

February 23rd 2023

WATERPROOFING REPORT FOR BOO-KAAP MUSEUM, 71 WALE ST. CAPE TOWN

Client:

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CONDITIONS

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ROOF INSPECTION ON 17TH FEBRUARY

BASIC LAYOUT

There is the Main reception building fronting Wale St. with community centre and adjacent buildings behind.

ENTRANCE ROOF TO COMMUNITY CENTRE.



RECOMMENDATIONS.

Clean debris in gutter.

The waterproofing is basically sound.

Wire brush surface and apply two coats of water based Bituminous Aluminium paint.

PLASTER CRACK IN PARAPET

Ask engineer to determine cause of crack and follow recommendations thereafter.



UPPER ROOF TO COMMUNITY CENTRE



RECOMMENDATIONS FOR UPPER ROOF

I would recommend that this roof replaced shortly as there are signs of water ingress below roof head and along gutter above windows.

ABLUTION BLOCK TO COMMUNITY CENTRE



RECOMMENDATIONS

Roof appears sound with no sign of water ingress.

LOWER ROOF AND ROOF TO MAIN BUILDING



RECOMMENDATIONS.

Although some fixings have been treated with Flash Harry self adhesive patches there is no evidence of any water ingress. Keep monitoring roof over winter period.



RECOMMENDATIONS FOR UPPER ROOF TO MAIN BUILDING

The waterproofing is basically sound.
Wire brush surface and apply two coats of water based Bituminous Aluminium paint.
If properly maintained the life expectancy of this membrane will be undetermined.

END OF REPORT