

Typical report

Date:

Subject:

Prepared by:

Contact information:

Introduction:

This report presents the findings of a comprehensive inspection conducted on (property address) on (date of inspection). The purpose of this inspection was to assess the overall conduction of the property, identify any structural or safety issues, and provide recommendations for remedial actions where necessary

Findings

1. Structural Assessment:

- We observed signs of foundation settlement in the southeast corner of the building, with visible cracks in the exterior brickwork
- The roof structure shows signs of water damage and deteriorating roof shingles, particularly on the western side of the property.

2. Electrical System

- The electrical panel was outdated and showed signs of corrosion. Upgrading to a modern panel is recommended to ensure safety and compliance with current codes.

3. Plumbing System

- The plumbing system display leaks in several areas, particularly around the kitchen and bathrooms. Immediate repairs are required to prevent water damage.

4. HVAC System

- The HVAC system exhibited poor performance, with uneven heating and cooling throughout the property. A thorough inspection and possible replacement of the system are recommended

Recommended for remedial action:

1. Foundation repair:

- Consult with the structural engineer to assess and repair the foundation settlement issues.
- Conduct waterproofing measures to prevent further damage.

2. Roof Replacement

- Replace damaged roof shingles and address any underlying structural issues.
- Improve roof drainage to prevent water accumulation.

3. Electrical Upgrades

- Install a new electrical panel to ensure safety and compliance with current standards
- Conduct a full electrical inspection to identify and address any wiring issues.

4. Plumbing repairs

- Fix leaks in the plumbing system and ensure proper drainage.
- Consider upgrading plumbing fixtures for improved efficiency.

5. HVAC System Replacement

- Replace the HVAC system with a more energy-efficient and reliable unit.
- Conduct regular Maintenance to ensure optimal performance.

Overall Conditions of the Property



KOUGA
LOCAL GOVERNMENT
LOCAL GOVERNMENT THROUGH SERVICE EXCELLENCE

Cape St Francis
Gannook Valley
Hantony
Humandorp
Jeffreys Bay
Cyster Bay
Palmair
St Francis Bay
St Francis Links

16 Woltemade Street
Jeffreys Bay
65130
P.O. Box 31
Jeffreys Bay
65130
Tel: 042 300 2200
jeffreys@kouga.gov.za

18 Aerial Road
St Francis Bay
65112
P.O. Box 107
St Francis Bay
65112
jeffreys@kouga.gov.za
Tel: 042 300 2200

**PLANNING & DEVELOPMENT
BUILDING CONTROL, COMPLIANCE & OUTDOOR ADVERTISING**

BUILDING CONTROL AMNESTY WORKFLOW PROCESS/WORK FLOW

01 JULY - 31 DECEMBER 2024

