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2013/10/15

138 PARK ROAD – REDHILL DURBAN

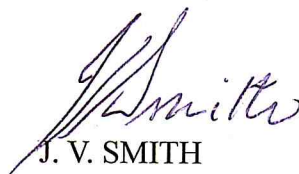
At the request of the new owner of this property we were asked to carry out a structural inspection of the existing residence on 2013/10/14.

There are several items of concern making this residence uninhabitable.

- 1) Settlement of the front of the house has caused severe cracking of the supporting brickwork which is only a single skin making underpinning virtually impossible.
- 2) The corrugated sheeting on the walls are badly corroded and need replacement.
- 3) The roof sheeting is leaking in several places
- 4) All the window frames are full of borer and wood-rot
- 5) The timber flooring is also full of borer and is collapsing in places
- 6) The internal walls are of dry-wall construction. When pressed it is obvious the supporting timber framework has been affected by wood-rot and borer. An electrical fire within the walls would use the walls as chimneys and the roof would collapse within minutes.

Taking into account all the above we have no hesitation in recommending the demolishing of this dwelling.

Yours faithfully


J. V. SMITH
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