

**ASSESSMENT REPORT FOR DRAFTING OF  
BOQ FOR THE REPAIRS OF PERMANENT ROOF LEAKS FOR THE  
ASSESSMENT BUILDING AT  
ALBERTON CAMPUS**

ASSESSMENT AND CONSULTATION REPORT

07 April 2017

**PREPARED FOR:**  
SARS ALBERTON  
49 McKinnon Crescent,  
New Redruth  
Alberton  
Johannesburg  
1892

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## 1. INTRODUCTION

SARS is experiencing challenges with the leaking roof. Efforts has been made to try and close all the leaking areas however the tried solutions did not work hence our involvement to assist in providing a permanent solution to the problem..

## 2. ACRONYMS

SARS: South African Revenue Services

## 3. CONDITION ASSESSMENT REPORTS

As part of the assessment report, we invited roof specialists companies to assess the current condition of the roof and provide us with alternative ways of providing permanent solutions to the leaking roof.

The roof specialist provided their reports with suitable solutions. This reports aims to address the requirement to keep the roof watertight for a period of ten years minimum.

Detailed Condition assessment reports are recommended as per the below detail description..

One layer waterproofing sealed to primed surface by means of Polyurethane application Ultracoat 525G25 or similar approved product.

The recommended solution methodology to be as follows:

### **Weather Conditions**

Coating shall be done when relative humidity exceeds 70%. The surface temperature must be greater than 3°C above dew point. The ambient temperature must be 5°C.

This specification must be followed in accordance with industrial approved standards.

### **Pre-cleaning & Surface Preparation:**

Remove all surface contaminants, oil, and grease.

All rust must be sanded and primed with a rust primer / inhibitor.

Preparation of metal deck must be carried out using high-pressure water cleaning (HP WC) and degreaser for galvanised surfaces.

**Application of Ultracote 525G25:**

Method of application:

- Brush
- Roller
- Spray

Dry Film Thickness: 1.5mm minimum

Over-coating time 3 - 12 hours (depending on ambient conditions)

Spread rate:  $\pm 0.45 \text{ m}^2/\text{litre}$  (excluding wastage) Page 2 of 2

Technical Data Sheets and Material Safety Data Sheets are provided with the specification

**4. ROOF PHOTOGRAPHS**



Existing Klip-lok roofing sheet at assessment building

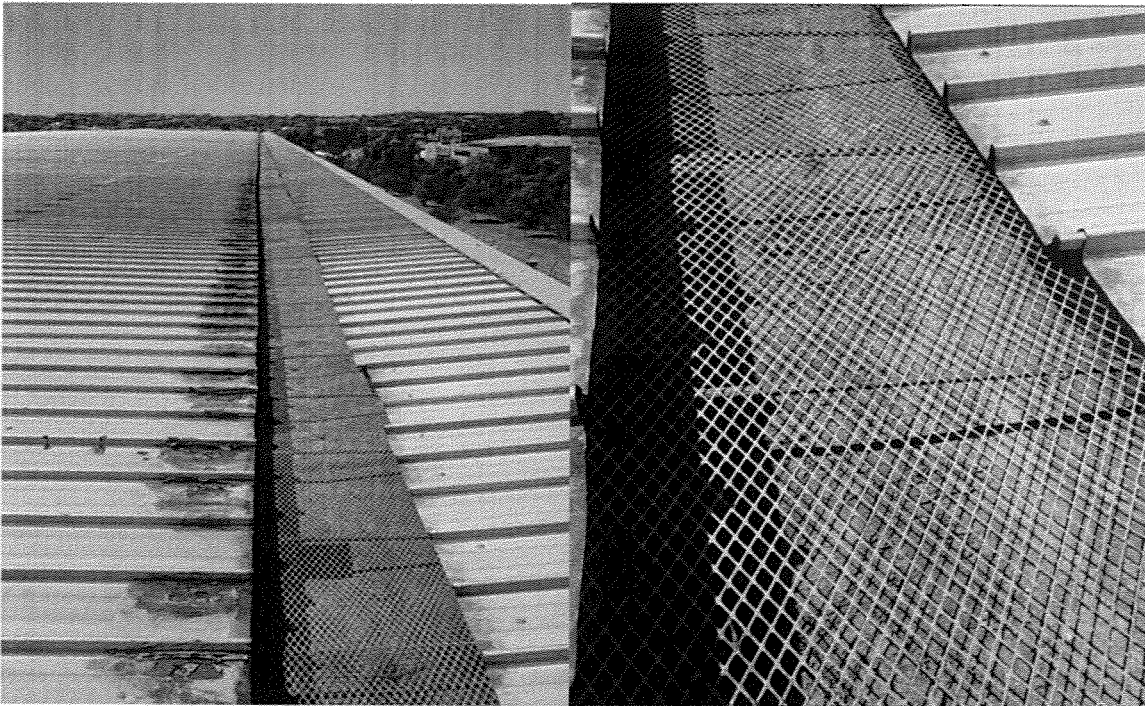


Existing roof patching



Visible silver coat paint applied over patched areas

## 5. STEEL BOX GUTTERS



Steel box gutter blocked with mud and debris. Take out expanded mesh cover, clean gutters and downpipes off mud and debris, recondition expanded mesh and secure back to the box gutter. The client is advised to do periodic cleaning of rainwater goods after the cleaning as access to roof will be provided as part of the assignment.