

Inghams - Project Titan

Job No: 23-006

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# Condition Assessment Report Project Titan


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We Create. We Deliver.**

## Document Information

<b>Job No.</b>	23-006		
<b>Project</b>	Inghams - Project Titan		
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## Revision History

Revision	Date	Reason for Issue	Approved		
			Name	Signed	Position
A	21/03/23	Final	Tony Wade		Director

*Approver signature confirms that this document has been checked in accordance with the requirements of the S&H Quality Management System*

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## 1 Executive Summary

Stiles and Hooker have been engaged by Inghams Enterprises (NZ) Pty Ltd to carry out a condition assessment of selected buildings at Bromley Park Hatcheries, Tuakau and Andrews Road, Onewhero as part of pre-purchase due diligence.

### 1.1 Sheds & Amenities

All sheds are single storey structures of varying age, length, width, structural systems and cladding. All sheds have concrete floor slabs.

The condition assessment revealed no visible structural issues with any of the sheds or amenities buildings inspected.

### 1.2 Hatchery

The hatchery building is approximately 6 years old and is made of concrete floors, steel portal frames and steel roof purlins.

The condition assessment revealed no visible structural issues with the hatchery building.

### 1.3 Houses

The houses are all timber framed construction with timber floors and timber subfloor.

Inspections were limited to the exterior and subfloor as no interior access was possible. Generally all of the houses are in poor condition and clearly display signs of lack of maintenance. All houses require attention to bring them to an acceptable standard of condition.

The condition assessment revealed no visible structural issues with any of the houses inspected.

We have been advised that all of the houses comply with the Healthy Homes legislation.

In all cases, typical non-structural defects have been reported along with recommendations to improve structural durability where particular issues were noted.

## 2 Introduction

Stiles and Hooker have been engaged by Inghams Enterprises (NZ) Pty Ltd to carry out a condition assessment of selected buildings at Bromley Park Hatcheries at 115 Brown Road, Tuakau as part of pre-purchase due diligence.

Bromley Park Hatcheries consists of a number of separate sites in close vicinity of Brown and Roberts Road, Tuakau and a separate site at 87 Andrews Road, Onewhero.

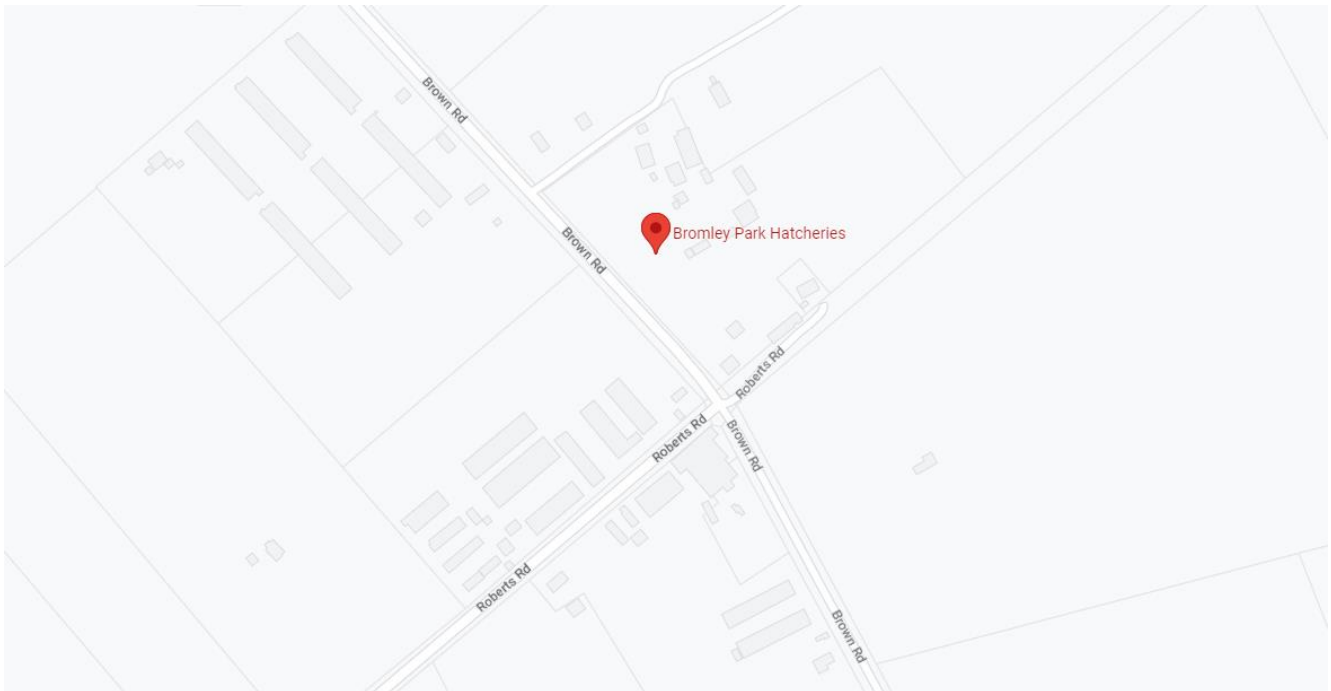


Figure 1 – Bromley Park Hatcheries site location (Courtesy Google Maps)

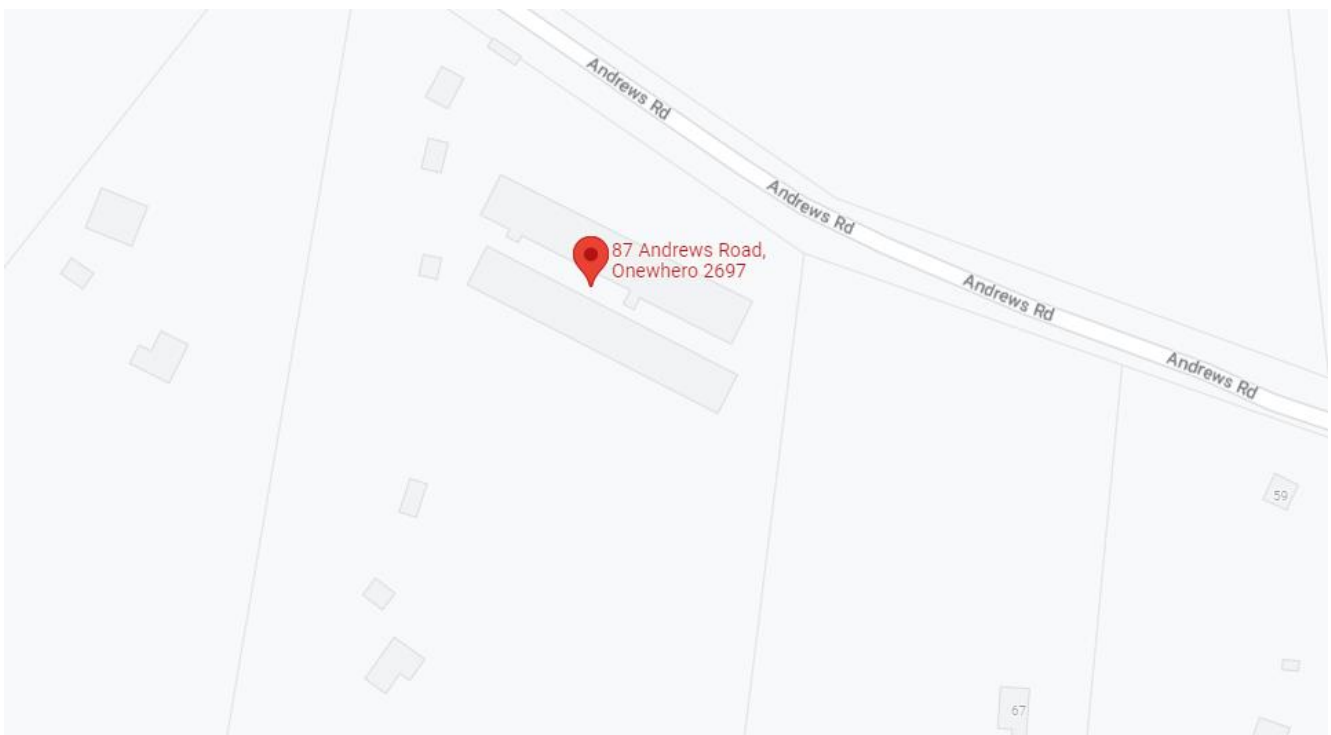


Figure 2 – Onewhero site location (Courtesy Google Maps)

The inspections were limited to the following buildings:

1. Site B
  - Sheds B1 & B2 (2 sheds)
2. Site C
  - Sheds C1-C5 (5 sheds)
  - Shower block
  - Lunch room
3. Site G
  - Sheds G7-G9 (3 sheds)
  - Shower block
4. Site F
  - Sheds F1/F2, F3/F4, F5/F6, F7-F13 (13 sheds)
  - Shower block
5. Site 5
  - Sheds 5A & 5B
6. Hatchery



Figure 3 – Bromley Park Hatcheries inspections (Courtesy NZ Imagery)

7. Site H (Onewhero)

- Sheds H7/H8, H10 & H11 (4 sheds)
- Shower block
- Cool room and fumigation room



Figure 4 – Onewhero site (Courtesy NZ Imagery)

8. Houses (13 No.)
  - 1) 115A Brown Road
  - 2) 115B Brown Road
  - 3) 115C Brown Road
  - 4) 139 Brown Road
  - 5) 139B Brown Road
  - 6) 166 Brown Road
  - 7) 184 Brown Road
  - 8) 186 Brown Road
  - 9) 188 Brown Road
  - 10) 171 Roberts Road
  - 11) 172 Roberts Road
  - 12) 189 Roberts Road



Figure 5 – Houses (Courtesy NZ Imagery)

13) 87 Andrews Road



Figure 6 – Houses (Courtesy NZ Imagery)

### 3 Building Description & Condition Assessment

#### 3.1 Sheds

All sheds are single storey structures of varying length and width. Structural frame, roof and wall construction varies based on age. All sheds have concrete floor slabs.

The condition assessment revealed no visible structural issues with any of the sheds or amenities buildings inspected. All inspections were visual only and carried out from the ground and consequently there are areas, in particular the roofs, not visible.

The following reports on the general condition and any notable non-structural defects.

Refer to the Appendices for photos.

##### 3.1.1 Site B

Sheds B1 & B2 circa 1990		
Element	Description	Condition
Structural system (Transverse)	Internal structural steel portal frames	No significant defects noted
Structural system (Longitudinal)	Unknown – assumed to be plywood lined timber framed walls	No significant defects noted
Roof	Smooth profile insulated panel	Generally in acceptable condition for the age of the building Widespread lichen growth at the ridge, panel joints and edges
Ceiling	Smooth profile insulated panel	No significant defects noted
Walls (Upper)	Timber framed Plywood external lining Plywood internal lining	Not visible (hidden internal) Heavily weathered No significant defects noted
Walls (Lower)	Concrete block masonry	No significant defects noted Significant black mould on some faces
Floor	Concrete	Not visible

3.1.2 Site C

<b>Sheds C1 &amp; C2 circa 2016</b>		
Element	Description	Condition
Structural system (Transverse)	External structural steel portal frames (rafters internal)	Hot dip galvanised finish in good condition
Structural system (Longitudinal)	Unknown – assumed to be insulated panel walls acting as bracing element	Slight surface weathering of paint finish No significant defects noted
Roof	Profiled insulated panel with step	Generally in acceptable condition for the age of the building  It was noted that the ends of the insulated panel at the step and eaves are capped with a Colorsteel flashing. Presently this flashing appears in reasonable condition, however the same detail on older sheds has started to corrode and is likely to become an issue for these sheds. Any vegetation allowed to remain with exacerbate this.
Ceiling	Smooth profile insulated panel	No significant defects noted
Walls	Smooth profile insulated panel	No significant defects noted
Floor	Concrete	Not visible

<b>Sheds C3-C5 circa 2017</b>		
Element	Description	Condition
Structural system (Transverse)	External structural steel portal frames (rafters internal)	Hot dip galvanised finish in good condition
Structural system (Longitudinal)	Rob cross bracing	Hot dip galvanised finish in good condition
Roof	Corrugated metal cladding	Generally in acceptable condition for the age of the building
Ceiling	Profiled sheet plastic	No significant defects noted
Walls	Smooth profile insulated panel	No significant defects noted
Floor	Concrete	Not visible
No internal inspection of C4 was carried out due to fumigation underway		

<b>Amenities – Shower block</b>		
Element	Description	Condition
Structural system	Light timber framed structure with plywood cladding and internal linings	Showing signs of wear and tear and general weathering Generally in acceptable condition for the age of the building
Roof	Painted corrugated metal cladding	Generally in acceptable condition for the age of the building
Ceiling	Sheet linings	Good condition
Walls (External)	Painted sheet linings	No significant defects noted General weathering noted
Walls (Internal)	Painted sheet linings	Good condition
Floor	Concrete	Not visible (linings)

<b>Amenities – Lunchroom</b>		
Element	Description	Condition
Structural system	Light timber framed structure with plywood cladding and internal linings	Showing signs of wear and tear and general weathering
Roof	Corrugated metal cladding	Generally in acceptable condition for the age of the building Some areas of rust at sheet edges noted
Ceiling	Sheet linings	Good condition
Walls (External)	Painted sheet linings	Significant weathering to bottom edges and mould on south elevation
Walls (Internal)	Painted sheet linings	Good condition
Floor	Concrete	Not visible (linings)

### 3.1.3 Site G

<b>Sheds G7-G9 circa 2018</b>		
Element	Description	Condition
Structural system (Transverse)	External structural steel portal frames (rafters internal)	Hot dip galvanised finish in good condition
Structural system (Longitudinal)	Rob cross bracing	Hot dip galvanised finish in good condition
Roof	Corrugated metal cladding	Generally in acceptable condition for the age of the building.
Ceiling	Profiled sheet plastic	No significant defects noted
Walls (exterior)	Smooth profile insulated panel to ground on exterior and concrete nib against panel on interior.	In good condition Some minor defects noted where panel close to ground.
Floor	Concrete	Not visible
Extract fans (exterior)	Galvanised steel frames	Fair condition – some rust at bottom of supports.

<b>Amenities – Shower Block</b>		
Element	Description	Condition
Structural system	Portacom prefabricated insulated panel sitting on timber foundations	Showing signs of wear and tear and general weathering
Roof	Portacom prefabricated insulated panel	Generally in acceptable condition for the age of the building
Ceiling	Underside of insulated panel	Good condition
Walls (External)	Prefinished metal	No significant defects noted
Walls (Internal)	Prefinished metal	Good condition
Floor	Steel framing and plywood sheets	No significant defects noted

3.1.4 Site F

<b>Sheds F1/2 and F3/4 circa 1978</b>		
Element	Description	Condition
Structural system	Timber framing, timber trusses and plywood linings for bracing.	No significant defects to structural elements noted
Roof	Corrugated profiled metal - galvanised	Generally in good condition for the age of the building. Some minor surface rusting.
Ceiling	Plywood sheets.	No significant defects noted
Walls	Timber framed Plywood external lining Plywood internal lining	Not visible (hidden internal) Heavily weathered. No significant defects noted
Floor	Concrete	Not visible

<b>Sheds F5/6 – F7 and F8. circa 2001</b>		
Element	Description	Condition
Structural system (Transverse)	External structural steel portal frames (rafters internal and not visible )	Not able to check as portal legs concealed by prefinished sheet metal flashings.
Structural system (Longitudinal)	No access for visual inspection. Possibly timber or steel framing on concrete block nib with cross bracing	No significant defects noted
Roof	Prefinished profiled sheet metal	Generally in acceptable condition for the age of the building Grime and lichen visible.
Ceiling	Prefinished profiled sheet metal	No significant defects noted
Walls	External - Prefinished profiled sheet metal External – Plywood lining below longitudinal vent. Internal - Prefinished profiled sheet metal	No significant defects noted Weathered. No significant defects noted
Floor	Concrete floor - visible shed 8 only. Concrete block nib	No significant defects noted. No significant defects noted
Extract fans (exterior)	Galvanised steel	Fair condition – evidence of surface rust.
Wall vents (external)	Prefinished sheet metal	No significant defects noted.

<b>Shed F9 circa 2017</b>		
Element	Description	Condition
Structural system (Transverse)	External structural steel portal frames (rafters internal)	Hot dip galvanised finish in good condition
Structural system (Longitudinal)	Unknown – assumed to be insulated panel walls acting as bracing element	Slight surface weathering of paint finish No significant defects noted
Roof	Profiled insulated panel with step	Generally in acceptable condition for the age of the building  It was noted that the ends of the insulated panel at the step and eaves are capped with a Colorsteel flashing. Presently this flashing appears in reasonable condition with evidence of rust at flashing joints. Vegetation is growing at cap locations and if allowed to remain will exacerbate deterioration of the flashing.
Ceiling	Smooth profile insulated panel	No significant defects noted
Walls	Smooth profile insulated panel	No significant defects noted
Floor	Concrete	Not visible
Extract fans (exterior)	Galvanised steel	No significant defects noted.  Poor installation perimeter seal to wall.

<b>Shed F10 to F13 circa 2018</b>		
Element	Description	Condition
Structural system (Transverse)	External structural steel portal frames (rafters internal)	Folded galvanised sheet in good condition. Evidence of corrosion at interface with concrete and to exposed sheet edges.
Structural system (Longitudinal)	External cross bracing.	Slight surface weathering of paint finish No significant defects noted
Roof	Prefinished profiled sheet metal	Generally in acceptable condition for the age of the building
Ceiling	Prefinished profiled sheet metal	No significant defects noted
Walls	Smooth profile insulated panel	No significant defects noted
Floor	Concrete floor Concrete nib	Not visible No significant defects noted
Extract fans (exterior)	Galvanised steel	No significant defects noted

Amenities – Shower block		
Element	Description	Condition
Structural system	Single storey light timber framed structure on concrete slab.	No significant defects noted
Roof	Corrugated metal paint finish	Generally in acceptable condition for the age of the building. Requires inspection and maintenance.
Walls - exterior	Exterior – Plywood sheet painted	Average condition – maintenance required
Windows	Aluminium silver anodised finish	Average condition.
Floor interior	Sheet vinyl over concrete	Worn condition – some defects
Walls - interior	Sheet linings – particle board painted Sheet linings wet areas – Seratone or similar	Fair condition – signs of wear and tear Worn condition – some damage
Ceilings	Sheet lining prefinished – Seratone or similar.	Fair condition

3.1.7 Site 5

Shed 5a circa 2007		
Element	Description	Condition
Structural system (Transverse)	Internal structural steel portal frames	No significant defects noted
Structural system (Longitudinal)	Unknown – assumed to be plywood lined timber framed walls	No significant defects noted
Roof	Smooth profile insulated panel	Generally in acceptable condition for the age of the building
Ceiling	Smooth profile insulated panel	No significant defects noted
Walls (Upper)	Timber framed Plywood external lining Plywood internal lining	Not visible (hidden internal) Heavily weathered Good condition
Walls (Lower)	Concrete block masonry	Generally in good condition Some locations of vertical cracking
Floor	Concrete	Good condition

Shed 5b circa 2007		
Element	Description	Condition
Structural system (Transverse)	External structural steel portal frames (rafters internal)	Not visible due to flashings
Structural system (Longitudinal)	Unknown – assumed to be timber framed walls	Unknown
Roof	Profiled metal cladding	Good condition
Ceiling	Profiled metal cladding	Good condition
Walls (Upper)	Timber framed (assumed) Profiled metal external cladding Profiled metal internal lining	Not visible Good condition Good condition
Walls (Lower)	Concrete block masonry	Good condition
Floor	Concrete	Good condition

### 3.1.8 Site H (Onewhero)

<b>Sheds H7 &amp; H8 circa 2017</b>		
Element	Description	Condition
Structural system (Transverse)	External structural steel portal frames (rafters internal)	Hot dip galvanised finish in good condition
Structural system (Longitudinal)	Rod cross bracing	Hot dip galvanised finish in good condition
Roof	Painted corrugated metal cladding	Good condition
Ceiling	Painted profiled metal cladding	Good condition
Walls	Smooth profile insulated panel	Good condition Some localised minor defects and fungi to the exterior
Floor	Concrete	Not visible

<b>Sheds H10 &amp; H11 circa 2000</b>		
Element	Description	Condition
Structural system (Transverse)	Internal structural steel portal frames	Not visible
Structural system (Longitudinal)	Unknown – assumed to be timber framed walls	Unknown
Roof	Galvanised profiled metal cladding	Generally in acceptable condition for the age of the building
Ceiling	Exposed styrofoam	Significant and widespread rust coloured staining and voids Cause unknown – possible water ingress
Walls (Upper)	Timber framed (assumed) Profiled metal cladding external lining (some painted and some galvanised)  Profiled metal cladding and sheet linings	Not visible Generally in acceptable condition for the age of the building Significant mould on some faces No significant defects noted
Walls (Lower)	Concrete block masonry	No significant defects noted Black mould on some exterior faces
Floor	Concrete	Shed 10 – Good condition Shed 11 - Not visible

<b>Amenities – Shower block</b>		
Element	Description	Condition
Structural system	Single storey light timber framed structure with timber subfloor	Generally in acceptable condition for the age of the building
Roof	Painted corrugated metal cladding	Generally in acceptable condition for the age of the building Gutter clean required
Ceiling	Sheet linings	Good condition
Walls	Exterior - Weatherboard	Good condition
	Interior – Sheet linings	Good condition
Floor & subfloor	Timber	Good condition No moisture barrier present

<b>Amenities – Coolroom/Fumigation</b>		
Element	Description	Condition
Structural system	Self supporting insulated panel structure	Good condition
Roof	Insulated panel	Good condition
Ceiling	Smooth profile insulated panel	Good condition
Walls	Smooth profile insulated panel	Good condition
Floor	Concrete	Good condition

### 3.2 Hatchery

The hatchery building is approximately 6 years old and is made of concrete floors, steel portal frames and steel roof purlins. The roofing is prefinished profiled metal sheet and the walls and ceilings are smooth faced insulated panels and on the exterior of the walls there is some prefinished profiled metal sheet at the upper level and around load out/in bays.

Hatchery		
Element	Description	Condition
Structural system (Transverse)	Structural steel portal frames. Some portal legs exposed on building exterior	Good. Some portal leg base plates are buried in the ground. Base plates should be exposed and inspected.
Structural system (Longitudinal)	Steel cross bracing	Good
Roof	Prefinished profiled metal sheet	Good
Ceiling	Smooth profile insulated panel	Good
Walls	Smooth profile insulated panel	Good
	Prefinished profiled metal sheet	Good
Floor	Concrete with various finishes	Good

Refer to the Appendices for photos of general arrangement and defects.

### 3.3 Houses

All of the houses are managed by RENTALS 2000 and our understanding is all of the houses comply with the Healthy Homes legislation. TOTAL HOUSE (insulation specialists) completed Healthy Home Standard Reports late 2021 and early 2022 and items of noncompliance were recorded. RENTALS 2000 arranged for work to make houses full compliant.

Stiles and Hooker did not have access to the interior of the houses so inspections were limited to the exterior and subfloor. Visual inspections were carried out from the ground only.

Generally all of the houses are in poor condition and clearly display signs of lack of maintenance and this can be seen in the house images in Appendix H

All houses require attention to bring them to an acceptable standard of condition.

Brick veneer cladding to six of the houses is in acceptable condition.

The houses are all timber framed construction with timber floors and timber subfloor.

The condition assessment revealed no visible structural issues with any of the houses inspected. The following reports on the general condition and any notable non-structural defects.

115A Brown Road	
Element	Description
Cladding	Timber weatherboards and facings - painted
Roof	Corrugated iron
Windows	Timber painted
Gutters	upvc
Gable ends	Timber weatherboards - painted
Soffits	Timber painted

115B Brown Road	
Element	Description
Cladding	Timber weatherboards and facings - painted
Roof	Concrete tiles
Windows	Timber painted
Gutters	upvc
Gable ends	nil
Soffits	Timber painted

<b>115C Brown Road</b>	
Element	Description
Cladding	Original building Brick veneer - self finish Addition Fibre cement board painted (may contain asbestos )
Roof	Concrete tiles
Windows	Timber painted
Gutters	Copper painted
Gable ends	Addition Fibre cement board painted (may contain asbestos )
Soffits	Fibre cement board painted (may contain asbestos )

<b>139 Brown Road</b>	
Element	Description
Cladding	Original building and addition Brick veneer - self finish
Roof	Concrete tiles
Windows	Timber painted
Gutters	upvc
Gable ends	nil
Soffits	Timber painted

<b>139B Brown Road</b>	
Element	Description
Cladding	Profiled fibre cement sheet painted (may contain asbestos )
Roof	Corrugated iron
Windows	Timber painted facings and powder coated aluminium inserts.
Gutters	upvc
Gable ends	Profiled fibre cement sheet painted (may contain asbestos )
Soffits	Fibre cement sheet painted (may contain asbestos )

<b>166 Brown Road</b>	
Element	Description
Cladding	Timber weatherboards and facings - painted
Roof	Corrugated iron
Windows	Timber painted
Gutters	upvc
Gable ends	Timber weatherboards and facings - painted
Soffits	Timber painted

<b>184 Brown Road</b>	
Element	Description
Cladding	Brick veneer - self finish
Roof	Corrugated iron
Windows	Timber painted
Gutters	upvc
Gable ends	nil
Soffits	Fibre cement sheet painted (may contain asbestos )

<b>186 Brown Road</b>	
Element	Description
Cladding	Brick veneer - self finish
Roof	Corrugated iron
Windows	Timber painted
Gutters	upvc
Gable ends	Fibre cement sheet painted (may contain asbestos )
Soffits	Fibre cement sheet painted (may contain asbestos )

<b>188 Brown Road</b>	
Element	Description
Cladding	Brick veneer - self finish
Roof	Corrugated iron – new roof
Windows	Timber painted
Gutters	upvc
Gable ends	nil
Soffits	Fibre cement sheet painted (may contain asbestos )

<b>171 Roberts Road</b>	
Element	Description
Cladding	Fibre cement wood grain weatherboards – paint finish (may contain asbestos )
Roof	Corrugated iron
Windows	Aluminium anodised
Gutters	upvc
Gable ends	Fibre cement wood grain weatherboards painted (may contain asbestos )
Soffits	Fibre cement sheet painted (may contain asbestos )

<b>172 Roberts Road</b>	
Element	Description
Cladding	Brick veneer - self finish
Roof	Corrugated iron
Windows	Timber painted
Gutters	upvc
Gable ends	Fibre cement sheet painted (may contain asbestos )
Soffits	Fibre cement sheet painted (may contain asbestos )

<b>189 Roberts Road</b>	
Element	Description
Cladding	Plywood painted
Roof	Corrugated iron
Windows	Timber facings painted and powdercoated aluminium inserts
Gutters	upvc
Gable ends	Plywood painted
Soffits	Plywood painted

<b>87 Andrews Road</b>	
<b>Element</b>	<b>Description</b>
Cladding	Fibre cement wood grain weatherboards – paint finish (may contain asbestos )
Roof	Trapezoidal profile metal
Windows	Aluminium powdercoated
Gutters	upvc
Gable ends	Fibre cement wood grain weatherboards painted (may contain asbestos )
Soffits	Fibre cement sheet painted (may contain asbestos )

# Appendices

- Appendix A - Photos: Site B
- Appendix B - Photos: Site C
- Appendix C - Photos: Site F
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- Appendix E - Photos: Site 5
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- Appendix G -Photos: Site H (Onewhero)
- Appendix H - Photos: Houses





# Appendix A

Photos: Site B

Shed B1



Exterior



Lichen growth on roofing



Typical weathering of exterior cladding and doors



Typical interior view



Typical interior construction



Shed B2



Exterior



Lichen growth on roofing



Typical partial undermining of exterior slab



Typical weathering of exterior



Typical interior view



Typical interior construction



A large, bold, grey letter 'B' is centered on the page. It has a thick, rounded font style. To the right of the page, there is a vertical red bar that extends from the top to the bottom, with a small grey square at the top right corner.

# Appendix B

Photos: Site C

Shed C1



Exterior



Timber pole retaining wall to rear yard slab showing minor damage to posts and rails

Vegetation growing in the gap between the roofing and the end cap flashing



Typical interior view

Typical interior construction

Shed C2



Exterior



Timber pole retaining wall to rear yard slab showing minor damage to posts and rails



Vegetation growing in the gap between the roofing and the end cap flashing



Typical interior view



Typical interior construction

Shed C3



Exterior



Typical undermining of perimeter slab



Typical interior view



Typical interior construction

Shed C4



Exterior



Minor wall damage

Shed C5



External



Minor wall damage



Minor perimeter slab cracking and green mould



Typical interior view



Typical interior construction

Amenities – Shower block



External



Covered in verandah



Typical interior

Amenities – Lunchroom



External

Mould to south side



Typical weathering of joinery and cladding

Typical interior



# Appendix C

Photos: Site F



Shed F1 & F2



Typical exterior view



Plywood in poor condition



Poor repairs to holes in plywood.



Ineffective door head flashing



Rusting mesh vents



Typical Interior



Shed F3 & F4



Typical exterior view



Plywood in poor condition



Vent mesh very dirty



Drainage channel close to undermining slab



Drainage channel close to undermining slab



Typical interior view



Shed F5 & F6



Typical exterior view



Rusting of column cover flashing.



Poor repair to vent grille.



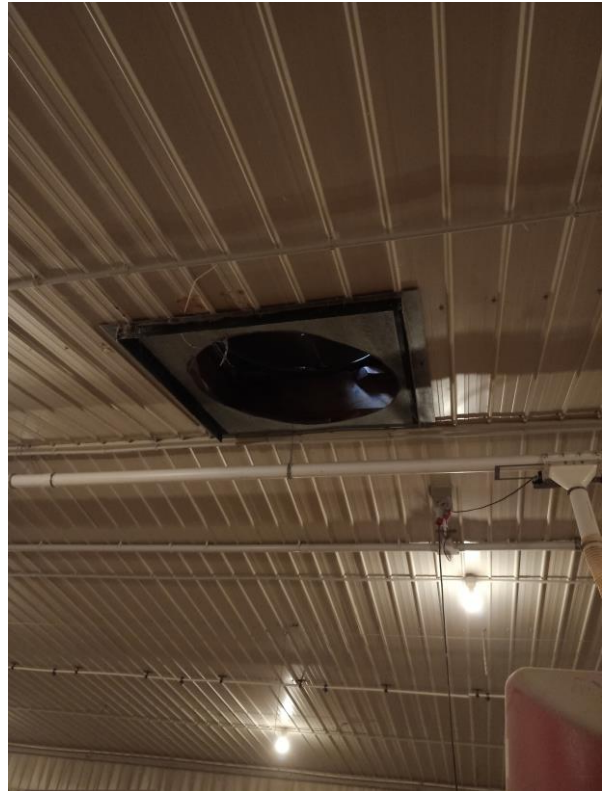
Rusting to top of louvre/fan housing



Plywood with no protective coating.



Typical interior view



Shed F7



Typical exterior view



Poor repair to vent grille and plywood with no protective coating.



Roof has lichen and grime.



Typical interior view

Shed F8



Typical exterior view



Rusting of column cover flashing.



Rusting of cladding at lap with concrete



Rusting to top of louvre/fan housing



Typical interior view – shed empty for cleaning.

Shed F9



Typical exterior view



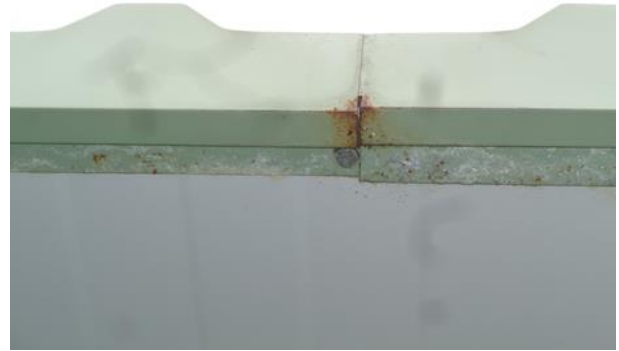
Vegetation growing at insulated panel end caps



Vegetation growing at insulated panel end caps



Poor installation detail around louvre frame



Rust at insulated panel end cap laps.



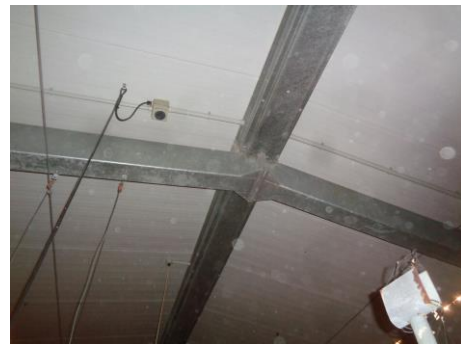
Column base plate best on plinth.



Door track flashing loose.



Typical interior view



Shed F10



Typical exterior view



Rust developing on folded steel cleat



Base plate best on a concrete plinth



Typical interior view

Shed F11



Typical exterior view

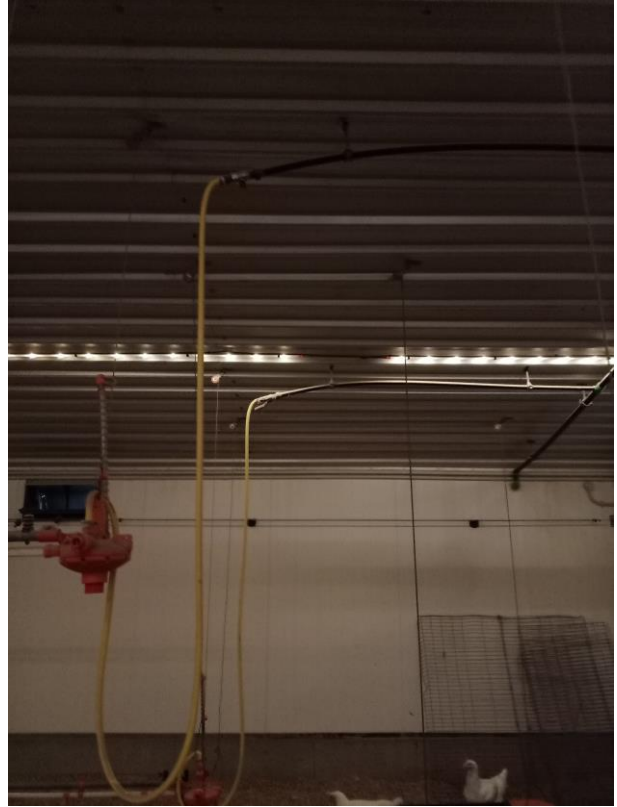
Typical exterior view



Rust developing on folded steel cleat



Base plate best on a concrete plinth



Typical interior view

Shed F12



Typical exterior view



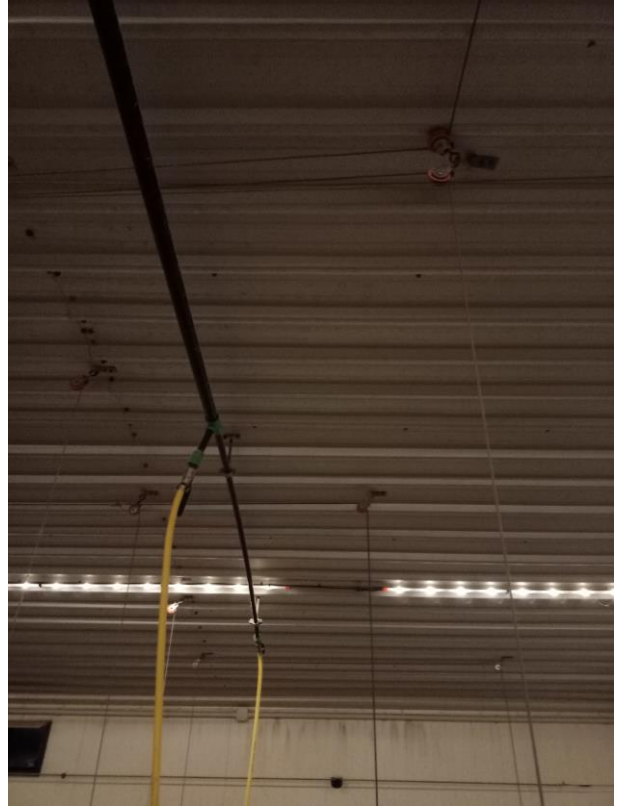
Rust developing on folded steel cleat



Base plate best on a concrete plinth



Typical interior view



Shed F13



Typical exterior view



Rust developing on folded steel cleat



Base plate best on a concrete plinth



Rust developing at column concrete interface



At column gap for water ingress



Typical interior view

Amenities – Shower block



Typical exterior view



Typical interior view



# Appendix D

Photos: Site G

Shed G7



Typical exterior view



Insulated panel close to concrete slab and not located on a concrete nib.



Intake ducts and extract louvres



Rust to extract louvre frame support.



Shed empty and being cleaned.



Shed G8



Typical exterior view



Exterior structural portal leg - galvanized steel



Intake ducts and extract louvres. Louvres to black intakes missing or damaged.

Rust to extract louvre frame



Rust to insulated panel at interface with concrete paving.





Shed Interior.

Shed G9



Typical exterior view



Insulated panel close to concrete slab and not located on a concrete nib.



Exterior structural portal leg - galvanized steel



Intake ducts and extract louvres.



Rust to extract louvre frame



Rust to insulated panel at concrete paving.



Shed Interior

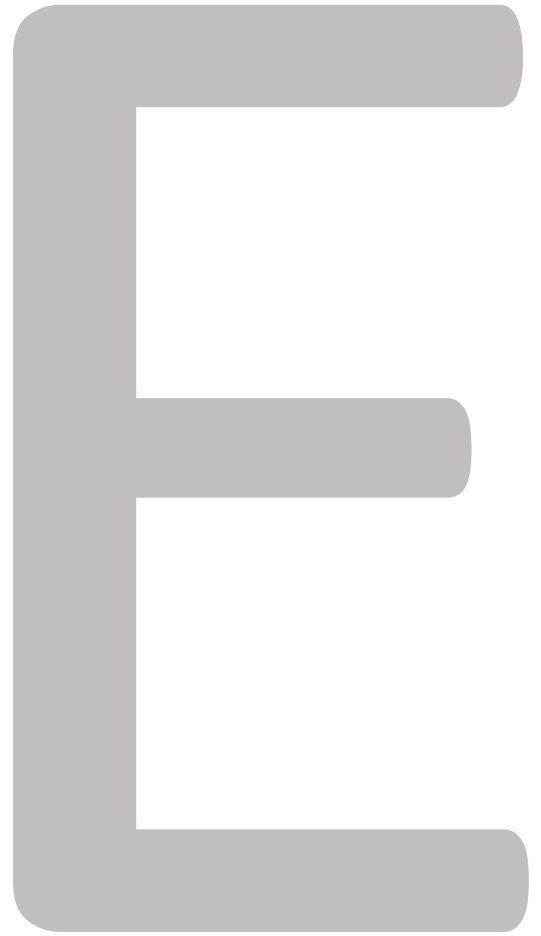
Amenities – Shower block



Typical exterior view



Grime to external walls



# Appendix E

Photos: Site 5

Shed 5A



Exterior



Typical vertical shrinkage cracking in perimeter block walls



Full thickness vertical shrinkage crack in perimeter block wall



Typical interior view



Typical interior construction



Amenities wing



Shed 5B



Exterior



Corrosion of Colorsteel flashing around external columns

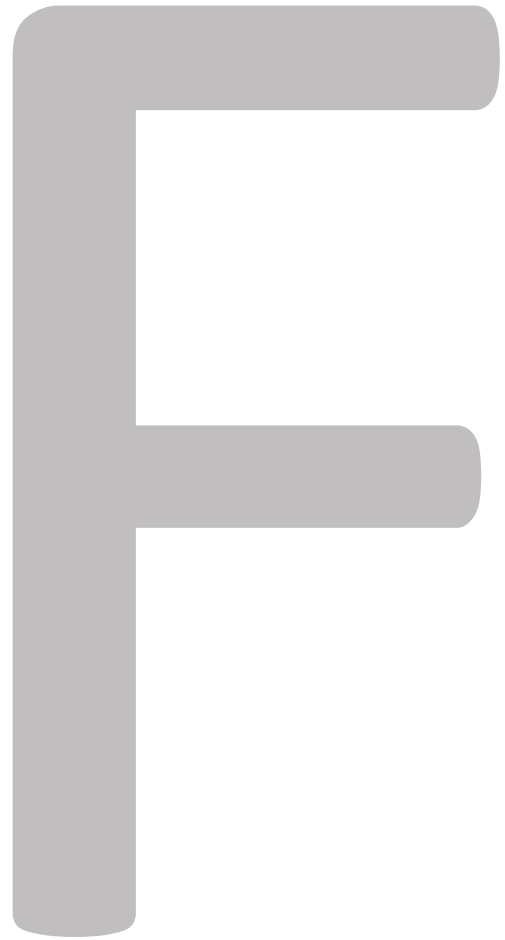


Typical interior view



Typical interior construction





# Appendix F

Photos: Hatchery

Hatchery





Exterior Images



Sheet metal patches to damaged insulated panel

Corroded metal cladding within covered load area. Appears to be timber plate on concrete.



Corroded metal cladding at lap over concrete.



Reinforcing bar visible at insitu concrete



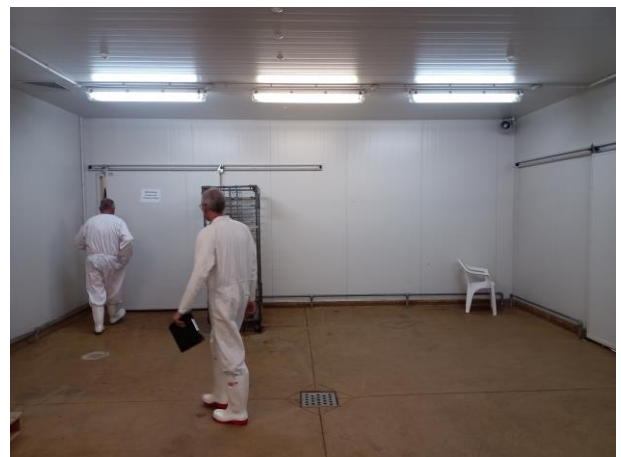
Cracked concrete block.

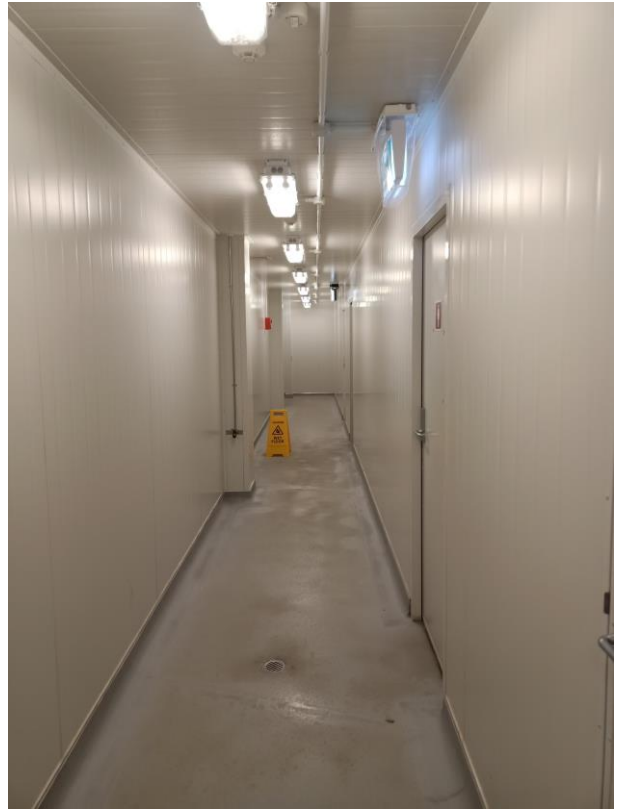


Steel supports for equipment would best be mounted on plinths.



Column base plate to be exposed, condition inspected and remedial work undertaken if required. Base plate to remain exposed and not buried in ground.





Interior images



Roof space



# Appendix G

Photos: Site H (Onewhero)

Shed H7 & H8



Exterior



Localised areas of mould



Localised areas of minor wall damage



Typical interior view – Shed 7



Typical interior construction – Shed 7





Typical interior view – Shed 8



Typical interior construction – Shed 8



Shed H10



Exterior



Typical perimeter upstand wall cracking and mould



Typical weathering of doors



Dislodged ventilation screen



Typical exterior cladding weathering and lack of bird proofing at wall/roof junction



Typical interior view



Typical interior construction  
Typical ceiling lining damage



Shed H11



Exterior



Typical perimeter upstand wall cracking and localised cladding damage



Typical weathering of doors



Typical interior view



Typical interior construction



Typical ceiling lining damage

Amenities – Shower block



Exterior



Widespread mould and vegetation in gutters

Underfloor



Typical interior

Amenities – Cool room & Fumigation



Exterior



Light weathering to exposed timber beam



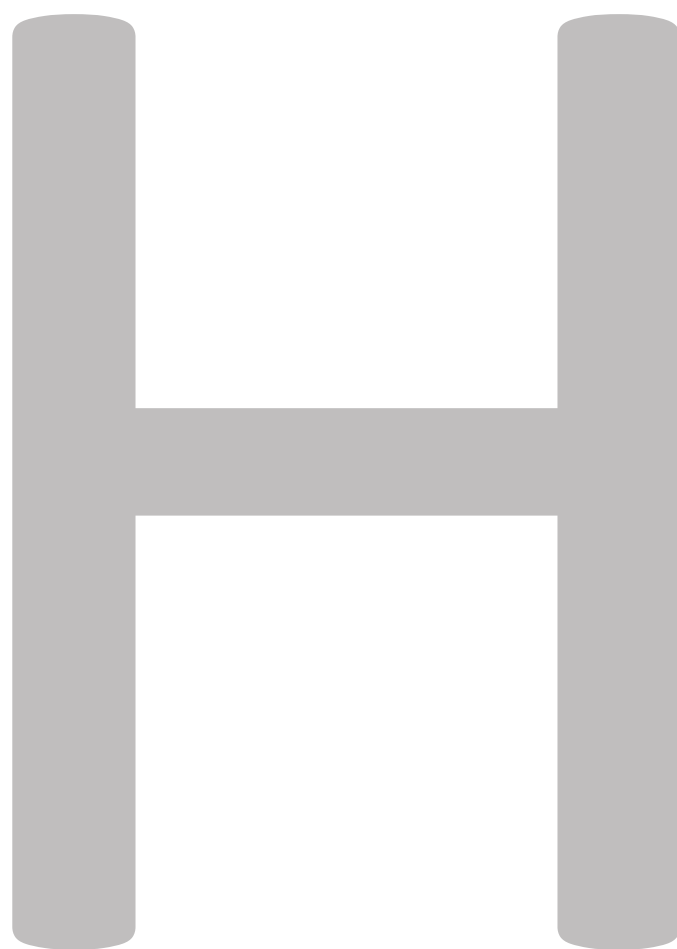
Minor slab/foundation crack



Typical interior view - Coolroom



Typical interior view - Fumigation



# Appendix H

Photos: Houses

115A Brown Road



Typical exterior view

Typical exterior view



Rot to weatherboard



Grime, split weatherboards



Cracks to chimney



Under floor – insulation and pvc ground cover.

115B Brown Road



Typical exterior view

Typical exterior view



Timber window joinery poor condition

Timber window joinery poor condition



Crack to concrete patio

Under floor – insulation and pvc ground cover.

115C Brown Road



Typical exterior view

Typical exterior view



Sheet cladding in poor condition. Might be older James Hardies product containing asbestos.

Odd junction between original building and addition at rear. Inspection required.



Iron roof and tile roof need attention.

Under floor – insulation and pvc ground cover.

139 Brown Road



Typical exterior view

Typical exterior view



Grime to soffit and gutter



Crack to brick work of extension



Crack to brick work at entry arch.



Under floor – insulation and pvc sheet.

139B Brown Road



Typical exterior view

Typical exterior view



Timber facings to windows in poor condition

Grime to soffit, walls and gutter.



Subfloor cladding damage – possible older James Hardie product containing asbestos.

Subfloor space – insulation and pvc sheet. Inside face of subfloor cladding.

166 Brown Road



Typical exterior view

Typical exterior view



Rotten timber corner facing



Timber window poor condition.



Timber window poor condition



Subfloor space – insulation ( no pvc required)

184 Brown Road



Typical exterior view

Typical exterior view



Roofing nails old lead head type – replace.



Subfloor - insulation and pvc sheet.

186 Brown Road



Typical exterior view

Typical exterior view



Timber joinery in poor condition.



Roofing iron surface rust



Grime to soffit, gutter and downpipe



Subfloor – insulation and pvc sheet.

188 Brown Road



Typical exterior view

Typical exterior view



Timber windows poor condition

Grime to soffit and gutter



Subfloor insulation dislodged

Subfloor insulation and pvc sheet.

171 Roberts Road



Typical exterior view

Typical exterior view



Timber scribe in poor condition



Roof showing signs of wear.



Subfloor – insulation and pvc sheet.

172 Roberts Road



Typical exterior view

Typical exterior view



Timber joinery poor condition



Barge board in fair condition



Roof in fair condition



Subfloor insulation and pvc sheet.

189 Roberts Road



Typical exterior view

Typical exterior view



Grime to painted plywood cladding

Exposed plywood.



Grime to walls, soffits, downpipes.

Subfloor insulation and pvc sheet.

87 Andrews Road



Typical exterior view

Typical exterior view



Odd appearance of roof – investigate condition



Grime to walls



Subfloor insulation. Sheet pvc not required.

Job No: 23-006

13<sup>th</sup> April 2023

Silverfin Capital  
Level 12  
41 Shortland Street  
Auckland 1143

**Attention: Miles Brown**

Dear Miles

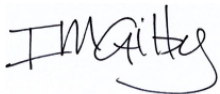
**Re: Condition Assessment Report – Bromley Park Hatcheries.**

We confirm that Inghams has approved the assignment of the Condition Assessment Report (revision A dated 21<sup>st</sup> March 2023 ) prepared by Stiles and Hooker Ltd to Silverfin Capital and the report can be relied upon for the purpose of due diligence.

We understand that Inghams has been in direct contact with Silverfin Capital to inform Silverfin Capital of the buildings that have been demolished and no demolished buildings were subject to condition assessment undertaken by Stiles and Hooker Ltd.

Yours sincerely

**Stiles and Hooker Ltd**



Ian Gilby  
Architecture/Project Manager