal shed building located behind Eastgate Community Trust at 427 Pakuranga Road in Lloyd Elsmore Park in Pakuranga (Eastern corner of the Recreational Reserve). It has off street parking in the property. Entry is via Pakuranga Road.



2.0 Building Construction and Accommodation

The building comprises timber roof trusses and corrugated iron roof construction, concrete foundation and slab with timber framed wall, single glazed glass windows and double sliding timber doors at the front and rear.

The building has an area of approximately **40 square metres** with an internal partition (centre) made of chain-link on timber framing. There is elevation.

The weather was generally dry and sunny. Access was available to the building which is occupied with items and storage. In general terms the building is in relatively serviceable condition consistent with its age and type of construction. It was reportedly leaking on the roof.

3.0 Approach

This report is based on a visual inspection approach and non-invasive inspection of the exterior building. Samsung camera phone and a protimeter were used for this survey.

The roof areas were inspected from ground level only. This report is intended to give a general picture of the condition of the building exterior and suggest recommendation. Orientation to the building is referred to as elevations in relation to the points of the compass (i.e. north elevation, east elevation etc.).

The report is provided for the use of Auckland Council only and recommended works should not be taken as a specification or acted upon without further development and design/investigation process. The inspection did not assess compliance, structural and weathertightness requirement. Any area or component of the building or any item or system not specifically identified in this report will require further investigation.

4.0 Survey Findings

The building appears to be in fair and serviceable condition. In general the building requires maintenance and repair. The conditions and recommendations are tabulated as follows:

Location	Brief description and condition	Condition Grading (CG)
Roof	<p>Long run corrugated galvanised iron roof on gang nail timber roof trusses. It has metal flashing and metal cladding where gutters are supported. There are signs of rust and corrosion on the roofing sheets (photo 2). There is a small damage at the North elevation. However, it is still in serviceable condition.</p> <p>The underside of the roofing sheets also shows signs of rust (photo 1).</p>	3
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<div style="display: flex; justify-content: space-around;">   </div>		
<p style="display: flex; justify-content: space-around;"> Photo 1 Photo 2 </p>		
Rainwater goods	<p>Gutters and downpipes are made of PVC and believed to be blocked with vegetation growth (photo 3). It is partly damaged and is in need of repair (photo 4).</p>	5
<div style="display: flex; justify-content: space-around;">   </div>		
<p style="display: flex; justify-content: space-around;"> Photo 3 Photo 4 </p>		
<p>The other downpipe is found with overgrown shrubs (photo 9) and need to be cleared and disposed.</p>		
		
<p style="text-align: center;">Photo 5</p>		

Walls & cladding

Wall comprises galvanised iron cladding on timber frame. There are no obvious signs of structural issues detected during survey. However, there are minor damages like cuts, perforation and indentations on the South and North elevation respectively but in serviceable condition.

3



Photo 6



Photo 7

The cement board cladding at the West elevation (photo 8) is partly damaged and needs to be replaced. Part of steel cladding at the North elevation needs to be securely fastened (photo 9).

4



Photo 8



Photo 9

Windows, doors & joinery

There are two steel roller shutter doors on the East elevation (front) and a single swing metal door at the North elevation. They appear to be in serviceable condition.

4

The right hand side roller shutter is in need to be overhauled and a new track is required. The left shutter needs to be eased and adjusted although it was not tested during the survey. It appears to be broken and 'locked' with a timber 'stop'.



Photo 10



Photo 11

Ceiling

There is no ceiling in this building.

0

Floors

Concrete floor with no finishes appears to be in good condition.

2

Finishes The internal of the building is 'barely' finished with no floor, wall and ceiling finishes. The interior needs cleaning and tidying. **0**



Photo 12

Sanitary fittings There are no existing sanitary items in the building. **0**

Services Lighting socket is missing or broken. Door to the electricity meter is damaged. The fuse box is not securely enclosed and appears to be dated (photo 13). **4**



Photo 13



Photo 14

In general, the wiring is exposed and may not comply with the safety regulation and require testing by a licenced electrician.

Fire An existing fire extinguisher (FE) is found on site but not tested. **0**

Rubbish Rubbish and debris was found dumped at the South East corner of the building and needs to be removed and disposed accordingly. **5**



Photo 15

Hazardous materials A sample of the suspected wall cladding board has been checked for asbestos containing materials (ACM) and it was confirmed to be negative. **0**

6.0 Conclusion and Recommendation

Overall, the condition of the building is average (CG=3) and poor in some localised area (CG=4). However the building is still fit for intended use with some minor repair and renewal. The following Required Works and Recommended Works are proposed before the building is leased.

Required Works:

1. Gutter and downpipes to be cleaned and cleared all blockages.
2. Damaged gutter (localised) to be replaced.
3. All damaged cladding to be repaired, covered and made good.
4. All rubbish and debris to be removed and disposed.
5. Electrical works and meter box to be inspected and checked by registered electrician.
6. Roller doors need to be adjusted and overhauled for proper functioning.

Recommended Works:

1. Further investigation on roof coverings and flashing would be recommended as the roof was reportedly leaking.
2. Further investigation on cost comparison for a new shed either at the same location or at a new location against the cost of Required Works to existing shed will assist capitalising the investment on a long term basis.

2R Bells Road, Pakuranga, Auckland 2010
(also known as 427 Pakuranga Road, Pakuranga Heights)

Appendix 1
Site Photos



East Elevation



North Elevation



South Elevation



West Elevation

Appendix 2 – Condition Grading

Condition	Condition Grade (CG)	% of Base Life remaining	Description of Condition
Non-existent	0	N/A	Non-existent not applicable
Very Good	1	100-54	Sound physical Condition – No work required.
Good	2	55-41	Minimal short term failure risk, but potential deterioration – minor work required.
Average	3	40-26	Significant deterioration evident but failure unlikely in the near future – Work required but asset still serviceable.
Poor	4	25-11	Failure likely in the short term – Substantial work required.
Very Poor	5	10-0	Failed or failure imminent/safety risk – Urgent replacement/attention required.

Disclaimer

- *The assessment undertaken in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.*
- *The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. This report is based on assumptions made by the author as described in this report. The author disclaims liability arising from any of the assumptions being incorrect.*
- *This general repair comment is not sufficient to instruct a contractor in the process of repair work. Specific detailing and direction is required to be provided before and during the repair process.*