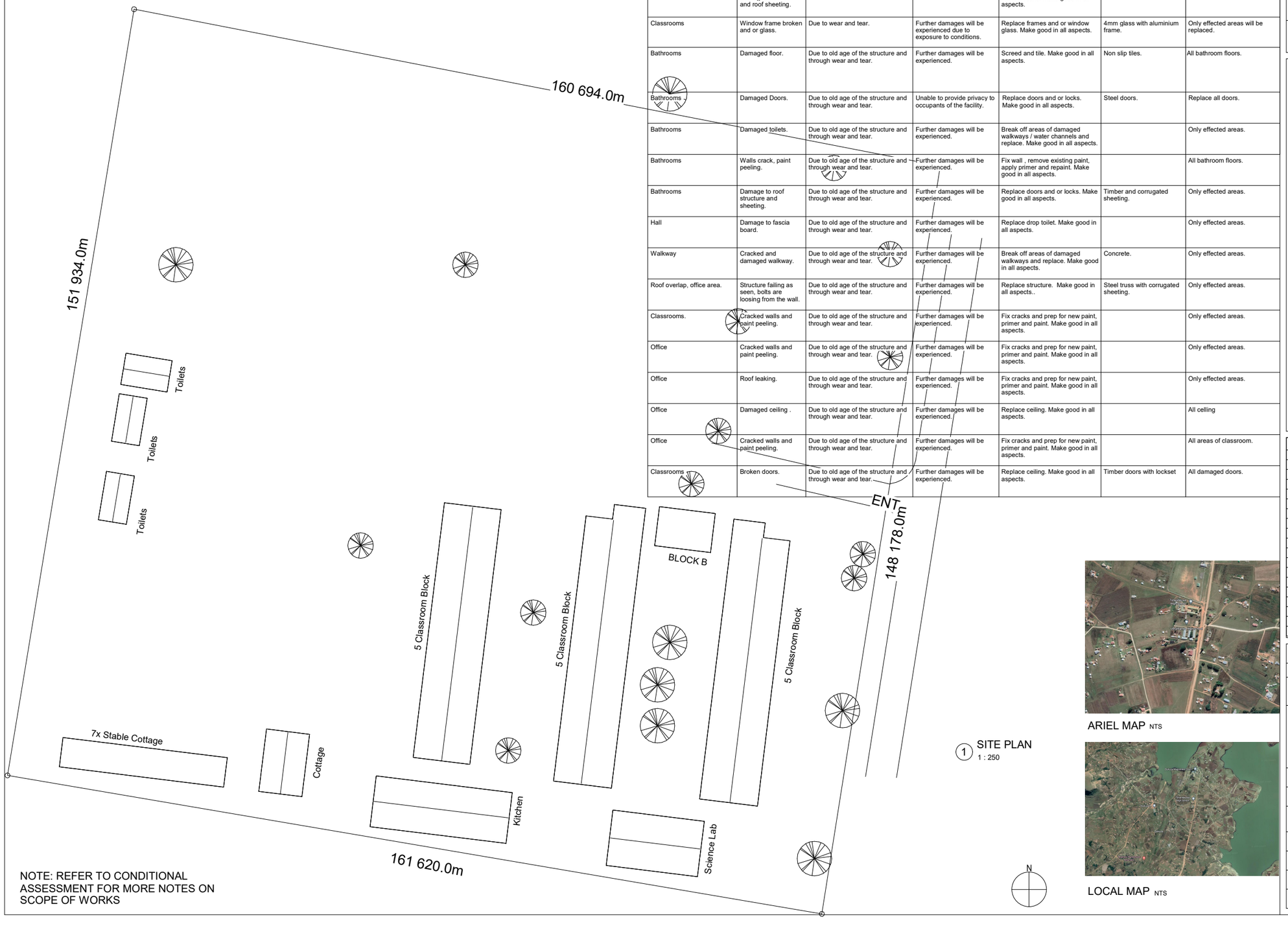
ARCHITECTURAL ASSESSMENT

ROOFS: ERADICATION OF ASBESTOS FROM ALL THE ROOFS UNDER A RISK MANAGEMENT PROCESS BY A ASBESTOS REMOVAL SPECIALIST.

Location	Detailed Findings and Recommendations					
Name of Area / Location	**Detailed Finding**	**Cause (or Most Likely Cause)**	**Impact if not remedied**	**Proposed Remedial Measure**	**Proposed Specification**	**Assumptions / Comments**
Classrooms	Cracked walls, weakened structure, Damaged trusses and roof sheeting.	Damaged due to an accident, where truck drove through.	Further damages will be experienced.	Fix walls; Replace damaged timber, Add Fascia and gutters. Fix roof leaks. Make good in all aspects.		Only effected areas will be replaced.
Classrooms	Window frame broken and or glass.	Due to wear and tear.	Further damages will be experienced due to exposure to conditions.	Replace frames and or window glass. Make good in all aspects.	4mm glass with aluminium frame.	Only effected areas will be replaced.
Bathrooms	Damaged floor.	Due to old age of the structure and through wear and tear.	Further damages will be experienced.	Screed and tile. Make good in all aspects.	Non slip tiles.	All bathroom floors.
Bathrooms	Damaged Doors.	Due to old age of the structure and through wear and tear.	Unable to provide privacy to occupants of the facility.	Replace doors and or locks. Make good in all aspects.	Steel doors.	Replace all doors.
Bathrooms	Damaged toilets.	Due to old age of the structure and through wear and tear.	Further damages will be experienced.	Break off areas of damaged walkways / water channels and replace. Make good in all aspects.		Only effected areas.
Bathrooms	Walls crack, paint peeling.	Due to old age of the structure and through wear and tear.	Further damages will be experienced.	Fix wall , remove existing paint, apply primer and repaint. Make good in all aspects.		All bathroom floors.
Bathrooms	Damage to roof structure and sheeting.	Due to old age of the structure and through wear and tear.	Further damages will be experienced.	Replace doors and or locks. Make good in all aspects.	Timber and corrugated sheeting.	Only effected areas.
Hall	Damage to fascia board.	Due to old age of the structure and through wear and tear.	Further damages will be experienced.	Replace drop toilet. Make good in all aspects.		Only effected areas.
Walkway	Cracked and damaged walkway.	Due to old age of the structure and through wear and tear.	Further damages will be experienced.	Break off areas of damaged walkways and replace. Make good in all aspects.	Concrete.	Only effected areas.
Roof overlap, office area.	Structure failing as seen, bolts are loosing from the wall.	Due to old age of the structure and through wear and tear.	Further damages will be experienced.	Replace structure. Make good in all aspects..	Steel truss with corrugated sheeting.	Only effected areas.
Classrooms.	Cracked walls and paint peeling.	Due to old age of the structure and through wear and tear.	Further damages will be experienced.	Fix cracks and prep for new paint, primer and paint. Make good in all aspects.		Only effected areas.
Office	Cracked walls and paint peeling.	Due to old age of the structure and through wear and tear.	Further damages will be experienced.	Fix cracks and prep for new paint, primer and paint. Make good in all aspects.		Only effected areas.
Office	Roof leaking.	Due to old age of the structure and through wear and tear.	Further damages will be experienced.	Fix cracks and prep for new paint, primer and paint. Make good in all aspects.		Only effected areas.
Office	Damaged ceiling .	Due to old age of the structure and through wear and tear.	Further damages will be experienced.	Replace ceiling. Make good in all aspects.		All celling
Office	Cracked walls and paint peeling.	Due to old age of the structure and through wear and tear.	Further damages will be experienced.	Fix cracks and prep for new paint, primer and paint. Make good in all aspects.		All areas of classroom.
Classrooms	Broken doors.	Due to old age of the structure and through wear and tear.	Further damages will be experienced.	Replace ceiling. Make good in all aspects.	Timber doors with lockset	All damaged doors.



NOTE: REFER TO CONDITIONAL ASSESSMENT FOR MORE NOTES ON SCOPE OF WORKS

1 SITE PLAN
1 : 250

ARIEL MAP NTS

LOCAL MAP NTS

No.	Description	Date

owner's signature:

engineer's signature:

architects signature: SACAP Reg. No.: ST2196

ARCHICON

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project name: UKHAHLAMBA HIGH SCHOOL

drawing: SITE DEVELOPMENT PLAN

Project number	UHS-SDP-02
Date	2022/11/18
Drawn by	SEM
Checked by	IP
Scale	1 : 250

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