



12 October 2022

Project No: SE22121L

DEAR SIR/MADAM

STRUCTURAL REPORT FOR 32 IMESON ROAD, MORNINGSIDE, DURBAN

This is to confirm that Soni Engineers have been appointed to undertake the inspection of the structures at the above-mentioned property.

The inspection is a visual inspection, at the time of inspection there where no plans provided regarding past or future developments.

The site is situated on Imeson Road which is in the Morningside suburb of the greater Berea. The property is above road level and has a single storey main residential structure and a subterranean garage structure on the road side. The main building is a single storey brick and mortar structure. It has a timber roof and timber floors internally.

We have visited the site and have completed an inspection of the structures. We have the following to report:

1. As is the condition in many portions of the greater Berea, borer is an issue on the site. A report by an entomologist should be conducted to confirm this. But there is clear evidence on site regarding borer already affecting the timber floors and rafter.
2. Due to the borer compromising the integrity of the rafters the roof structure is not sound from a structural aspect.
3. The main residence has wooden floors, these have been compromised due to borer and need to be replaced for the main portions.
4. The residence has gone through various internal changes since initial build and the structure has presented with cracks in multiple areas internally. This in our opinion is the result of the changes and the foundations being overloaded in localised areas with point loads.

Given the above we find the structure in an extremely poor state and recommend that it be demolished and rebuilt to accommodate any future development.

We trust that the above meets with your immediate requirements regarding the matter.

Thank you

Yours Faithfully

YACOOB SONI

Director

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