

**INSPECTION REPORT**

**ADDRESS:** 130 BOOM STREET PIETERMARITZBURG - DEPARTMENT OF EDUCATION BUILDING

**DATE:** 19/10/2020

**TYPE:** Educational office block premises, single storey with majority of building consisting of brick under tiles with one (1) building attached of brick under corrugated iron.

**ROOF:** Roof consists of Oregon Pine (King, Queen and Jack posts). There is minor visible dry rot to roof trusses. There is no structural damage, but a few trusses will need to be re-braced due to age (cracking) and dampness caused by roof leaking. The ceilings consist of 2 layers namely Oregon tongue and groove strip panels to the inner roof and Rhinolite covering to the external surface. The ceilings do contain dampness and dry rot to various offices. These will need to be removed, replaced or patched. There are external support brackets bolted to the external walls with support beams attached for overhang of roof. The roof is bowing in sections caused by age and moisture content in the trusses caused by roof leaking.

**AUXILIARY ROOF:** This is attached to the inner section of the office block covering the passages. The auxiliary roof is attached to the main office block by wooden trusses supported by wooden pillars inlaid into the concrete slab, this is covered by tiles. There is a heavy presents of dry rot to majority of the roof structure as well as support pillars and pillars. There are sections of roof where tiles are missing, trusses broken and tongue and groove panels broken. These will need to be stripped, removed and replaced as it is structurally unsound. The auxiliary roof in front of room 19 has a structural collapse of wooden pillars, roof trusses, support beams and tiles. This is structurally o stable and provides a health and safety issue. It must be completely stripped and removed.

**EAVES:** Open, painted and flush - scattered dry rot to eave ends and facial boards.

**FLOOR:** The building consists of suspended concrete slab with room 24 having Oregon deel strip flooring. The wooden flooring is structurally un sound due to dry rot and termite damage to wooden joists. The floor needs to be stripped and replaced. The floor coverings are:

- Tile stick on carpets
- Wall to wall carpets
- Marley tiles

**SUB FLOOR:** Suspended concrete slab on brick foundation walls. The access to areas under the main flooring is limited due to access points closed up with bricks. The areas accessible do contain evidence of sub-terrestrial termite working channels which appear in photo's sent.

**JOINERY:** The building contains a mixture of fixtures:

- Wooden door jambs and doors
- Wooden window frames - with sash or double hung windows
- Wooden and concrete skirtings
- Wooden dado rails and picture rails
- Wooden trimmings around black boards

There is a heavy activity of sub-terrestrial activity and damage to areas such as:

- Wooden skirtings
- Wooden built in shelving
- Dado rails / Picture rails
- Window frames
- Door jambs
- Built in cupboards

There is a heavy presence of dry rot and dampness to areas such as:

- Wooden skirtings
- Wooden window frames
- Wooden doors
- Wooden door jambs

Offices also contained evidence of rising dampness to interior walls in offices as well as water damage to plaster and paint work to offices.

Cont. Pg. 2

**INSPECTION REPORT****OUT BUILDINGS:**

One (1) sleeping room - brick under corrugated iron

- Dry rot to facial boards and eave ends
- White ant activity to door jambs

One (1) sleeping room - brick under tiles

- Dry rot to eaves and facial boards

One (1) sleeping room and toilet - brick under tiles

- Dry rot to facial boards and eave ends
- White ants to door jambs of toilet

**EXTERNAL INSPECTION:**

- Scattered dry rot to window frames
- Scattered dry rot to door jambs
- Scattered dry rot to doors
- Weathering of window frames and door jambs
- Broken gutters / gutters missing / vegetation growing in gutters - this resulting in the cause of dry rot to facial boards and eave ends
- Tiles missing from roof - causing dampness and dry rot to roof trusses.

**INTERNAL INSPECTION:****ROOM 1:**

- White ant activity / damage to wooden skirtings / wooden built in cupboards / wooden built in shelving
- Dampness to walls
- Dry rot to ceilings

**Room 2:**

- Dry rot to ceilings

**Entrance 3:**

- Dry rot to door jamb

**Room 4:**

- White ant to skirtings

**Room 5: (toilets)**

- White ants to doors

**Room 6:**

- White ants to front door jambs / skirtings
- Dampness to walls

**Room 7:**

- White ants to door jambs

**Room 8:**

- White ants to door jambs

**Entrance 9:**

- No problems

**Room 10: (printing room)**

- White ants to door jambs

Cont. Pg. 3



Room 11:

- White ants to built in shelving
- Dampness to walls

Room 12:

- Dampness to walls
- Dry rot to ceilings
- White ants to built in shelving and skirtings

Room 13:

- Heavy dampness to walls
- White ants to built in shelving

Room 14:

- Dampness to ceilings
- White ants to skirtings

Room 15:

- Dampness to walls
- Dry rot and damage to ceilings
- White ants to skirtings and shelving

Entrance 17:

- Dry rot to door jambs
- White ants to door jambs

Room 18:

- Dry rot to door jambs
- White ants to door jambs

Rooms 19 & 20:

- No problems

Entrance 21:

- White ants to door jambs

Room 22: (toilet)

- White ants to door jambs

Room 23: (toilets)

- Dry rot to door jambs

Room 24:

- Dampness to walls
- White ants to wood flooring (flooring broken)
- Dry rot to wood flooring
- White ants to joists

Room 25:

- White ants to skirtings and inner door jambs

Room 26:

- White ants to Cupboards / shelving / skirtings / built in cupboards

Room 27:

- Dry rot and damage to ceilings
- White ants to picture rails / built in cupboards / built in shelving / door jambs

**Room 28:**

- White ants to built in cupboards / shelving / skirtings
- Dry rot to ceilings

**Female toilets:**

- White ants to toilet cubicles door jambs
- Dampness to walls
- Dry rot to passage ceiling to entrance to toilets

**Male toilets:**

- White ants to toilet cubicles door jambs

**RECOMMENDATIONS:**

- Strip and remove all timber containing dry rot that is structurally unsound
- Strip and remove built-in in wooden fixtures that contain termite damage that is structurally unsound
- Re-brace roof trusses that have evidence of dry rot
- Strip and remove structurally unsound pillars / roof trusses / to auxiliary roof covering passageways due to dry rot

**METHOD OF TREATMENT**

- Drill and inject and high pressure treatment of sub-terranean termites
1. To drill total area of buildings, this is done by drilling along the internal walls of all offices at intervals of between 450-600mm to a depth of 450mm using a 12x450mm drill core. A registered termiticide namely Dominion 350SC registration number L9576 of act 36 of 1947 of Department of Agriculture, Forestry and Fisheries and in conjunction with South African Nation Standards (SANS10204) will be pumped into the drilled holes under motorized high pressure at a flow rate of 61 litres per minute. All holes will be sealed with mortar.
  2. The areas containing hollow voids (sub-floor) will be high pressure sprayed using the same termiticide to point of run off.

SCHEDULED WORK: 5 DAYS

GUARANTEE: 5 YEARS

PRICE: **R67993.75 INCL. VAT**

If you require any further information please contact our offices.

Kind Regards

Mark Gray  
Director  
19/10/2020