# CONDITION ASSESSMENT REPORT FOR THE ~~KZN ROWING~~ ASSOCIATION

| | | |
|---|---|---|
| Project Name | : | Condition Assessment (Ex-Hydro jetting & Industrial Services (PTY)LTD |
| Project Number | : | TBA |
| Author | : | Nduduzo Mkhize |
| Owner | : | Transnet National Ports Authority |
| Client/User | : | Transnet National Ports Authority |
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# 1 EXECUTIVE SUMMARY

## 1.1 General Description

The Bayhead area in the Port of Durban is a complex comprising of storage container yards, ship repair facilities, fishing and recreation, and other support services. This technical report presents the findings of a condition assessment conducted on the Ex-Hydro jetting & Industrial Services (PTY)LTD building in Bayhead on 26 May 2025

Condition assessments play a vital role in verifying that structures comply with applicable building codes, particularly in terms of their structural integrity and electrical installations. These assessments aim to identify potential structural failures caused by inadequate building maintenance and other non-controllable factors. Structural integrity ensures that a building functions optimally, withstands various structural loads (including its own weight), and remains stable, without significant deformation, brittle fractures, or collapse, while serving its intended purpose.

Regular inspections and maintenance are essential to ensure a structure operates at its optimal level. Neglecting these activities can lead to structural failure.

It is important to note that this physical inspection was conducted in the absence of as-built drawings. Consequently, all estimates and inspections were based solely on visual observations.

## 1.2 Property Description

Ex-Hydro jetting & Industrial Services (PTY)LTD building is in the Bayhead precinct in the Port of Durban, Grunter Gully. The surrounding area consists of mainly workshops, crane companies and cold cargo storage. Figure 1 shows the aerial view of the site.

*Figure 1: Locality*

**Property Details:**

*Name: Ex-Hydro jetting & Industrial Services (PTY) LTD*

*Description: Portions 69 & 70 of Erf 12355, Durban at Bayhead.*

*Address: Bayhead Precinct, Durban, 4001*

*Purpose: Commercial/Industrial*

*Size: 1070 m²*

# 2 INTRODUCTION

## 2.1 Purpose

The objective of this report is to present the findings of a condition assessment conducted at the Ex-Hydro jetting & Industrial Services property in the Bayhead Precinct on 26 May 2025. The purpose of this assessment was to evaluate the physical condition of the existing building, and electrical installation on the facility, as well as the electrical connection from the Municipality. It is important to note that the assessment was limited to a visual inspection of the structural aspect of the buildings on the property.

The results of this report aim to provide guidance to the Transnet (NPA) Property Department regarding the plans for the property. These plans may include options such as demolishing the building, upgrading the building, or repurposing it for other uses.

## 2.2 Scope of Investigation

The scope of the assessment was mainly focused on the structural elements of the buildings and including the electrical installations. The civil engineering team had to establish the condition of the structure and whether it is structurally sound and fit for purpose.

The main structural elements inspected consist of the following:

- Walls/ Columns
- Floors/ Foundation
- Roof/ Beam and Trusses

Other structural elements:

- Doors and windows
- Plumbing
- Sprinkler systems
- Gutters

The team was also looking for any visible sign of defects caused by natural and unnatural events such as:

- Natural disasters like lightning, hail and storm, flood.
- Vandalism
- Fire

The electrical engineering team had to establish the condition of all electrical installations including air-conditioning units (if applicable) caused by natural and unnatural events such as:

- Natural disasters like lightning, hail and storms, flood.
- Vandalism
- Fire

## 3 CONDITION ASSESSMENT FINDINGS

This section comprises of the findings from visual inspection conducted on the 26th of May 2025. It gives a structural description of the building, detailed assessment of defects and deterioration, and the survey of exposure to the aggressive marine environment. The conclusions and recommendations provided include engineering views, assessment, and judgement. Of which such conclusions and recommendations could be different, depending on the professional engineer assigned to undertake the inspections at that time.

## 3.1 Layout of the Property


*Figure 2: Site Layout*

The property comprises two building structures. The property is in Grunter Gully which is predominantly a fishing wharf in Bayhead Precinct.

## 3.2 The Assessment Findings

The building is constructed from masonry walls, with some sections having roof made of asbestos supported by timber roof trusses. Another section of this complex is constructed to be a warehouse with a steel frame; the sides are covered with masonry walls and others are covered by galvanized steel sheeting.

- The area of land in this building is 1070 $m^2$
- The exterior of this complex is in a very bad condition it has many things that have to be taken care of which can improve its appearance.
- The entire roof structure is covered by metal sheets of which now have corrosion in some parts and this affects the inside as the water coming from rain is entering the inside and causes damage to the floor.
- The roof has no drainage system, as well as the entire property. There's no evidence of a stormwater management system within the boundary of the property.
- The roof has asbestos.

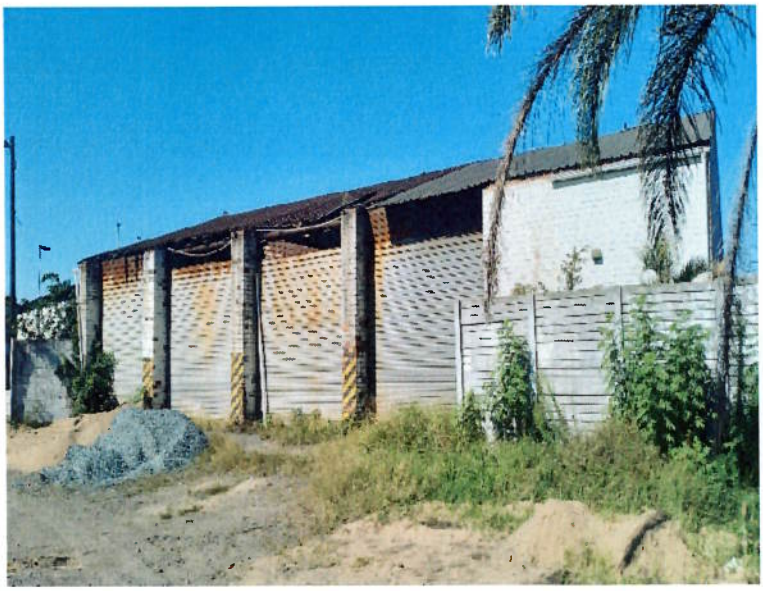

*Figure 3: Building Exterior*

- The roofing of this building is in a very bad condition and some of the metal sheets are missing, and they are causing the water from rain to get inside the building.
- The steel portal frames on this building are starting to get affected by corrosion and the membrane on the roof is starting to lose its properties at it has been ignored for a very long time.

*Figure 4: Roofing*

- The floors are dirty. The cause of this is due to the bad roofing and there are water ponds on some of the areas.

- The finishing on this floor is not in good condition it requires attention so that it can get back to its condition.

*Figure 5:floor*

- The windows in this building are not in bad condition, only a few windows are broken in this building.

*Figure 6:windows*

- Ablution facility damaged and unusable.
- The floors are not completely damaged but are also in bad condition.
- The walls are dirty due to the dust that is coming inside the building.

*Figure 7:plumbing*

- The water pipes in this building are damaged and there was flooding in this toilet area.
- The walls are not in good condition but can also be fixed by painting.

*Figure 8:ablutions*

Building 2

- The walls of this building are not in a bad condition they only need to be painted because the walls are dirty.
- The windows of this building need to be changed as most of them are damaged.
- The roof of this building is not in a bad condition, but the only issue is that it has the asbestos roof.
- The building was not accessible due to the overgrown vegetation.

*Figure 9:building 2 exteriors*

## 4 Table 1: AMPP Rating Guide

| General Asset Rating Scale | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Rating (%)** | **0-10** | **11-20** | **21-30** | **31-40** | **41-50** | **51-60** | **61-70** | **71-80** | **81-90** | **91-100** |
| **Condition** | Critical | Very Poor to Unsafe | Very Poor | Poor | Fair to Poor | Fair | Good to Fair | Good | Perfect to Good | Perfect |
| **Action** | Immediate Replacement or Urgent Intervention | Priority Replacement or Urgent Intervention | Consider Replacement or Urgent Repair | Urgent Repair | Urgent Repair | Repair and Scheduled Maintenance | Scheduled Maintenance and Minor Repairs | Scheduled Maintenance and Minor Repairs | Regular Monitoring and Preventive Maintenance | New or Expansion |
| **Timeframe for Repairs** | Immediate | Within 3 months | Within 6 months | Within 6 months | Within 12 months | Within 12 months | Within 18 months | Within 18 months | N/A | N/A |
| **Timeframe for Routine Maint.** | N/A | N/A | N/A | Restart within 12 months | Restart within 12 months | Restart within 12 months | On-going | On-going | On-going | As per Project Plan / Warrantee |

**Table 2: Building's Condition Rating**

| Asset/Building Number | Location/Description | Floors [15] | Doors & Windows [15] | Sprinkler System [10] | Roof, gutters [20] | Walls (Exterior) [15] | Walls (Interior) [15] | Plumbing [10] | Weighted Average (%) | Action |
|---|---|---|---|---|---|---|---|---|---|---|
| L46027 | Grunter Gully (Building 1) | 8 | 7 | N/A | 2 | 9 | 9 | 1 | 0 | Urgent Repair |
| | Grunter Gully (Building 2) | 12 | 8 | N/A | 10 | 7 | 8 | 2 | | Repair and Scheduled Maintenance |

## 5 LIMITATIONS

This was solely a visual inspection of a building structure, no load calculations or design verifications conducted. The constraints experienced include tall heights for roof inspection, and lack of As-built drawings to assess the original design of the buildings.

## 6 CONCLUSION

The general condition of the property is poor, however the structural elements such the roof trusses and masonry walls were not too bad. However, the main buildings are still salvageable through major refurbishment. The major concern is the asbestos roof that needs to be replaced as soon as possible.

The structural timber members of the roof have no significant damage, however there are signs of prolonged exposure to the elements, hence the residual strength of the timber members must be assessed. The key elements of the structure (Walls, Roof, Foundation) require further assessment by a professional engineer to establish their residual strength.

## 7 RECOMMENDATIONS

a) Organize the necessary equipment (scaffolding or otherwise) for the inspection of the roof drainage system.
b) The general drainage system on the property was not identified, hence the scope for refurbishing the property must include the establishment of a comprehensive drainage system.
c) Refurbish the brick wall, floors, doors, and windows.
d) Structural Assessment of the foundation of the buildings must be conducted by a Professional Service Provider

# CONDITION ASSESSMENT REPORT FOR THE KZN ROWING ASSOCIATION

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|---|---|
| Project Name | : Condition Assessment (Ex-Jacek Marine Services (PTY)LTD |
| Project Number | : TBA |
| Author | : Nduduzo Mkhize |
| Owner | : Transnet National Ports Authority |
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Acting Port Engineer
20/06/2025
Date

# 1 EXECUTIVE SUMMARY

## 1.1 General Description

The Bayhead area in the Port of Durban is a complex comprising of storage container yards, ship repair facilities, fishing and recreation, and other support services. This technical report presents the findings of a condition assessment conducted on the Ex-Jacek Marine Services (PTY)LTD building in Bayhead on 26 May 2025

Condition assessments play a vital role in verifying that structures comply with applicable building codes, particularly in terms of their structural integrity and electrical installations. These assessments aim to identify potential structural failures caused by inadequate building maintenance and other non-controllable factors. Structural integrity ensures that a building functions optimally, withstands various structural loads (including its own weight), and remains stable, without significant deformation, brittle fractures, or collapse, while serving its intended purpose.

Regular inspections and maintenance are essential to ensure a structure operates at its optimal level. Neglecting these activities can lead to structural failure.

It is important to note that this physical inspection was conducted in the absence of as-built drawings. Consequently, all estimates and inspections were based solely on visual observations.

## 1.2 Property Description

Ex-Jacek Marine Services (PTY)LTD building is in the Bayhead precinct in the Port of Durban. Grunter Gully. The surrounding area consists of mainly workshops, crane companies and cold cargo storage Figure 1 shows the aerial view of the site.

*Figure 1: Locality*

## Property Details:

*Name: Ex-Jacek Marine Services (PTY) LTD*

*Description: Lease L46089 of ERF 12355, Durban-FU*

*Address: Bayhead Precinct, Durban, 4001*

*Purpose: Commercial/Industrial*

*Size: 447 $m^2$*

# 2 INTRODUCTION

## 2.1 Purpose

The objective of this report is to present the findings of a condition assessment conducted at the Ex-Jacek Marine Services property in the Bayhead Precinct on 26 May 2025. The purpose of this assessment was to evaluate the physical condition of the existing building, and electrical installation on the facility, as well as the electrical connection from the Municipality. It is important to note that the assessment was limited to a visual inspection of the structural aspect of the buildings on the property.

The results of this report aim to provide guidance to the Transnet (NPA) Property Department regarding the plans for the property. These plans may include options such as demolishing the building, upgrading the building, or repurposing it for other uses.

## 2.2 Scope of Investigation

The scope of the assessment was mainly focused on the structural elements of the buildings and including the electrical installations. The civil engineering team had to establish the condition of the structure and whether it is structurally sound and fit for purpose.

The main structural elements inspected consist of the following:

- Walls/ Columns
- Floors/ Foundation
- Roof/ Beam and Trusses

Other structural elements:

- Doors and windows
- Plumbing
- Sprinkler systems
- Gutters

The team was also looking for any visible sign of defects caused by natural and unnatural events such as:

- Natural disasters like lightning, hail and storms, flood.
- Vandalism
- Fire

The electrical engineering team had to establish the condition of all electrical installations including air-conditioning units (if applicable) caused by natural and unnatural events such as:

- Natural disasters like lightning, hail and storms, flood.
- Vandalism
- Fire

# 3 CONDITION ASSESSMENT FINDINGS

This section comprises of the findings from visual inspection conducted on the 15th of November 2023. It gives a structural description of the building, detailed assessment of defects and deterioration, and the survey of exposure to the aggressive marine environment. The conclusions and recommendations provided include engineering views, assessment, and judgement. Of which such conclusions and recommendations could be different, depending on the professional engineer assigned to undertake the inspections at that time.

## 3.1 Layout of the Property

*Figure 2: Site Layout*

The property comprises one building. The property is in Grunter Gully which is predominantly a fishing wharf in Bayhead Precinct.

## 3.2 The Assessment Findings

The building is constructed from masonry walls, with some sections having roofs made of asbestos supported by timber roof trusses. Another section of this complex is constructed to be a warehouse with a steel frame; the sides are covered with masonry walls and others are covered by galvanized steel sheeting.

- The area of land in this building is 447 $m^2$
- The exterior of this complex is not in a very bad condition is has minor things that must be taken care of which can improve its appearance.
- The entire roof structure is covered by metal sheets of which some of them are starting to get corrosion.
- The roof has gutters, but they are starting to fall.

*Figure 3: Building Exterior*

- The ceiling of this building is not in a good condition it has leaks due to bad condition of the roof and it show that the water has affected it, water passes from roof to floor, and it is damaged
- Small panel gaps from the roofing were identified, which can cause water damage of the trusses.

*Figure 4: Ceiling Damages*

The floor of this building is not in a bad condition they just need cleaning so that they can get back to the normal condition.

*Figure 5:floor*

- The windows are in good condition and only a few windows are broken.

*Figure 6:windows*

- Ablution facility damaged and unusable.
- The floors are not completely damaged but are also in bad condition.
- The walls are dirty due to the dust that is coming inside the building.

*Figure 7:ablutions*

- There's no evidence of water supply within the building.

*Figure 8:plumbing*

## *4* Table 1: AMPP Rating Guide

| General Asset Rating Scale | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Rating (%)** | **0-10** | **11-20** | **21-30** | **31-40** | **41-50** | **51-60** | **61-70** | **71-80** | **81-90** | **91-100** |
| **Condition** | Critical | Very Poor to Unsafe | Very Poor | Poor | Fair to Poor | Fair | Good to Fair | Good | Perfect to Good | Perfect |
| **Action** | Immediate Replacement or Urgent Intervention | Priority Replacement or Urgent Intervention | Consider Replacement or Urgent Repair | Urgent Repair | Urgent Repair | Repair and Scheduled Maintenance | Scheduled Maintenance and Minor Repairs | Scheduled Maintenance and Minor Repairs | Regular Monitoring and Preventive Maintenance | New or Expansion |
| **Timeframe for Repairs** | Immediate | Within 3 months | Within 6 months | Within 6 months | Within 12 months | Within 12 months | Within 18 months | Within 18 months | N/A | N/A |
| **Timeframe for Routine Maint.** | N/A | N/A | N/A | Restart within 12 months | Restart within 12 months | Restart within 12 months | On-going | On-going | On-going | As per Project Plan / Warrantee |

| Asset/Building Number | Location/Description | Floors [15] | Doors & Windows [15] | Sprinkler System [10] | Roof, gutters [20] | Walls (Exterior) [15] | Walls (Interior) [15] | Plumbing [10] | Weighted Average (%) | Action |
|---|---|---|---|---|---|---|---|---|---|---|
| L46089 | Grunter Gully (Building 1) | 12 | 8 | N/A | 10 | 7 | 8 | 2 | 52 | Repair and Scheduled Maintenance |

## 5 LIMITATIONS

This was solely a visual inspection of a building structure, no load calculations or design verifications conducted. The constraints experienced include tall heights for roof inspection, and lack of As-built drawings to assess the original design of the buildings.

## 6 CONCLUSION

The general condition of the property is fair but needs to be repaired and scheduled for maintenance, the structural elements such the roof trusses and masonry walls were not too bad. The building can be salvageable through major refurbishment.

## 7 RECOMMENDATIONS

a) Organize the necessary equipment (scaffolding or otherwise) for the inspection of the roof drainage system.
b) The general drainage system on the property was not identified, hence the scope for refurbishing the property must include the establishment of a comprehensive drainage system.
c) Refurbish the brick wall, floors, doors, and windows.
d) Structural Assessment of the foundation of the buildings must be conducted by a Professional Service Provider.

# CONDITION ASSESSMENT REPORT FOR THE ~~KZN ROWING ASSOCIATION~~

Project Name : Condition Assessment (Ex-SGS SA (Pty) Ltd

Project Number : TBA

Author : Nduduzo Mkhize

Owner : Transnet National Ports Authority

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Shivan Rambridge
Acting Port Engineer

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# 1 EXECUTIVE SUMMARY

## 1.1 General Description

The Bayhead area within the Port of Durban is a multifaceted precinct encompassing storage container yards, ship repair facilities, fishing and recreational zones, and various support services. This technical report summarizes the findings of a condition assessment carried out on the former SGS SA (Pty) Ltd building in Bayhead on 26 May 2025.

Condition assessments are essential to verify that structures comply with relevant building codes, particularly concerning structural integrity and electrical installations. These evaluations help identify potential failures resulting from inadequate maintenance or other uncontrollable factors. Ensuring structural integrity means confirming that a building can perform its intended function safely and efficiently, withstand various structural loads—including its own weight—and remain stable without excessive deformation, brittle fractures, or collapse.

Regular inspections and maintenance are critical to sustaining a structure's optimal performance, as neglect can lead to progressive deterioration and eventual failure.

It should be noted that this assessment was limited to a visual inspection conducted without access to as-built drawings. Therefore, all observations and conclusions are based solely on visual evidence

## 1.2 Property Description

The former SGS SA (Pty) Ltd building is located within the Bayhead precinct of the Port of Durban. The surrounding area predominantly comprises workshops, crane service companies, and cold cargo storage facilities. Figure 1 provides an aerial view of the site

## Property Details:

*Figure 1: Locality*

Name: Ex-SGS SA (Pty) Ltd

Description: Lease L40691 OF ERF 12355, Durban-FU

Address: Bayhead Precinct, Durban, 4001

Purpose: Commercial/Industrial

Size: 2482 $m^2$

# 2 INTRODUCTION

## 2.1 Purpose

The objective of this report is to present the findings of a condition assessment conducted on the former SGS SA (Pty) Ltd property in the Bayhead Precinct on 26 May 2025. The assessment focused on evaluating the physical condition of the existing building, the facility's electrical installations, and the electrical connection from the Municipality. It is important to note that the evaluation was limited to a visual inspection of the structural aspects of the buildings on the property.

The findings of this report are intended to guide the Transnet National Ports Authority (NPA) Property Department in determining the future plans for the property, which may include demolition, refurbishment, or repurposing.

## 2.2 Scope of Investigation

The assessment primarily focused on the structural elements of the buildings, as well as the electrical installations. The civil engineering team was responsible for evaluating the condition of the structure to determine if it is sound and fit for its intended purpose.

**Structural Elements Inspected:**

- Walls and columns
- Floors and foundations
- Roof, beams, and trusses

**Additional Structural Components Reviewed:**

- Doors and windows
- Plumbing systems
- Sprinkler systems
- Gutters

The team also inspected for visible signs of damage resulting from both natural and human-induced causes, including:

- Natural disasters such as lightning, hailstorms, floods, and storms
- Vandalism
- Fire damage

Similarly, the electrical engineering team assessed the condition of all electrical installations, including air-conditioning units where applicable, considering the potential impact of:

- Natural disasters such as lightning, hailstorms, floods, and storms
- Vandalism
- Fire damage

# 3 ASSESSMENT FINDINGS

This section presents the findings from the visual inspection conducted on 26 May 2025. It includes a structural description of the building, a detailed assessment of defects and deterioration, and an evaluation of the building's exposure to the aggressive marine environment.

The conclusions and recommendations provided are based on engineering judgment and professional assessment. It is important to note that these may vary depending on the individual professional engineer conducting the inspection.

## 3.1 Layout of the Property

*Figure 2: Site Layout*

The property consists of two buildings. It is in Grunter Gully, a predominantly fishing wharf area within the Bayhead Precinct

The building is primarily constructed with masonry walls, with some sections featuring metal sheet roofing. Another part of the complex is designed as a warehouse, built with a steel frame; its sides are partially enclosed with masonry walls and partially clad with galvanized steel sheeting.

**Building 1**

The building occupies an area of approximately 2,482 m².

The exterior of the complex is generally in fair condition, with minor maintenance issues that, if addressed, would enhance its overall appearance.

The entire roof structure is covered with metal sheets, some of which are corroded. This corrosion has led to rainwater infiltration, causing damage to interior mats and flooring.

The roof and the entire property lack a drainage system, with no evidence of a stormwater management system within the property boundaries.

*Figure 3: Building Exterior*

**Ceiling**

The ceiling of the building is in poor condition, exhibiting leaks caused by the deteriorated roof. Water infiltration has damaged the ceiling, allowing water to pass through from the roof down to the floor.

*Figure 4: Ceiling Damages*

| | |
|---|---|
| Small gaps were identified between roofing panels, which pose a risk of water damage to the underlying roof truss | |
| **Walls and Floors**<br>The internal walls on the second floor are damaged and require replacement.<br><br>Several floor mats are beginning to peel and will need repair or replacement |  <br>*Figure 5: walls* |
| **Windows**<br>Most windows are intact, with only a few showing signs of damage. |  <br>*Figure 6:windows* |

**Ablutions**

The ablution facility is damaged and currently unusable.

While the floors are not completely destroyed, they are still in poor condition.

The walls are dirty, stained by dust entering the building.

No signs of an internal water supply system are present within the building

*Figure 7:ablution sink*

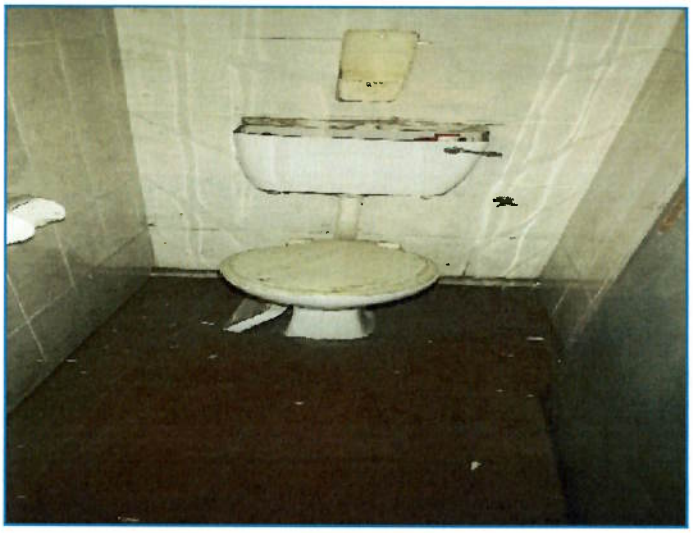

*Figure 8: Ablution water closet*

| | |
|---|---|
| **Building 1 — Changing Room**<br>The walls are dirty, and sections of the ceiling are deteriorating and falling apart.<br><br>The roof contains asbestos and requires immediate replacement. |  <br>*Figure 9:building 2 exteriors* |
| **Internal walls**<br>The internal walls of the building are structurally sound but dirty, requiring cleaning before repainting |  <br>*Figure 10:building 2 walls* |
| **Floors**<br>The floors are in good condition but need thorough cleaning |  <br>*Figure 11:building 2 floor* |

| | |
|---|---|
| **Windows**<br>The windows are damaged, with some missing entirely, and all need to be replaced. |  <br>*Figure 12:building 2 windows* |
| **Ceiling**<br>The ceiling is structurally sound but dirty, stained by dust entering through broken windows and doors. |  <br>*Figure 13:building 2 ceiling* |

## 4 Table 1: AMPP Rating Guide

| General Asset Rating Scale | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Rating (%)** | **0-10** | **11-20** | **21-30** | **31-40** | **41-50** | **51-60** | **61-70** | **71-80** | **81-90** | **91-100** |
| **Condition** | Critical | Very Poor to Unsafe | Very Poor | Poor | Fair to Poor | Fair | Good to Fair | Good | Perfect to Good | Perfect |
| **Action** | Immediate Replacement or Urgent Intervention | Priority Replacement or Urgent Intervention | Consider Replacement or Urgent Repair | Urgent Repair | Urgent Repair | Repair and Scheduled Maintenance | Scheduled Maintenance and Minor Repairs | Scheduled Maintenance and Minor Repairs | Regular Monitoring and Preventive Maintenance | New or Expansion |
| **Timeframe for Repairs** | Immediate | Within 3 months | Within 6 months | Within 6 months | Within 12 months | Within 12 months | Within 18 months | Within 18 months | N/A | N/A |
| **Timeframe for Routine Maint.** | N/A | N/A | N/A | Restart within 12 months | Restart within 12 months | Restart within 12 months | On-going | On-going | On-going | As per Project Plan / Warrantee |

**Table 2: Building's Condition Rating**

| Asset/Building Number | Location/Description | Floors [15] | Doors & Windows [15] | Sprinkler System [10] | Roof, gutters [20] | Walls (Exterior) [15] | Walls (Interior) [15] | Plumbing [10] | Weighted Average (%) |
|---|---|---|---|---|---|---|---|---|---|
| L40691 | Grunter Gully (Building 1) | 8 | 12 | N/A | 1 | 8 | 6 | 2 | 41 |
| | Grunter Gully (Building 2) | 10 | 7 | N/A | 8 | 8 | 9 | N/A | 53 |

# 5 CONCLUSION

The overall condition of Building 1 ranges from fair to poor and requires urgent repairs. Building 2 is in fair condition but also needs repairs and a scheduled maintenance plan. The structural elements, including the roof trusses and masonry walls, appear to be in relatively good shape.

Although the roof's structural members show no significant damage, there are visible signs of prolonged exposure to the elements. Therefore, their residual strength must be evaluated. A thorough assessment of the key structural components—walls, roof, and foundation—by a professional engineer is necessary to determine their remaining integrity.

# 6 RECOMMENDATIONS

a) Arrange the necessary equipment, such as scaffolding or alternative tools, to facilitate inspection of the roof drainage system.
b) The property's overall drainage system was not identified; therefore, the refurbishment scope must include designing and installing a comprehensive drainage system.
c) Refurbish the brick walls, floors, doors, and windows.
d) Conduct a structural assessment of the building foundations through a qualified professional service provider.