20 May 2026

TO WHOM IT MAY CONCERN

Construction Defects – Method Statement and Schedule
House Blumenthal - ERF 405 Gamtoos

This Method Statement outlines the proposed approach, procedures, and responsibilities for the repair of defects identified at House Blumenthal**.** The defects were formally recorded by the National Home Builders Registration Council (NHBRC) in their Conciliation Report (Reference: 84555204) dated 11 November 2024.

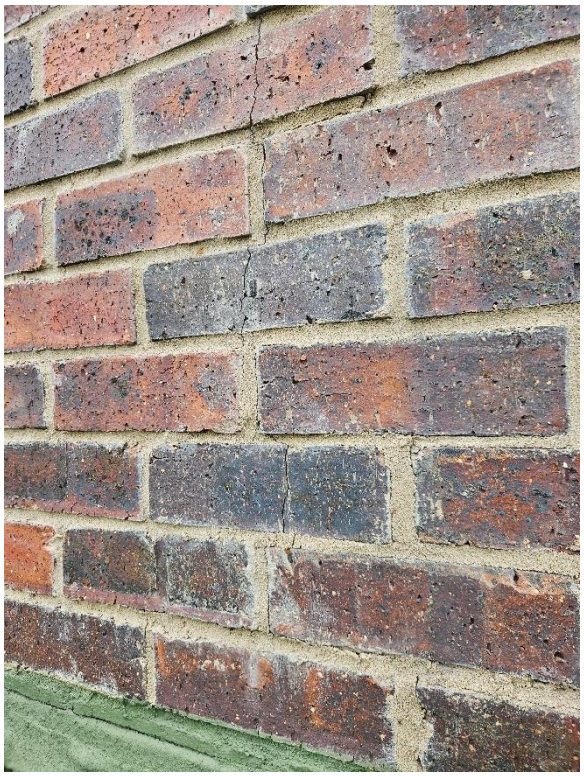
The purpose of this document is to provide a clear, systematic framework for addressing the identified non-compliances in a manner that adheres to the NHBRC Home Building Manual, relevant South African National Standards (SANS), and accepted construction best practices.

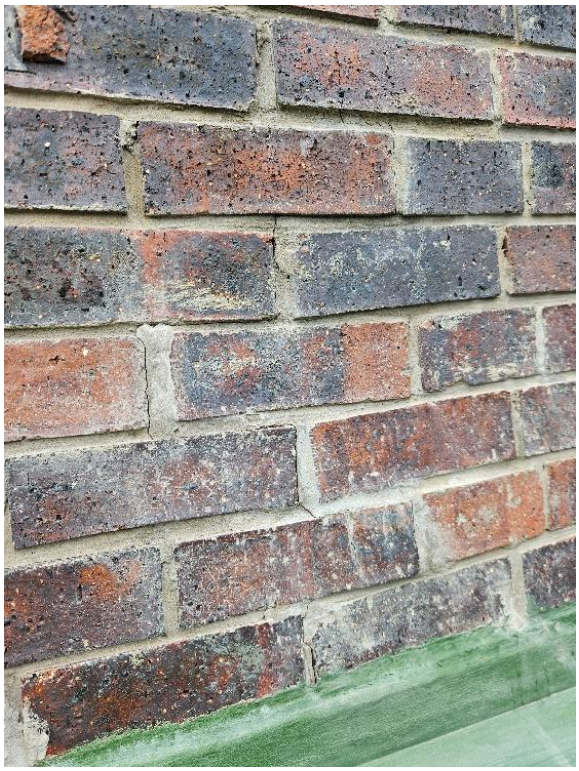
All repair methods detailed herein are to be reviewed, assessed, and ultimately executed by the appointed homebuilder**,** taking into consideration the unique site conditions**,** material availability, structural constraints, and safety requirements present at House Blumenthal. This Method Statement is therefore intended to serve as a technical guide, while allowing for professional judgement by the homebuilder to ensure that all works are carried out safely, effectively, and to the required quality standards.

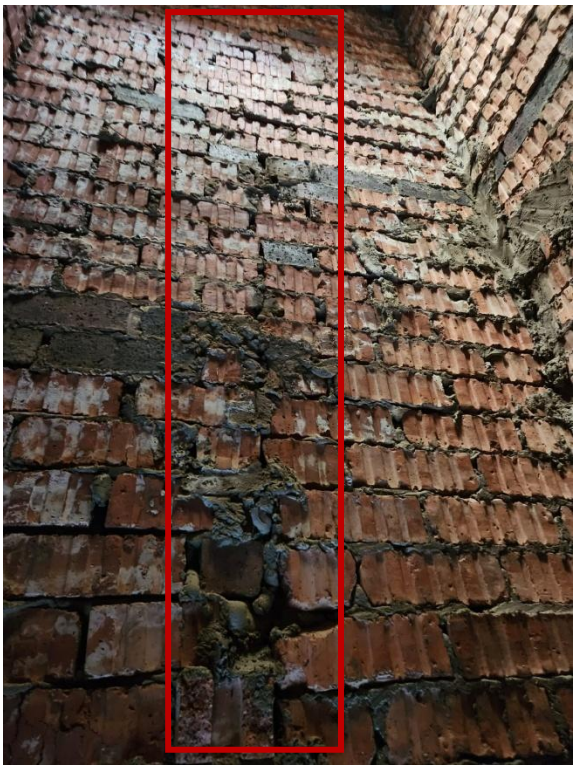
The implementation of this Method Statement will help ensure that all remedial actions restore the home to full compliance, mitigate future risks, and uphold the structural integrity and performance expected of a home enrolled under the NHBRC.

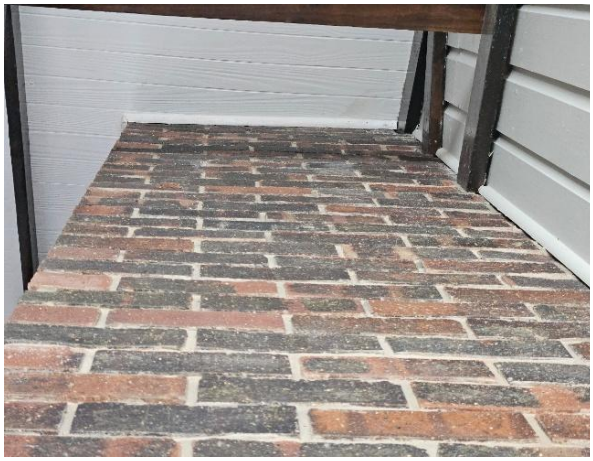
1. Chimney Water Ingress

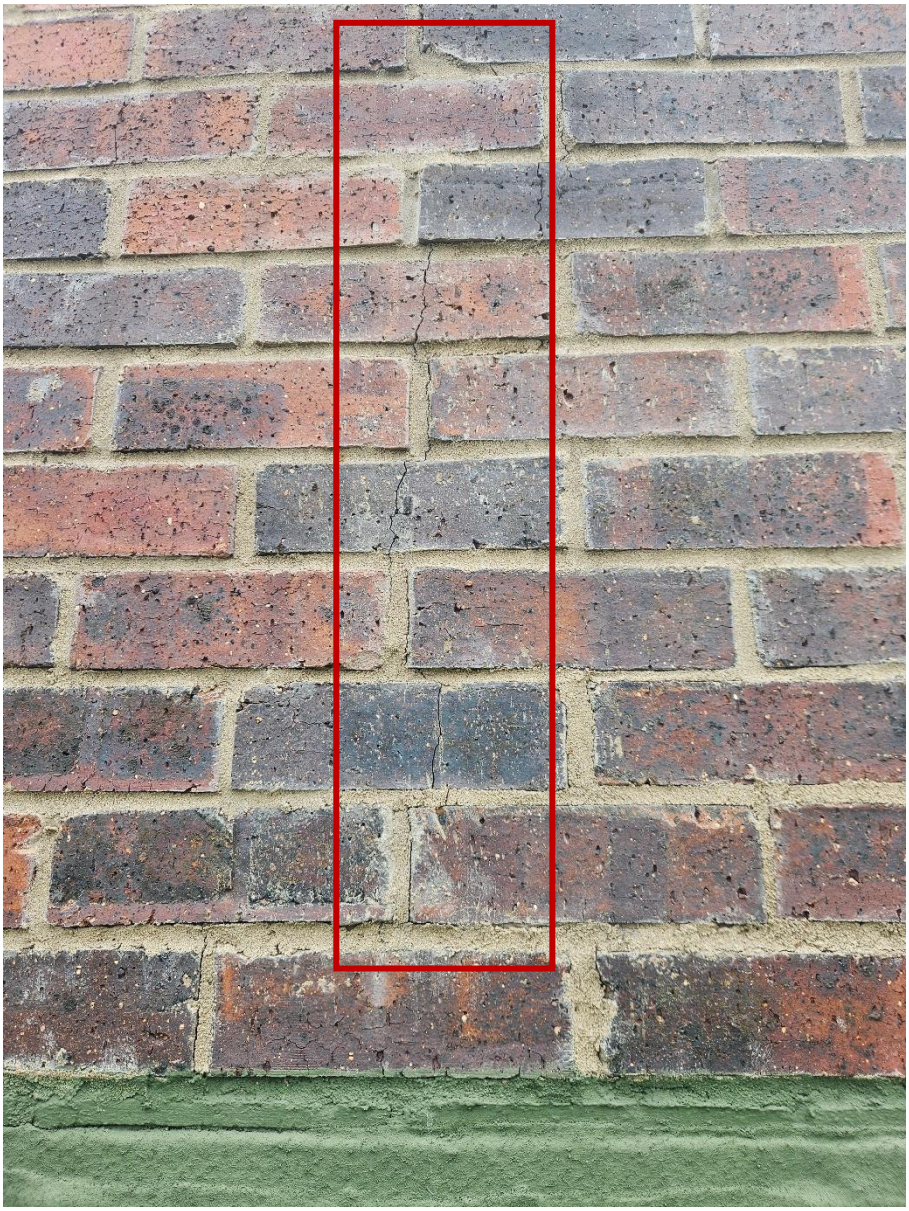
Water ingress was observed at the chimney during rainfall events, with moisture tracking down along the roof truss and resulting in water dripping onto the cupboard and floor below. Defective waterproofing to the chimney structure was noted. In addition, cracking to the masonry brickwork and poorly constructed and deteriorated mortar joints were identified, contributing to the failure to prevent moisture penetration.





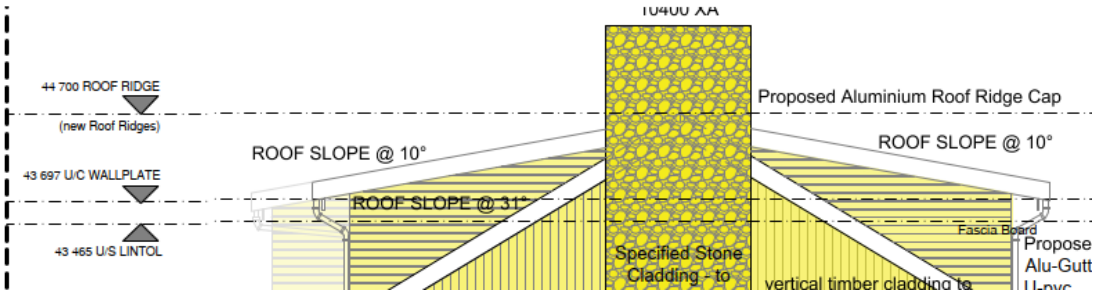






The chimney has developed structural cracking on both the eastern and western faces, as evidenced in the accompanying photographic record. In accordance with the NHBRC Home Building Manual requirements for structural integrity and relevant SANS masonry and roofing standards, the following repair method shall be applied:

I. **Demolition of the Cracked Chimney**
The existing chimney slab shall be removed in full. The chimney is to be carefully demolished down to the +3 697 UC wallplate level (approximately 20 brick courses). All demolition work must ensure stability of adjacent masonry and roof components, following the principles of SANS 10400-Part B (Structural Safety).



II. Installation of Lintels to Reinstate Structural Bond

Once the chimney has been removed to a point below the roof covering and truss line, lintels shall be installed on the inner leaf to bridge and reinforce all courses that are not horizontally bonded or interlocked. the chimney is to be rebuild in accordance with the design. The facebricks to match the existing facebricks. This installation must comply with SANS and the NHBRC guidelines for structural masonry detailing.

III. Reconstruction of Chimney Slab

A new slab is to be cast with a proper overhang and drip grooves to prevent moisture ingress in accordance with SANS 10400-Part R (Roofs) and good waterproofing practice. The slab must provide adequate support for the chimney superstructure and ensure appropriate rainwater shedding.

SANS 10400-L:2011
Edition 3

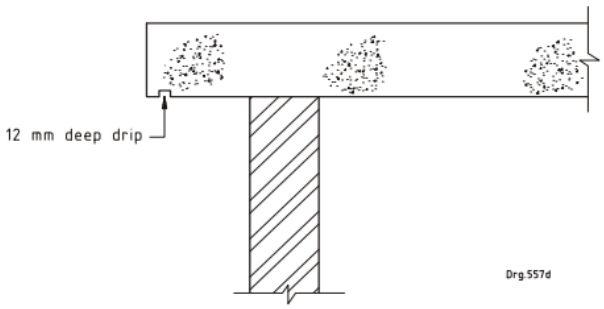


Figure 5 — Drip detail

IV. Inspection and Reinstallation of Tornado Cowls

The two tornado cowls are to be removed and inspected for mechanical or corrosion-related damage. Any cowl found to be defective—whether due to initial installation or damage during removal—must be replaced with a new, compliant unit. Reinstallation is to follow the manufacturer's specifications and applicable SANS requirements for flue terminations and ventilation.

V. Inspection and Sealing of Joints

All masonry joints, penetrations, and openings within the chimney structure are to be fully inspected. Any voids or unfilled joints must be opened, cleaned, and packed with appropriate building mortar, ensuring a uniform and weather-tight outer leaf finish. This must be done in accordance with SANS for brickwork.

VI. Flashing and Waterproofing

All roof flashing and waterproofing to the chimney to be installed in accordance with the SANS.

VII. Finishing Repairs

Reinstate all finishes (internal and external) to match the existing textures, colours, and finishes, ensuring no visible differences between repaired and original work.
(ceiling, walls, etc).

VIII. Conduct a final inspection to confirm:

Adequate structural crack repairs and waterproofing
Absence of visible cracks or movement
Acceptable workmanship in line with NHBRC standards

In summary, this Method Statement provides a comprehensive and structured approach for addressing roof leak defects identified by the NHBRC at House Blumenthal. Each repair activity has been detailed to ensure that corrective work is carried out safely, effectively, and in full compliance with the NHBRC Home Building Manual, relevant SANS standards, and best construction practices. The outlined procedures - including demolition where required, reinstatement of structural elements, thorough inspection of waterproofing systems, resealing of all building envelope junctions, and completion of all finishing works - are intended to restore the affected components to a condition that meets regulatory and performance requirements.

Successful execution of these repairs will ensure the long-term durability, functionality, and safety of the home's structure and envelope. Upon completion of all remedial works and required water-tightness testing, the homebuilder is expected to conduct a final inspection to confirm full compliance and satisfactory workmanship. This document therefore serves both as a technical guide and as a quality assurance framework to ensure that all defects are rectified responsibly and conclusively.

Appendix A – Pricing Schedule

#	Defect / Location	Key Scope (Summary)	Price (ZAR, ex VAT)	Notes
1	**Chimney – cracking & water ingress**	Controlled demolition to below roof line; install lintels to reinstate bond; rebuild per design; cast new slab with drip grooves; inspect/replace tornado cowls; full flashing & waterproofing; make good finishes.		Includes provisional flashing and cowl allowance; excludes engineered design changes if required by engineer.