

INSPECTION DATE: 02/02/2026 ASSET NO: TBC TENANT NAME: Senzomix	FACILITIES MANAGEMENT-ANNUAL INSPECTION REPORT	
ANNUAL INSPECTION	PORT OF CAPE TOWN	

Site Location: The building is located at the Port of Cape Town right alongside Duncan Road

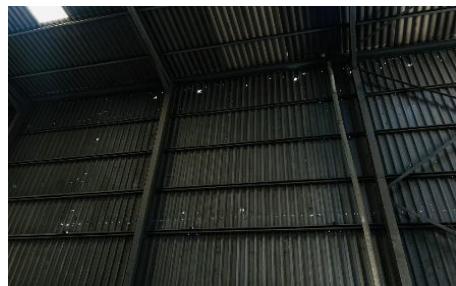


Front of the Senzomix Building

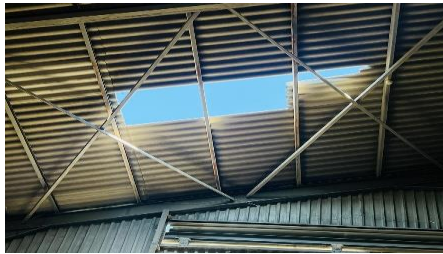


Location Co-ordinates: 33°55'14.1"S 18°27'15.5"E

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AREA	IDENTIFIED FINDING	PICTURE/ EVIDENCE	ACTION TO BE UNDERTAKEN
Interior	Broken IBR wall sheets		Remove and replace damaged IBR wall sheets with new IBR sheets to match the existing profile.
	Bent IBR side wall Sheets		
	Holes on the IBR Sheets		

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<i>Interior continue...</i>	Broken IBR Roof sheets on the roof		Remove and replace damaged IBR roof sheets and secure all roof fixings.
			
	Loose handrails		Secure and fasten loose handrails to ensure structural stability and user safety.

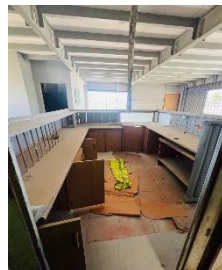
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<i>Interior continue...</i>	Loose handrails		Secure and fasten loose handrails to ensure structural stability and user safety.
	No window		Supply and install a new window and ironmongery to match the existing installation.
	Toilet not working		Investigate the cause of the defect and carry out the necessary plumbing repairs to restore functionality.

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<i>Interior continue...</i>	Cement on the floor		Remove all cement debris and clean the affected area.
	Building requires plastering, painting and installation of windows and doors		Prepare all surfaces and repaint the building. Supply and install new windows and doors where required.
	Broken ceiling boards		Remove damaged ceiling boards and install a new ceiling complete with supporting grid where necessary

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<i>Interior continue...</i>	Partition wall vandalised		Demolish damaged partition walls and construct new partition walls to match the existing layout
	Broken and damaged Cupboards	   	Remove damaged cupboards and supply and install new cupboards complete with fittings and hardware.

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<i>Interior continue...</i>	Damaged flooring observed		Remove remaining damaged floor finishes and replace with new floor tiles, including all necessary preparation.
	Missing office window		Supply and install new office window complete with glazing and fittings.
	Staircase carpet in a poor condition		Remove the damaged carpet and replace it with new heavy-duty commercial carpet suitable for staircases.

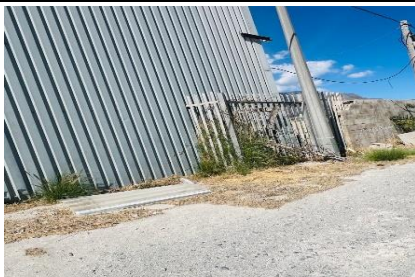
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<i>Interior continue...</i>	Missing door handle		Supply and install new door handles complete with all necessary fixings.
	Electrical switch socket missing.		Supply and install a new electrical switch socket and restore the affected electrical point.
	Partition wall vandalised		Demolish damaged partition walls and construct new partition walls to match the existing layout

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Exterior	<i>Interior continue...</i>	Loose cables		Secure, terminate and conceal loose electrical cables in accordance with applicable electrical standards.
		Steel staircase bent and rusted		Repair the damaged staircase, remove corrosion, apply anti-corrosion treatment and repaint with an approved protective coating.

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Exterior	Overgrown vegetation observed.		Clear all overgrown vegetation surrounding the building and dispose of the waste at an approved disposal site.
			
			
		Summary: 1. Building Structure: The building has been vandalised and is currently in a dilapidated state. Refurbishment works will be required before a new tenant can occupy the premises. 2. Fire Compliance: No fire system (Vacant Building) 3. Coc's: Not Applicable as the building is vacant.	

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4. **Asbestos Inventory Verification's:** No Asbestos material was located on the site
5. **Utilities Management:** The building is equipped with separate meters for electricity and water, allowing for utility consumption monitoring.
6. **Environmental Findings:** No significant environmental issues were observed at the time of inspection.

TNPA REPRESENTATIVE NAME	Sisakazi Tshazibane
SIGNATURE:	
Date:	02/02/2026