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INSPECTION REPORT AT 120 KENNETH KAUNDA ROAD , NORTHWAY , DURBAN NORTH

Terms of reference

I have been engaged by Mambha Hardware Prop LTD to conduct an inspection of the structure at 120 Kenneth Kaunda Road , Northway, Durban North

Date of inspection: 23rd August 2023

Observations and comments

Ground Floor

After inspecting the ground floor several severe structural cracks were noticed . These cracks range from 2mm wide to 5mm and run from 500mm to 1500mm long.

Front Far Right Room :



In this room three structural cracks were noticed. As this is a corner room with two external walls, two of the cracks were noticed on external walls and one on an internal wall. These cracks are severe with a width of 2 mm to 5 mm and running the length of 500 mm to 1000 mm. The locations of these cracks led me to believe that they are not purely simple settlement cracks.

Front Middle Room :



This is the room that partially supports the first floor. Within this room another two cracks were noticed. This ranged from 2 mm to 4 mm wide and runs the length of 500 mm to 1500 mm. The greatest concern of this is that these walls partially

support the first floor and seeing them compromised explains some of the reasoning behind the first floor being compromised.

Rear Far Right Room :



In this room another structural cracks was noticed. The location of this is an internal wall. This is the staircase adjoining wall. This crack has a width of 3 mm and runs the length of 600 mm .

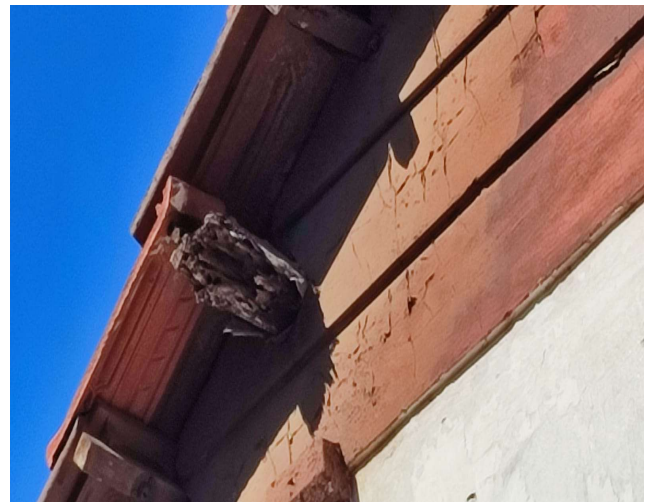
First Floor



The supports to the first floor have been severely damaged. The current floor is unstable and will need to be removed before any loading or occupation can occur. This is a hazard as many of the support beams and rafters have been damaged.

Roof

The roof has been severely compromised from rot and damage. The current structure is un salvageable. There are cracks running up the gable and at points the roof has pulled away from the brickwork. This has led to water damage. The rafters also shows signs of deflection and torsional movement. The roof appears to have been repaired at some time however this is not an option anymore due to the severe damage and rot it has sustained.



Ground Floor Slab

Movement and settlement cracks were also noticed around the perimeter of the entire building. These cracks, however not an issue now may pose a problem in the future .



Conclusion

In conclusion the building appears not to be structurally stable. The cracks point to a deeper structural problem with regards to the building. The first floor and roof are also compromised. Although repair work can be done in some areas, the roof and first floor are unsavable and the work that needs to be done to rectify the structural problems to the walls will lead to most of the existing structure being demolished.

A handwritten signature in blue ink that reads "SA Habib". The signature is written in a cursive style.

SA Habib Pr.Tech Eng
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