

BRAMIN

CONSULTING ENGINEERS
CIVIL ∞ STRUCTURAL ∞ GEOTECHNICAL

P.O. Box 60430
Phoenix,
4080
Tel: 031 502 1989

14 109172 Street
Grove End, Phoenix,
Cell: 083 777 2255
Fax: 086 571 4138

E-Mail: yashvir@bramin.co.za
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04 May 2022
Our Ref: BCE22325-01

82 EFFINGHAM ROAD
GREENWOOD PARK
DURBAN NORTH
4051

Dear Sir/Madam

DESCRIPTION OF WORK : STRUCTURAL REPORT TO EXISTING BUILDING
ADDRESS : 82 EFFINGHAM ROAD, GREENWOOD PARK

TERMS OF REFERENCE

- We were requested to report on an existing single storey building at the above address.
- We had been advised that the building stands erected in excess of 60 years in age.
- The site was inspected on 20th of April in the company of the property owner.

GENERAL OBSERVATIONS & INVESTIGATION

- The building is a single storey structure which stands occupied.
- The building is constructed with clay masonry units and has a timber truss and tiled roof.
- Settlement is occurring to the external walls as major visible cracking had been noted.
- The flooring to the building had been changed to concrete after the suspended timber flooring had been dilapidated.
- Areas of the timber used to support the roof structure does not comply with our current regulations.
- Rotting to the roof timber is visible.
- There seems to be an ingress of water via the damaged roof structure.
- Gutters and downpipes are discharging water onto the surface near the building walls causing saturation of soil underneath the existing foundations thus leading to settlement of the foundations.

Affected areas



Gutter with no downpipe

Missing Gutters

Downpipes discharging onto ground.



Downpipes discharging onto ground.

Affected areas



Cracks formed on masonry walls.



Cracks formed on masonry walls.

Affected areas

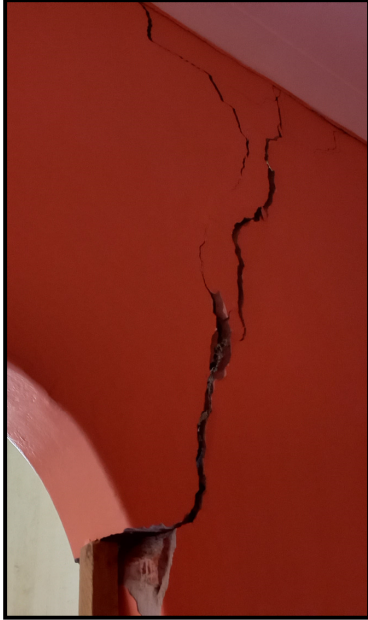


Cracks formed on masonry walls.

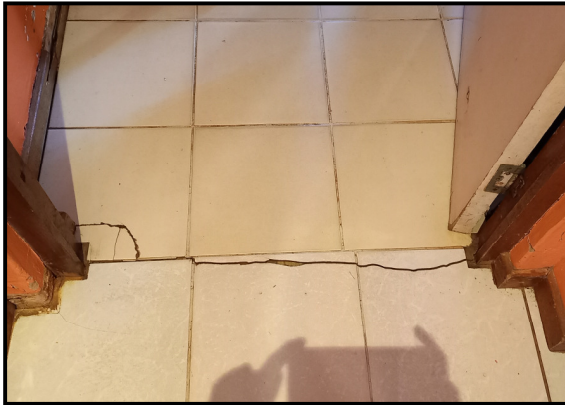


Cracks formed on masonry walls.

Affected areas



Cracks formed on masonry walls.



Cracks formed on floor.



Rotting to the roof timber.

CONCLUSION AND RECOMMENDATIONS

- The building does not comply with current regulation.
- Areas of the roof structure are required to be removed and replaced.
- Flooring is required to be removed and replaced due to cracking.
- Foundations are to be underpinned, preferable removed and replaced.
- Stormwater management is to be put into place.
- The above clearly highlights the need for the structure to be demolished and rebuild due to the amount of repair work that is required.

**THIS BUILDING IS STRUCTURALLY UNSTABLE AND
SHOULD BE DEMOLISHED AND REBUILT.**



We trust the above clarifies the matter and remain at your service.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Yashvir Maharaj', is written over a horizontal line.

Yashvir Maharaj
Pr Tech Eng 201170176