



PEST MAN

SAFE PEST CONTROL SOLUTIONS

PEST MAN (PTY) LTD
PO BOX 50903, MUSGRAVE, 4062
TEL: 031 220 2101 CELL: 061 442 3178
EMAIL: ADMIN@PESTMAN.CO.ZA

Qualified Inspector for Termites and Wood Destroying Organisms Government Registration No: P35532

INSPECTION REPORT

Date: 13 January 2023

Report No: 284PER/23

Address:

MLB
284 Percy Osborne Road
Morningside

Instructed By:

Raj Maharajh Associates Architects

Type of Building:

Double storey brick under pitched tile

Type of Roof Timber and Infestation:

Oregon Pine
Cryptotermes Brevis infestation in approximately 30% of roof timbers of all four roofs.
Dry rot damage in all four roofs with visible structural damage to ceiling timbers at the top floor passage in the Southern wing of the building.
No access to the main hall roof but visible water and wood borer damage to the timbers.

Eaves:

Painted
Cryptotermes Brevis infestation extending from the internal rafters
Wood rot visible on the Eastern and Northern sides of the building with broken rafters at the North-Eastern corner of the building.

Floors and Skirtings:

Carpeted, concrete, varnished and laminated
Cryptotermes Brevis infestation in Southern wing of the building
Subterranean termite infestation in subfloor

Joinery:

Doors - painted
Windows - painted
Built-in Cupboards - painted and melamine
Cryptotermes Brevis infestation in window frames, doors, door frames, wooden panels, and built-in cupboards in all areas of the building.
Subterranean termite damage in window frames in the Southern wing of the building.

General.

Subterranean termite activity against the outside of the building on the Western side