

# INSPECTION REPORT

Of an Immovable Property, namely:



**ERF 2283,  
PEARLESS PARK EAST,  
KRAAIFONTEIN,  
WESTERN CAPE PROVINCE**

**Inspection Carried Out: 30<sup>TH</sup> of November 2024**

Inspection Report prepared by:

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**Services Offered by SA Valuations:**

10 Year Maintenance Plans – Sectional Titles  
Valuation of Businesses / Companies  
Valuation of Immovable Property  
Valuation of Movable Property  
Property Inspections



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### BOUNDARY WALLS AND GROUNDS

General repairs and cleaning will uplift this space. The walls are generally secure.

1. All the walls will need to be treated and decorated to refresh / upliftment.
2. The gates are generally functional but will require repairs and decoration.
3. The grounds can be cleaned up to refresh.



Wear seen on gates and walls.



General condition of grounds.

### SUPERSTRUCTURE

Both buildings have seen a lack of maintenance for a lengthy period of time. Complete restoration is required to the walls, windows, eaves, fascia boards and gutters.

1. Multiple settlement and plaster cracks with various areas of exposed brick work, raw plaster work, unfinished plumbing etc. is noted on both buildings. These will all need to be repaired, brick up and plaster, metal stitching as needed on various surfaces.



2. All the walls and raw plaster will need to be high pressure cleaned and primed prior decoration on both buildings.



General condition of church building.



General condition of residential building.

3. Multiple windowpanes are broken with corrosion seen on the windows and repairs needed to the majority to function with ease. All the glazing will need to be replaced, the windows repaired and corrosion treated prior decoration.







General condition of windows.

4. The eaves and fascia boards on both buildings show excessive wear, damages in some cases and rot in others. The rotten fascia boards will need to be replaced, damaged eaves repaired and all treated and decorated.



General condition of eaves and fascia boards.

5. The asbestos gutters on the residential areas show excessive wear, these areas would need to be cleaned and sealed to joins. Various downpipes have been dislodged, these will need to be replaced.
6. The gutters on the church have dislodged, these will need to be replaced.



Examples of broken downpipes.



No gutter on church.

## ROOFS

Both roofs have suffered excessive wear and damage due to a lack of maintenance.

The flat roof on the church is asbestos sheeting, this is sagging to the degree of concern, the asbestos is of age and shows multiple repairs. A concern is that there is no access to the bearing beams and therefore the condition cannot be established.

The pitched roof covered with a cement tile on the residential area can be restored but will need excessive work. Here, cement caulking, cleaning of algae, repairs and replacement on the roof tiles are needed.



## CHURCH

1. Here, the asbestos roof sheets show multiple repairs and sagging. One can continue to repair; however, I do not feel this will be cost effective and replacement with metal sheeting is a solution.
2. Once the sheeting is lifted, the bearing beams can be expected and either levelled, additional supports installed or replaced as needed. This is a hidden cost.



General condition with multiple repairs.



Bowing seen on roof.



## RESIDENTIAL

1. Replace all cracked and chipped tiles and cement caulking on the ridge capping, this will ensure that all areas are watertight.
2. A build-up of algae is noted and this will need to be high pressure cleaned.



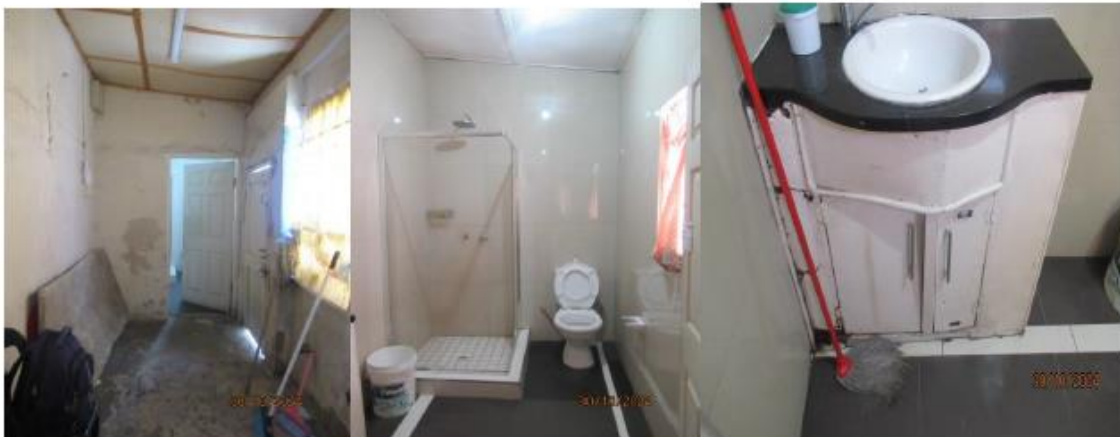
Roof showing strong level lines with excessive wear.

## INTERIOR CHURCH

All areas show wear, the bathrooms and offices are generally fit for use. A concern is the ceiling on the church and rising damp.

### BATHROOM AND OFFICES

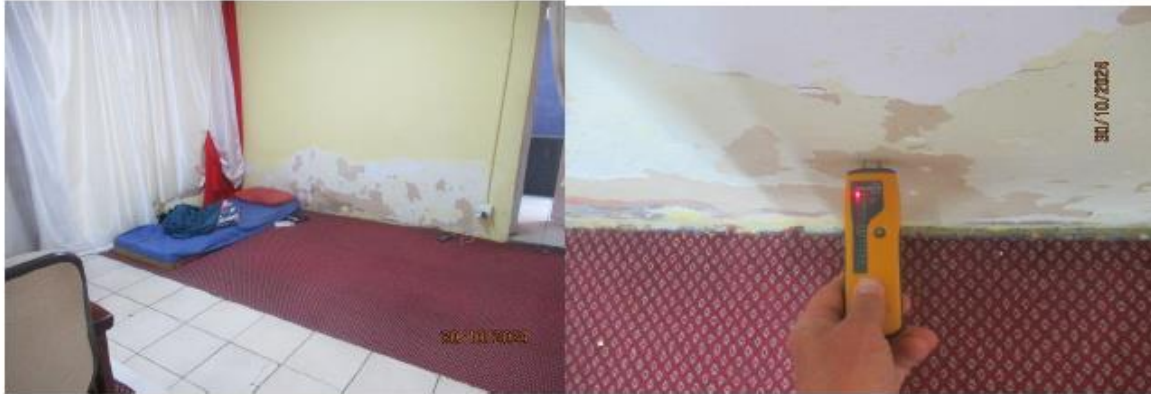
1. Replace vanity unit in bathroom due to water damage.
2. Treat and decorate all walls, ceilings, windows and doors.



General condition of spaces.

## COMUNIAL HALL

1. Rising damp is noted in the North-East corner of the church. This will need to be repaired by a specialist.
2. The ceiling of the church is bowing extensively and I suspect this is a hazard as it can dislodge due to the severity of the condition. I suspect the ceiling boards have pulled loose from the bracing or the bracing broke loose from the trusses, I suspect the bowing of the roof is also contributing to this effect. Either way it will need to be replaced. I do not suggest activity in this area until the ceiling is secured or replaced.



Area of rising damp with high moisture.



Ceiling bowing extensively.



## RESIDENTIAL AREA

The property has seen little to no maintenance and will require total restoration, various areas show high moisture, impact and excessive wear. All but one of the rooms were not available and only the common areas and one room could be inspected. Arrangements were made with Pastor Tychique prior to onsite inspection but unfortunately, the areas were not accessible on the day as the person meeting me did not know about the arrangement or inspection.

### ENTRANCE

1. The wooden floors show wear and have not been treated for many years. This will need to be sanded and sealed.
2. The walls, ceilings, doors and windows all show excessive wear, they will require treatment and decoration.



General condition of space.

### ROOMS

Five rooms were not available for inspection, I suspect they all have a common trend judging by the one room that could be inspected. I have allocated a costing to each room in the recommended and repairs section.

### FIRST BEDROOM

This space has not seen maintenance, all surfaces are due for restoration.

1. The floors show excessive wear, sanding and sealing is required with repairs.
2. The walls, ceilings, doors and windows all show excessive wear, dirt and debris. They will all need to be treated and decorated.



General condition of space.

### KITCHEN

This space has not seen maintenance, all the surfaces are due for restoration.

1. There is a hole on the floor and the floor shows excessive wear. The hole will need to be repaired and the floor sanded and sealed.
2. All the walls, ceilings, doors and windows show excessive wear and a lack of maintenance. They will all need to be treated and decorated.
3. The built-in cupboard units are in a poor state, I suspect the cupboards could possibly be restored, however the countertops will need to be replaced due to water damage.



Hole on floor and condition of floor.



Condition of built-in cupboard units.



## STAIRCASE AND BATHROOMS

These spaces have not seen maintenance, all the surfaces are due for restoration.

1. The wooden floors show excessive wear and they can be sanded and sealed. The concrete stairs can be cleaned and decorated.
2. Impact damage is noted on the ceiling above the staircase, this can be repaired, treated and decorated.
3. Excessive wear, debris and dirt is noted on the walls, doors and windows. All these areas will need to be treated and decorated.



Damage on ceiling and general condition of space.

4. The bathrooms show wear, the walls and ceilings will need to be treated and decorated.
5. The first bathroom shower rose needs replaced with rails and a curtain installed.
6. The second bathrooms shower is functional but requires rail and curtain.
7. No allocation for hot water is seen to the showers.



First bathroom.

Second bathroom.