



Jamie Miller <jamiejoystick@gmail.com>

Fwd: 94a Chelsea St

Sam Harrison <sam@insightbuildinginspections.co.nz>
To: jamiejoystick@gmail.com

Thu, Jun 19, 2025 at 3:40 PM

**Sam Harrison**
BUILDING INSPECTOR

- 0800 888 882
- Visit our website
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----- Forwarded message -----

From: **Sam Harrison** <sam@insightbuildinginspections.co.nz>
Date: Thu, 19 Jun 2025 at 2:04 PM
Subject: 94a Chelsea St
To: <jamie@kansaigaijain.com>

Afternoon Jamie,

Thanks for meeting me today to reinspect the side roof membrane.

The membrane has deteriorated to the point that replacement is likely the most viable option. The plywood substrate has also delaminated and requires repair or replacement in order to be suitable to adhere the membrane sheet to.

Any works that have been made to the area post our initial inspection have not repaired the roof in a trades like manner, and have not instated weather-tightness, further clarifying the point made above re replacement.

Elevated moisture levels are observed at the head of the window reveal internally signifying that weather-tightness has not been achieved by the repair. The swelling of the reveals due to ingress should be considered resultant damage to the insufficient repair of the membrane roof.

Please see attached photos as reference.

Thanks

**Sam Harrison**
BUILDING INSPECTOR

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5 attachments



IMG_1826.jpeg
1746K



IMG_1825.jpeg
360K



IMG_1824.jpeg
1548K



IMG_1822.jpeg
1730K



IMG_1823.jpeg
1989K