

NGJ Hayter Pr Tech Eng
Structural Engineering Technologist

Our ref: Properties
Your ref:

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22 September 2011

Mr Graham Mills
27 Blackburrow Road
Hayfields
Pietermaritzburg

dear Mr Mills

Structural report: 27 Blackburrow Road, Hayfields, Pietermaritzburg

I hereby confirm that I carried out a visual inspection of the original shale residence at the above site on 11 August 2011. This inspection was to assess the structural integrity of the building, and I report as follows:

The structure at the front or North-East facing verandah was found to be in an unstable and dangerous condition. In my opinion there is the likelihood that it could collapse at any time, and should be demolished in its entirety as soon as practically possible. The verandah floor has also sagged appreciably, possibly as a result of the failure of the retaining wall supporting the fill beneath the floor, evidenced by leaning of the balustrade walling on the verandah.

The concrete lintels over the openings in the main dwelling North-East elevation showed signs of severe distress due to excessive movement and settlement of the walls, which may be attributed to foundation failure.

The North-West facing gable wall of the main dwelling showed severe outward bulging which I also attribute to foundation failure. It is my understanding that the small building adjacent to this wall is to be demolished. My concern here is that this will result in total failure of the gable wall as this addition is at present providing lateral support to the gable wall.

The remaining walls are generally in a satisfactory condition.

The roof sheeting on both the main dwelling and the verandah are in very poor condition and a large percentage of the roof fixings have failed, resulting in the sheets being vulnerable to wind uplift. The reason for the fixing failures could be attributed to corrosion of the fixings or rotting of the timber purlins. There is also evidence of severe roof leaks shown by staining of the ceilings.

The roof trusses, timber window frames, doors and timber flooring were not structurally checked. They should be checked by an entomologist as well, as these may well be in poor condition given their age.

In conclusion, it is my opinion that it is not economically viable to repair this building and approval should be sought for demolition.

Yours faithfully

A handwritten signature in black ink, appearing to read 'NGJ Hayter', written in a cursive style.

NGJ Hayter
Pr Tech Eng 8870162

Proprietor: NGJ Hayter Pr Tech Eng MSAICE MIPET IMSAISC