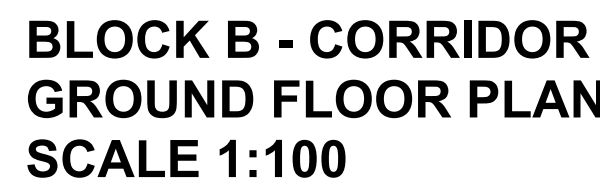




1. Gutters and downpipes are damaged, remove existing and install new to match existing on site or as per later detail. REFER TO TYPICAL DETAILS.
2. Corrosion to window frames, sand off as much rust as possible, apply rust inhibiting primer to restore the steel, prime and paint. Where it is not possible, to be replaced with new to match existing. REFER TO TYPICAL DETAILS.
3. Ceilings to underside of entire roof overhang is water damaged - remove and replace with new including skimming and painting and corners. REFER TO TYPICAL CEILING DETAILS.
4. Concrete staircases are damaged - refer to Structural Engineer's report for repairs.
5. Some of the structural wire window glazing is cracked - replace with new to match.
6. Barge and fascia boards are damaged - remove and replace with new. REFER TO TYPICAL DETAILS.
7. Some of the obscure and normal window glazing is cracked - replace with new to match.
8. Cracks noted on internal walls, refer to Structural Engineer's report for repair. Once repair work is done, prime and repaint. REFER TO TYPICAL DETAILS.
9. Corrosion to the structural steel girders as much rust as possible, apply rust inhibiting primer to restore the steel, prime and paint. Where it cannot be restored, to be replaced with new to match existing. REFER TO TYPICAL DETAILS.
10. External paintwork in a poor condition, rub down walls, prime and repaint. REFER TO TYPICAL DETAILS.
11. Internal paintwork is in a poor condition - recommend rubbing down, priming & repainting. REFER TO TYPICAL DETAILS.
12. The ceilings are in a poor condition - recommend removing and replacing with new. REFER TO TYPICAL DETAILS.
13. Internal vinyl floor finishes in a poor condition, remove and replace with new, including skirting. REFER TO TYPICAL VINYL FLOOR FINISHES DETAILS.
14. Roof sheeting to be repaired for any corrosion and water leaks and to be repaired or replaced.
15. External brickwork portions to be pressure cleaned.
16. No access into some parts of the block for assessment.

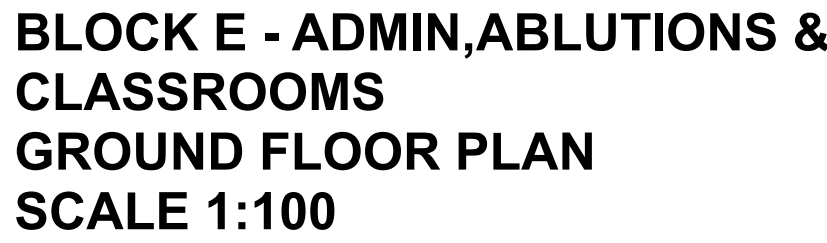


1. Damaged plumbing to be repaired or replaced



- BLOCK C - CLASSROOMS: Scope of Work**

1. Some of the internal paintwork is in a poor condition - recommend rubbing down, priming & repainting. REFER TO TYPICAL DETAILS.
2. The ceilings are in a poor condition - recommend removing and replacing. REFER TO TYPICAL DETAILS.
3. Internal vinyl floor finishes in a poor condition, remove and replace with new. REFER TO TYPICAL VINYL FLOOR FINISHES DETAIL.
4. Roof sheeting to be checked for any corrosion and water leaks and to be repaired or replaced.
5. Gutters and downpipes are damaged, install new. REFER TO TYPICAL DETAILS.
6. Corrosion to window frames, sand off as much rust as possible, apply rust inhibiting primer and repaint. REFER TO TYPICAL DETAILS.
7. Barge and fascia boards to be rubbed down, primed and repainted. REFER TO TYPICAL DETAILS.
8. Corrosion to burglar bars / guards, sand off as much rust as possible, apply rust inhibiting primer and repaint. REFER TO TYPICAL DETAILS.
9. Water damage to ceilings, remove all affected panels and cornices and replace with new to match, including skimming and painting. Roof sheeting and trusses to be inspected for leaks / damage and to be repaired or replaced. REFER TO TYPICAL DETAILS.



- |                                |
|--------------------------------|
| <b>WINDOW SCHEDULE:</b>        |
| <b>T1: W:900mm x H:1800mm</b>  |
| <b>T2: W:900mm x H:1000mm</b>  |
| <b>T3: W:1200mm x H:1500mm</b> |

- BLOCK E - CLASSROOMS: Scope of Works**

1. The internal paintwork is in a poor condition - recommend rubbing down, priming & repainting. REFER TO TYPICAL DETAILS.
2. The ceilings are in a poor condition - recommend removing and replacing with new. REFER TO TYPICAL DETAILS.
3. Internal vinyl floor finishes in a poor condition, remove and replace with new, including skirtings. REFER TO TYPICAL VINYL FLOOR FINISHES DETAILS.
4. Roof slating to be checked for any corrosion and water leaks and to be repaired or replaced.
5. Gutters and downpipes are damaged, install new. REFER TO TYPICAL DETAILS.
6. Corrosion to window frames, sand off as much rust as possible, apply rust inhibiting primer and repaint. REFER TO TYPICAL DETAILS.
7. Barge and fascia boards to be rubbed down, primed and repainted. REFER TO TYPICAL DETAILS.
8. Corrosion to burglar bars / guards, sand off as much rust as possible, apply rust inhibiting primer and repaint. REFER TO TYPICAL DETAILS.



- BLOCK O - CARPORTS: Scope of Work**

- REFER TO STRUCTURAL ENGINEER'S REPORT.



- BLOCK T - CARPORTS: Scope of Works**

1. 2 x double entrance gates are corroded and damaged, remove and replace with new to match.
2. Steel support member and wall cladding are corroded - refer to Engineer's report for repair work.



- NOTES:**
1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies are to be reported to the office of the Architect.
  2. Partial Service: Any discrepancies with site or other information is to be advised to the Architect and direction or approval is to be sought before the implementation of the detail.
  3. Do not scale this drawing.
  4. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect.

[illegible]

Architect :

Name :

Signature :

Client :

Name :

Signature :



DBSA  
DEVELOPMENT BANK OF SOUTHERN AFRICA

**Project:**

## CONDITION ASSESSMENT HTS WELKOM SCHOOL

**EXISTING BUILDINGS  
REFURBISHMENT SCOPE OF WORKS**

---

ISENZEKO ENGINEERING A0

Scale/s: AS

---

FO

Drawing Number:

Revision