

Condition Report

Staff Quarters – House Andre Olivier Durbanville Quadriplegic Centre
Prepared on 7 April 2026

Property	Single-storey staff quarters, approximately 6.6 m × 9.7 m, comprising three bedrooms, bathroom, kitchen and lounge.
Primary defect	Localized floor settlement of about 50 mm in one bedroom, with associated cracking to adjacent walls and one internal wall.
Scope basis	Assessment based on the written notes provided and one photograph supplied. Quantities are approximate and must be verified on site before pricing.
Exclusions	Electrical, plumbing, window and door frames, and rainwater goods.



Location of Property

Position of Staff Quarters

1. Instruction and scope

This report records the observed condition of the staff quarters and recommends remedial works to address settlement-related defects, minor cracking and general redecoration. The report specifically excludes electrical work, plumbing work, repairs to window and door frames, and rainwater goods.

The principal concern is differential settlement affecting one bedroom floor and one internal wall. Cosmetic repairs alone will not be satisfactory unless the cause of movement is first addressed.

2. General condition assessment

The house is a three-bedroom small single-storey dwelling with an overall floor area of approximately 64.0 m². Based on the information provided, the building requires general maintenance together with localized structural and fabric repairs.

The most significant defect is settlement of approximately 50 mm to one bedroom floor. The pattern described is consistent with inadequate support to the slab, such as absence of a thickened slab edge, inadequate founding, poorly compacted fill, or a combination of these factors.

Additional minor cracking elsewhere is consistent with slight settlement and normal thermal movement. Once the affected area has been stabilized, these cracks can be repaired together with localized plaster reinstatement and painting.

3. Photo record



Figure 1 - Localized cracking at floor-to-wall junction indicating differential settlement and separation between slab and wall.



Figure 2 - Visible floor cracking extending across the room, suggesting ongoing movement within the slab.



Figure 3 - Localized plaster damage and cracking at low level due to slab movement.

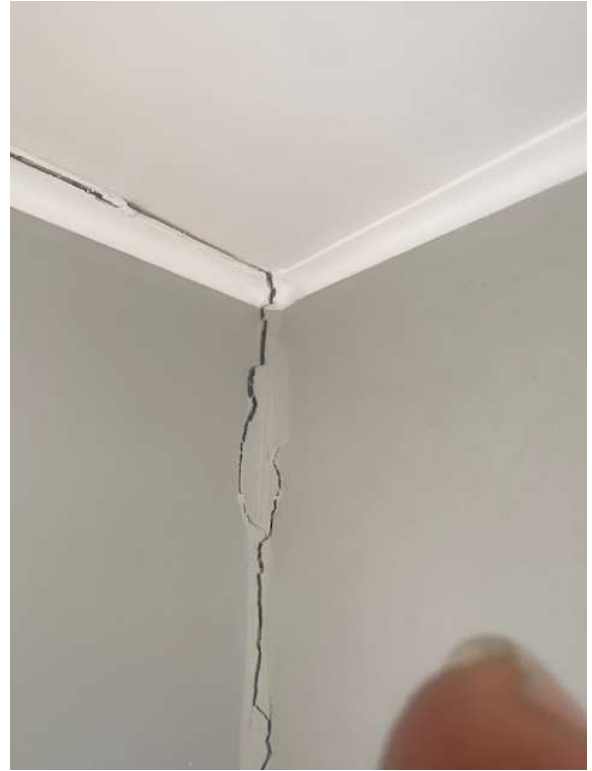


Figure 4 - Gap formation along wall base showing loss of support beneath the floor slab.



Figure 5 - Cracking pattern radiating from a concentrated settlement point within the floor.



Figure 6 - Internal wall cracking aligned with underlying slab movement.



Figure 7 - Surface cracking in floor screed indicative of structural movement rather than shrinkage.



Figure 8 - Wall-to-floor junction failure showing detachment of finishes due to movement.



Figure 9 - Minor cracking to wall surface consistent with secondary movement effects.

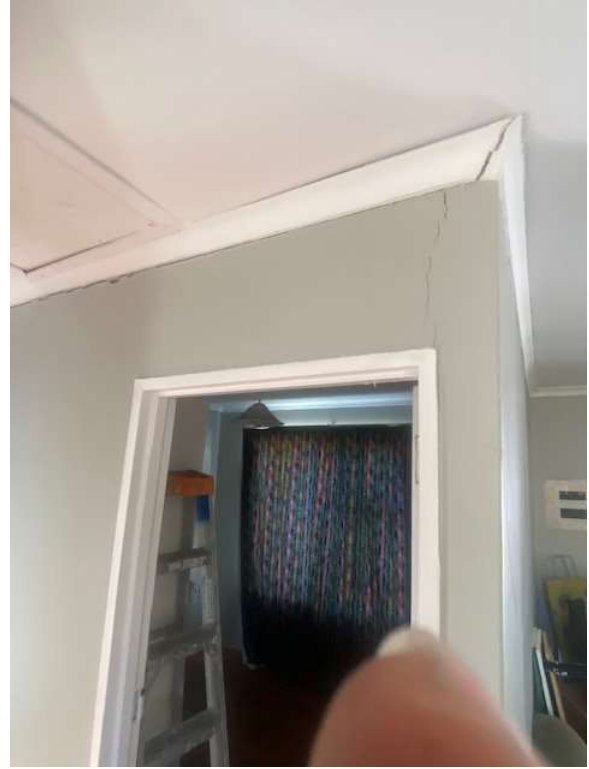


Figure 10 - General view of affected area highlighting extent of settlement-related damage.



Figure 11 - Cracking to internal wall consistent with settlement-induced stress and displacement.



Figure 12 - Separation between skirting and floor finish, indicating vertical movement of the slab.



Figure 13 - Diagonal wall cracking typical of differential settlement near openings.

4. Interpretation of observed defects

The photograph shows a localized crack running through the floor surface at the threshold area, accompanied by separation of the plaster where the wall meets the floor. This indicates movement rather than simple surface shrinkage.

The written notes further indicate that one internal wall is also affected. This suggests that the settlement is not limited to the floor finish alone, but is likely associated with the support conditions beneath the slab and the bearing of the affected wall.

Before commencing permanent repairs, the affected area should be opened up and checked by a competent contractor under the direction of an engineer so that the founding detail, fill condition and depth of sound material can be confirmed.

5. Recommended remedial works

5.1. Preliminary investigation and making good sequence

Take and record floor levels, photograph all notable cracks, and mark crack widths before work starts. Open up the settled bedroom floor along the cracked area to confirm slab thickness, founding detail and the condition of the fill below the slab.

5.2. Bedroom floor settlement

Remove floor finishes in the affected bedroom and break out the locally settled slab section. Excavate all loose or unsuitable fill material until firm support is reached. Rebuild using selected fill compacted in layers, provide a damp-proof membrane, and cast a new reinforced concrete slab tied into the surrounding sound slab with dowel bars.

Where the settlement is associated with the absence of a thickened slab edge or footing, provide a new thickened edge, strip footing or reinforced ground beam to an engineer's detail before recasting the floor. The final repair detail must be based on the condition found after opening up.

5.3. Internal wall affected by settlement

The affected internal wall should be temporarily supported where required, then repaired only after the floor support has been reinstated. Depending on the severity found on opening up, the wall should either be locally rebuilt on a new proper support or stabilized and crack-stitched using stainless steel reinforcement bars bedded in grout at regular vertical intervals.

If the wall is badly displaced, rebuilding the cracked section on the corrected support will be preferable to repeated patch repairs.

5.4. Cracks, plaster and cornices

After structural movement has been addressed, rake out non-structural cracks and repair them with a suitable flexible acrylic crack filler or polymer-modified repair mortar. Hack off all loose or drummy plaster, re-plaster to match adjacent finishes, and reinstate any damaged cornices and skirtings.

5.5. Painting

Prepare all internal and external wall surfaces, including washing down, sanding, spot priming where required, crack filling and final surface preparation. Apply one suitable plaster/alkali-resistant primer where required and then two coats of an approved paint system.

Suitable products would be an approved acrylic PVA or equivalent system from recognized suppliers such as Plascon, Sabre or Prominent. For internal walls, use a quality acrylic PVA finish; for external walls, use an exterior-grade weather-resistant acrylic coating.

5.6. Perimeter hard standing

Provide a continuous hard standing around the full outer perimeter of the house, 1.2 m wide, in either concrete or pavers on a properly compacted base. The surface should fall away from the building at not less than approximately 1:50 so that rain and irrigation water are directed away from the foundations. Provide a movement joint where the new apron abuts the external wall.

6. Approximate measured quantities basis

The following quantities are approximate and are based on the overall house dimensions together with reasonable assumptions for wall height, openings and internal partitions. Final measurement must be verified on site before tendering or construction.

Item	Unit	Approx. quantity
Gross floor area	m ²	64.02
External wall painting area (net of typical openings)	m ²	75.2
Internal wall painting area (approx., net)	m ²	158.7
Affected bedroom floor repair area	m ²	10.0
Approximate hard standing around perimeter, 1.2 m wide	m ²	44.88

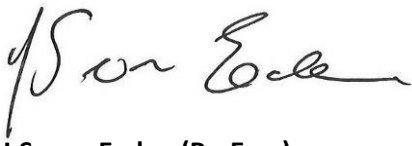
7. Conclusion

The staff quarters are repairable, but the repair strategy must first address the localized settlement to the bedroom floor and affected internal wall. Once the support condition has been corrected, the remaining defects comprise routine crack repairs, plaster reinstatement, redecoration and improved drainage control around the building.

The accompanying bill of quantities provides an approximate measured basis for pricing. Because the extent of the hidden defect cannot be fully confirmed from the notes and single photograph alone, final quantities for slab support repairs should be checked on site after opening up.

We trust that the above will be of value to you and please do not hesitate to contact us, should you require any additional information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'J.S. van Eeden', written in a cursive style.

J.S. van Eeden (Pr. Eng.)

For JVE Consulting Engineers Incorporated

Bill of Quantities					
Item nr	Description	Unit	Qty	Rate	Total
1. Preliminary and floor support repairs					
1.1	Preliminaries, setting out, crack monitoring, protection and site establishment	Sum	1.00	0.00	0.00
1.2	Carefully remove floor finishes and break out settled bedroom floor slab	m ²	10.00	0.00	0.00
1.3	Excavate below settled area to expose suitable founding and remove unsuitable material	m ³	1.50	0.00	0.00
1.4	Supply, place and compact selected fill in layers	m ³	1.00	0.00	0.00
1.5	New reinforced concrete floor slab to repaired bedroom area, including damp-proof membrane and dowel connections	m ²	10.00	0.00	0.00
1.6	New thickened slab edge / strip footing / reinforced ground beam to engineer's detail at affected internal wall	m	3.00	0.00	0.00
1.7	Lift and relay matching floor finish to repaired bedroom	m ²	10.00	0.00	0.00
Subtotal Section 1					0.00
2. Wall stabilisation, crack repairs and plastering					
2.1	Temporary propping and local rebuild / underpinning to affected internal wall	Sum	1.00	0.00	0.00
2.2	Structural crack stitching with stainless steel reinforcement bars and grout	m	12.00	0.00	0.00
2.3	Rake out and fill non-structural cracks with approved flexible filler	m	25.00	0.00	0.00
2.4	Hack off loose plaster and re-plaster to match existing finish	m ²	15.00	0.00	0.00
2.5	Reinstate / retrofit cornices and local trims	m	12.00	0.00	0.00
Subtotal Section 2					0.00
3. Painting					
3.1	Prepare and paint internal walls; make good defects, prime where required and apply 2 coats approved acrylic PVA	m ²	158.70	0.00	0.00
3.2	Prepare and paint external walls; make good defects, prime where required and apply 2 coats approved exterior-grade acrylic coating	m ²	75.24	0.00	0.00
Subtotal Section 3					0.00
4. External drainage improvement					
4.1	Construct 1.2 m wide hard standing around full perimeter in concrete or pavers on compacted subbase	m ²	44.88	0.00	0.00
4.2	Seal movement joint between hard standing and external wall	m	32.60	0.00	0.00
Subtotal Section 4					0.00
5. Provisional item					
5.1	Provisional sum for additional local demolition and rebuilding if hidden defects are exposed during opening up	PS	1.00	0.00	0.00
Subtotal Section 5					0.00
GRAND TOTAL					0.00
Notes: Rates are intentionally set to 0.00 for user / QS input. Quantities are approximate and derived from the Assumptions sheet. Electrical, plumbing, window and door frames, and rainwater goods are excluded.					