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

Project Name	: Condition Assessment (Ex-Port Services (Pty) Ltd
Project Number	: TBA
Author	: Nduduzo Mkhize
Owner	: Transnet National Ports Authority
Client/User	: Transnet National Ports Authority
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Signatories:

Prepared by:

Nduduzo Mkhize
Civil Engineering (Trainee)

20/06/25
Date

Sakhile Nene
Civil Engineering Technician

20/6/2025
Date

Approved by:

Shivan Rambridge
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 at the Ex-Port Services (Pty) Ltd (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-Port 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-Port Services (Pty) Ltd

Description: Lease of Portions 16, 17 & 50 of Erf 12355, Durban at Bayhead.

Address: Bayhead Precinct, Durban, 4001

Purpose: Commercial/Industrial

Size: is 1725 m²

2 INTRODUCTION

2.1 Purpose

The objective of this report is to present the findings of a condition assessment conducted at the Ex-Port Services (Pty) Ltd 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 storm, flood.
- Vandalism
- Fire

3 CONDITION ASSESSMENT FINDINGS

This section comprises of the findings from visual inspection conducted on the 15th 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 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 roof made of metal sheets. 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.

3.2 The Assessment Findings

The building is constructed from masonry walls, with some sections having roof made of metal sheets. 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 1725 m^2
- The exterior of this complex is in very bad condition it has many things that must 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.

Figure 3: Building Exterior

- The roofing of this building is not in a bad condition.
- The steel portal frames on this building are in a good condition.

Figure 4: roof

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

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

Figure 5: floor

- The windows and doors are in bad condition and some of the windows need to be replaced and there are doors which are totally damaged and need to be changed.

Figure 8:door

- Ablution is not in a very bad condition it just needs some minor fixings.
- The floors are not in a bad condition but also need to be cleaned.
- The walls are dirty due to the dust that is coming inside the building.

Figure 9:ablutions

- The water pipes in this building are not damaged but might need to be changed so improve its appearance.
- The wall is not in good condition but can also be fixed by painting.

Figure 10: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*

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
L46090	Grunter Gully (Building 1,2,3)	7	6	N/A	6	3	7	4	37	Urgent Repair

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 and needs urgent repair, the building is still salvageable through major refurbishment.

The structural members of the roof have no significant damage, however there are signs of prolonged exposure to the elements, hence the residual strength of the 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) Refurbish the brick wall, floors, doors, and windows.
c) 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- Sealand Engineering (Pty) Ltd
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Civil Engineering (Trainee)

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Acting Port Engineer

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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 at the Ex- Sealand Engineering (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- Sealand Engineering (Pty) Ltd building is in the Bayhead precinct in the Port of Durban. The surrounding area consists of mainly workshops, crane companies and cold cargo storage. Figure 1 shows the aerial view of the site.

Figure 1: Aerial View of the Site

Property Details:

Name: Ex- Sealand Engineering (Pty) Ltd

Description: Lease of Portions 51 to 53 of Erf 12355, Durban

Address: Bayhead Precinct, Durban, 4001

Purpose:Commercial/Industrial

Size: 1700 m^2

2 INTRODUCTION

2.1 Purpose

The objective of this report is to present the findings of a condition assessment conducted at Ex-Sealand Engineering (Pty) Ltd property in the Bayhead Precinct on the 26th of 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 building/warehouse 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 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

In this property there are two buildings, one of them is a workshop and the other one is a warehouse with offices and ablutions. The property is in Grunter Gully which is predominantly a fishing wharf in Bayhead Precinct.

3.2 The Assessment Findings

The buildings are constructed from masonry walls. Another section of this complex has been constructed to be a warehouse with a steel frame; the sides are covered with masonry walls.

- The area of land in this building is 1700 m^2
- The exterior of this complex is in very bad condition; a lot of exterior works need to be undertaken to restore the aesthetics.
- The roof structure is covered by metal sheets of which are now corroded in some sections, and this allows water to enter which further cause 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.

Figure 3: Building Exterior

- The ceiling needs to be replaced in section where damaged.

Figure 4: Ceiling

- The floors are dirty, primarily due to poor roofing, which has resulted in water ponds forming in some areas.
- The floor finish is in poor condition and requires attention to restore it to an acceptable state.

Figure 5:Floor

The windows in this building are generally in good condition, with only a few broken.

Figure 6:Windows

Building No. 2 • This is the exterior of the building, this building is in a very bad condition, most of the things are damaged.	 ***Figure 7:Building No. 2 Exteriors***
• The ablution facilities in this building are in very poor condition; the doors are missing, and the partition panels between the toilets are damaged. • The toilet floor is generally in good condition, but it is extremely dirty and covered in dust. It can be cleaned and restored to its original state. • Almost all doors in this building are damaged.	 ***Figure 8:Building No. 2 ablutions***

- Almost all doors in this building are damaged.

Figure 9: Building No. 2 Kitchen door

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 1: 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
L40659	Grunter Gully (Building No. 1)	10	7	N/A	12	10	8	3	56	Repair and Scheduled Maintenance
	Grunter Gully (Building No. 2)	8	2	N/A	6	4	1	2	26	Consider Replacement or Urgent Repair

5 LIMITATIONS

This was solely a visual inspection of a building structure, no NDT testing, 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 Building No. 1 is fair but requires scheduled maintenance and minor repairs. Its condition can be improved by addressing the existing damage.

In contrast, Building No. 2 is in very poor condition and should be demolished, as its walls are severely damaged and pose a safety risk if used in their current state.

The structural members of the roof have no significant damage, however there are signs of prolonged exposure to the elements, hence the residual strength of the 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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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-Kurt Kuppers (PTY)LTD building in Bayhead on 26th of 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-Kurt Kuppers (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: Aerial View of the Site

Property Details:

Name: Ex-Kurt Kuppers (PTY) LTD

Description: Lease of Portions 66 & 67 of Erf 12355, Durban.

Address: Bayhead Precinct, Durban, 4001

Purpose: Light engineering and construction

Size: 1131 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-Kurt Kuppers property in the Bayhead Precinct on 26th of 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.

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- Fire

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3.1 Layout of the Property

Figure 2: Site Layout

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 a roof made of metal sheets. The building 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 1131 m^2
- The exterior of this complex is in very bad condition; a lot of exterior works needs to be undertaken to restore the aesthetics.
- The roof structure is covered by metal sheets of which are now corroded in some sections, and this allows water ingress which further cause 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.

Figure 3: Building Exterior

- The roof sheets appears to be in good condition, no corrosion was noticed. However the steel purlins appears to have buckled;
- The steel portal frames on this building are in a good condition.

Figure 4: Roofing

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

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

Figure 5:floor

The windows in this building are not in a 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:ablution walls and floor

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

Figure 8:ablution water closet and floor

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**
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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
L40672	Grunter Gully	10	8	N/A	4	10	8	5	61	Scheduled Maintenance and Minor Repairs

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 good to fair, and it needs to be scheduled for maintenance and minor repair, 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 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 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.