

## Appendix A

**2.5% for every Yes for line item 1, 6, 7, 8, 10, 11, 13, 14, 15, 19, 20**

**2.5% for every No for line item 2, 3, 4, 5, 9, 12, 16, 17, 18**

Item	Inspection area	Yes	No	Comment
1.	Are walls in good condition, no concrete spalling, shrinkage cracking, and settlement cracking points?			
2.	Are any cracks that are merely plastered and painted allowing crack lines to continue to travel?			
3.	Is there any rusted steel protruding from concrete structures?			
4.	Are there any obvious visible structural problems that must be attended to urgently? i.e. plaster cracks, patches on the concrete spalling?			
5.	Are there any steel trusses that have been bolted onto concrete columns/walls and have been dislodged?			
6.	Are the coffer slab or steel concrete trusses on the roof structure and steel or concrete beams in good condition and do not show signs of deterioration?			
7.	Is the building load capacity matched to the floor/wall/column design capacity (structural engineering report)?			
8.	Are the construction or steel concrete joints and sealants in good condition as per SANS approved sealants' Sikaflex?			
9.	Does the building roof drainage show any signs of water puddles, physical damage or structural deformation?			
10.	Is the building roof leak-free? (any holes in the roof?)			
11.	Is there adequate storm management ( e.g. on the perimeter of the building? sloping of surface, trenches controlling the flow of water.			
12.	Is there any visible foundation dampness due to storm water seepage?			
13.	Are there any storm water gratings, do they show signs of clogging?			
14.	Is there any apron slab on the building perimeter			
15.	Is there any existing earth drain from the building embarkment for storm water run-off?			
16.	Are there any storm water pipes discharging into garden areas near the perimeter of buildings?			
17.	Is there any storm water inlets blocked due to eroding or unavailability of earth drains?			
18.	Is the plumbing works in good state or its needs replacement or repairs. (i.e. rusted pipes, visible green droplets coming out of tap)?			
19.	Are all the building physically attached pipelines, fuel/ water, electrical switchgears, conveyor belts, rotating levers, chain drivers, emergency stop buttons, low doorways/ structures color coded according to SANS specifications?			
20.	Are all nip-points adequately guarded for maximum safety, positive protection, and prevention of access to points of action?			