



29 EXAMPLE ST, OBSERVATORY

CONDITIONAL SURVEY WITH ESTIMATES



FULL PROPERTY CONDITION AUDIT WITH ESTIMATES

REPORT COMPILED FOR:

Date: 31/10/2023

ATTN: John Doe

29 Example St, Observatory, Cape Town, 7925

REPORT COMPILED BY:

Mercury Property and Project Management

Thomas J. Quinn

BSc Hons Construction Management

078 683 3972

thomasworkmails@gmail.com



DISCLAIMER

This document only includes estimates, Mercury Project and Property Management and its representatives cannot be held to these values. If accurate quotes are required, addition fee will be charged.

SUMMARY

All values including VAT

Area	Estimate
Damp in kitchen corner	R5'000
Cracks in bathroom behind kitchen	R10'000
Ceiling board separation – Kitchen	R3'000
Crack behind fireplace - Main Bedroom	R15'000
Damp and wet corner of ceiling – Main Bedroom	R7'000
Crack in corner – Main Bedroom	R3'000
Repainting - Main Bedroom	R5'000
Damaged and sagging timber board ceiling in living room	R15'000
Damaged ceiling – Study	R3'000
Cracks on passage archway	R5'000
Cracked Plaster – Guest room	R5'000
Cracks along external gable wall and poor waterproofing on gable end capping	R7'500
Tree roots causing damage to structure. Limited damage but needs removal before further damage	R6'000
Resanding and sealing of wooden floors (only required areas)	R25'000
Total Work Required	R114'500
Project Management fee estimate (10%)	R11'450
Contingency estimate (10%)	R11'450
Total	R137'400

BILL OF ITEMS**DAMP IN KITCHEN CORNER**

Waterproofing issue, seems to not be resolved

Leak Detection: R1500

Rewaterproofing: R3500

**CRACKS IN BATHROOM BEHIND KITCHEN**

Possible structural damage from building extension, not evident all over same line

Investigation and repair: R6500

Soft joint installation R3500

CEILING BOARD SEPARATION – KITCHEN

Resealing joints and re-fixing loose components: R3000



CRACK BEHIND FIREPLACE - MAIN BEDROOM

Possibly structural as crack is evident beyond the plaster, this could be a bigger issue if not taken care of. Assumption could be made that the crack was caused by excessive heat from the fireplace, which is the best case as long as the crack doesn't travel into the foundation. New steel members need to be installed to increase tensile strength and replace

Demolition and structural repair: R10'000

Replaster and repaint: R5000





DAMP AND WET CORNER OF CEILING – MAIN BEDROOM

Rewaterproof roof joints: R4000

Repair ceiling and repaint: R3000



CRACK IN CORNER – MAIN BEDROOM

Possibly structural but no evidence on the external wall for structural damage

Open, seal and refinish: R3000



REPAINTING - MAIN BEDROOM

Full repaint required because of damaged elements: R5000

DAMAGED AND SAGGING TIMBER BOARD CEILING IN LIVING ROOM

Replace ceiling with isoboard: R15'000

DAMAGED CEILING – STUDY

Fill and paint, repaint whole ceiling: R3000



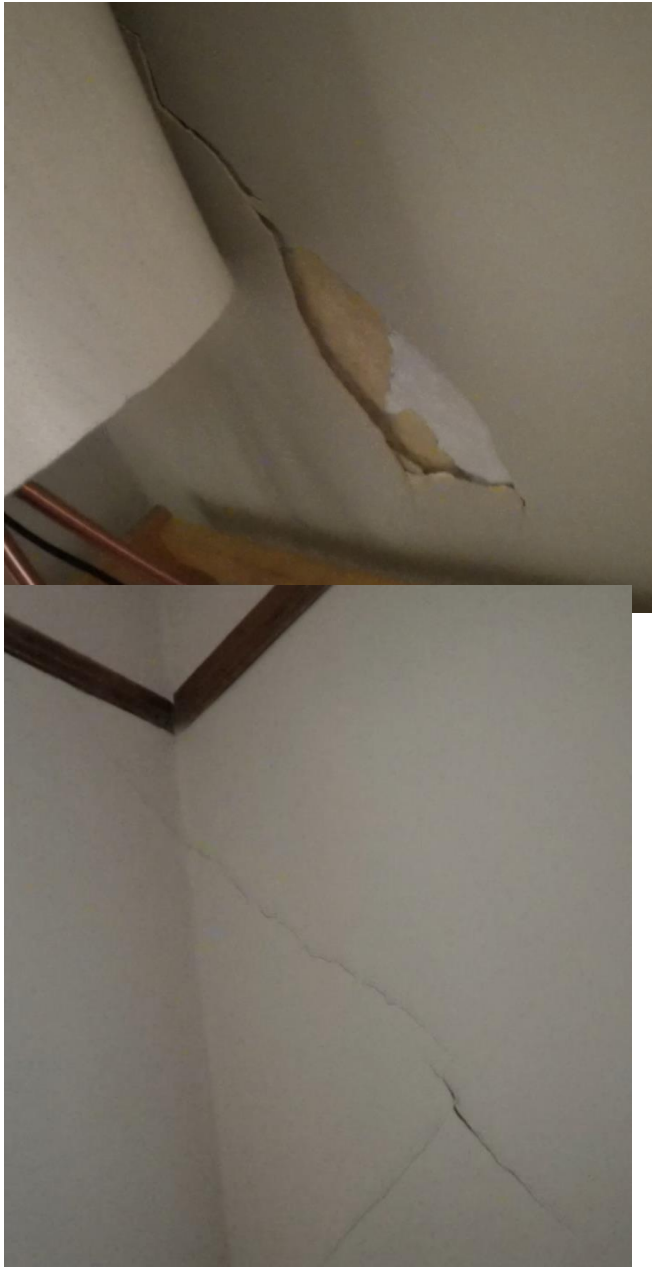
CRACKS ON PASSAGE ARCHWAY

Open and investigate cracks, structural steel embedding repair and repaint: R5000

CRACKED PLASTER – GUEST ROOM

No evidence of cracked wall, moisture and poor surface prep may have led to delamination

Break out loose area, reskim and repaint: R5000



CRACKS ALONG EXTERNAL GABLE WALL AND POOR WATERPROOFING ON GABLE END CAPPING

Evidence of moisture seepage

Break out loose plaster, dampseal, replaster and repaint: R7500



TREE ROOTS CAUSING DAMAGE TO STRUCTURE. LIMITED DAMAGE BUT NEEDS REMOVAL BEFORE FURTHER DAMAGE

Tree and root removal: R5000

Fixing paving: R1000



RESANDING AND SEALING OF WOODEN FLOORS (ONLY REQUIRED AREAS)

R25000