



**COMPLETION OF CONSTRUCTION OF
ETHANDAKUKHANYA 24HR COMMUNITY
HEALTH CENTRE (CHC), MKHONDO
LOCAL MUNICIPALITY**

Draft Rev: 00

Architects Due Diligence Report:
TECHNICAL ASSESSMENT

AUGUST - 2025

Prepared for:
National Department of Health



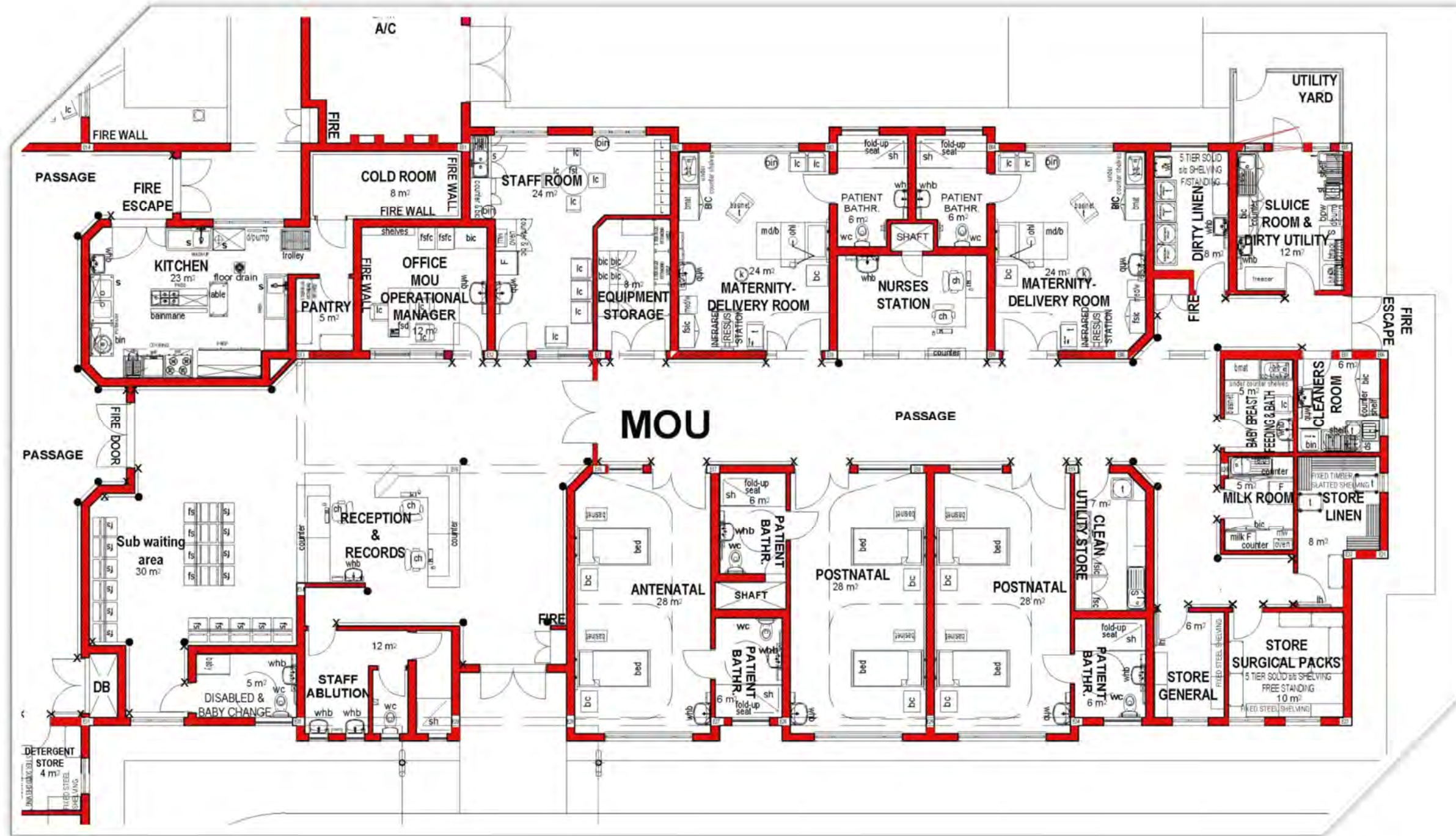
Prepared for:
Consultium Architects



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BLOCK PLAN



KEY PLAN

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Block ID	A							
Block name	MOU							
Recorded Status Quo / Scope of Work completed / remaining								
Internal								
Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows& Frames	Joinery	Sanitary fittings and Accessories	Other Remediation
Sub waiting area (RM 072)	Portion vinyl covered. Cleaning to be done (All vinyl to be carefully protected).	· Repaint required (Repainting of walls as per finishing specification). If cleaning does not remove dust, repaint required.	· Ceiling incomplete. Panels missing (Ceiling supplier to install panels for completion).	· Double door to be separated.	· Window cleaning. Opening systems to be serviced. Window frames have excessive dirt. Clean/Repaint (2 coats).	Seatings to be installed according to furniture layout. Joinery generally incomplete. Joinery sub-contractor to confirm scope as per shop drawings.	WC. Accessories still to be done such as soap dispensers, towel roll holders etc. to be installed. Plumbing to be checked.	
Reception and Records (RM 069)	Vinyl covered. Cleaning to be done required to all floors.	· Repaint required (Repainting...).	· Ceiling incomplete. Panels missing. Level of the bulkhead above ceiling to be checked & corrected. Ceiling and tiles to be completed.	Incomplete. Door T joints to be fixed at the corners, ends and joining point.	Window cleaning. Opening systems to be serviced. Glazing cleaning required (gear).	· Ironmongery partially done. Ironmongery to be installed.	· Sanitary ware partially done. Sanitary fittings as per plumbing to be completed.	
Staff Ablutions (RM 070)	· Floors vinyl exposed. Cleaning for all floors required. Shower floor still not done yet. Floor covered.	· Wall tiles and skirting incomplete.	· Ceiling not done yet.	· Door to be repainted to specification.	Windows closing mechanism not installed. Windows must be cleaned. Frames & glazing installed.	Ironmongery partially done. Does need 2 coats as per manufacturer's specification.	· Sanitary ware partially done, no mixers yet installed. Complete all sanitary fittings as per plumbing to be completed.	
Antenatal Ward (RM 068)	· Vinyl covered. Cleaning to be done to all floors.	· Two different wall paint colours to be cleaned. · End user to confirm retaining two tone painting.	· Ceiling not done yet.	· Door frame built and not aligning with wall. Doors to be painted.	· Windows must be cleaned (gear). Opening systems to be serviced.	Joinery generally incomplete. Joinery sub-contractor to confirm scope as per shop drawings.	· Sanitary ware partially done, no mixers yet installed at basin. Plumbing to be completed.	

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows & Frames	Joinery	Sanitary fittings and Accessories	Other Remediation
Patient Bathroom (RM 067)	<ul style="list-style-type: none"> • Floor tiles partially done. Shower floor finish not done yet. • Vinyl must be fully protected 	<ul style="list-style-type: none"> • Walls chasing still to be covered/re-plastered. Tiles not completed to spec or detail. 	<ul style="list-style-type: none"> • Ceiling not done yet. 	<ul style="list-style-type: none"> • Door to be repainted to specification. 	<ul style="list-style-type: none"> • Glazing cleaning required (gear). Opening system to be serviced. 		<ul style="list-style-type: none"> • Sanitary ware partially done, no mixers yet. Basin fittings & shower accessories to be installed. Plumbing to be completed. 	
Postnatal Ward (similar to Antenatal) (RM 065)	<ul style="list-style-type: none"> • Vinyl covered. Cleaning of vinyl required 	<ul style="list-style-type: none"> • Walls chasing still to be covered/re-plastered. Tiles not completed to spec or detail. 	<ul style="list-style-type: none"> • Ceiling not done yet. 	<ul style="list-style-type: none"> • Door to be repainted to specification. 	<ul style="list-style-type: none"> • Glazing cleaning required (gear). Opening system to be serviced. 		<ul style="list-style-type: none"> • Sanitary ware partially done, no mixers yet installed. Plumbing to be completed. 	
Patient Bathroom (Similar to Antenatal) (RM 066)	<ul style="list-style-type: none"> • Vinyl covered. Cleaning of vinyl required 	<ul style="list-style-type: none"> • Walls chasing still to be covered/re-plastered. Tiles not completed as per Antenatal patient WC. 	<ul style="list-style-type: none"> • Ceiling not done yet. 	<ul style="list-style-type: none"> • Door to be repainted to specification. 	<ul style="list-style-type: none"> • Glazing cleaning required (gear). Opening system to be serviced. 	<ul style="list-style-type: none"> • Joinery incomplete. Cupboards still to be finished. 	<ul style="list-style-type: none"> • Sanitary ware partially done, no mixers yet. Curtains rails not installed yet. Window curtain rails not installed yet. 	
Ward Postnatal (similar to Antenatal) (RM 64)	<ul style="list-style-type: none"> • Vinyl covered. Cleaning of vinyl required 	<ul style="list-style-type: none"> • Walls chasing still to be covered/re-plastered. Tiles not completed as per Antenatal Ward. 	<ul style="list-style-type: none"> • Ceiling not done yet. 	<ul style="list-style-type: none"> • Door to be repainted to specification. 	<ul style="list-style-type: none"> • Glazing cleaning required (gear). Opening system to be serviced. 		<ul style="list-style-type: none"> • Sanitary ware partially done, no mixers yet. 	
Patient Bathroom (Similar to Antenatal) (RM 063)	<ul style="list-style-type: none"> • Vinyl covered. Cleaning of vinyl required 	<ul style="list-style-type: none"> • Walls chasing still to be covered. Tiles not completed. 	<ul style="list-style-type: none"> • Except ceiling was done. 	<ul style="list-style-type: none"> • Door to be repainted. 	<ul style="list-style-type: none"> • Glazing cleaning required (gear). Opening system to be serviced. 		<ul style="list-style-type: none"> • Sanitary ware partially done, no mixers yet. 	
Clean Utility Store (RM 062)	<ul style="list-style-type: none"> • Vinyl partially covered. Cleaning not required. • Vinyl must be fully protected 	<ul style="list-style-type: none"> • Painting complete (To be re-checked for dilapidation). 	<ul style="list-style-type: none"> • Ceiling partially incomplete. 	<ul style="list-style-type: none"> • Door to be repainted. 	<ul style="list-style-type: none"> • Cleaning of glazing (gear). Opening system to be serviced. 	<ul style="list-style-type: none"> • Joinery incomplete. Cupboards still to be finished. 	<ul style="list-style-type: none"> • No sanitary done as yet - sink & fittings pending installation. 	<ul style="list-style-type: none"> • Shelving done.

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows & Frames	Joinery	Sanitary fittings and Accessories	Other Remediation
Store General (RM 058)	· Vinyl covered. Cleaning required.	· Painting complete (To be re-checked for dilapidation).	· Ceiling panel missing. T joints to be fixed at the corners.	Door to be repainted to specification.	· Cleaning of glazing (gear). Opening system to be serviced.	· Shelving done.		Steel fixed shelving. Joinery to be installed to specification.
Store Surgical Packs (RM 060)	· Vinyl exposed. Cleaning of marks and dust required.	· Painting complete (To be re-checked for dilapidation).	· Ceiling panel missing. T joints to be fixed at the corners.	· Doors to be re-painted.	· Cleaning of glazing · Opening gear to be serviced.	· Joinery not done.	Sanitary ware partially done, fittings & installation to be completed.	· Vinyl must be fully protected
Store Linen (RM 059)	· Vinyl floor partially covered. Cleaning of marks and dust required.	· Painting complete (To be re-checked for dilapidation).	· Ceiling panel missing. T joints to be fixed at the corners.	· Doors to be re-painted.	· Cleaning of glazing · Opening gear to be serviced.	· Joinery not done.		· Vinyl must be fully protected
Milk Room (RM 055b)	· Vinyl Floor covered. · Cleaning of marks and dust required.	· Painting complete (To be re-checked for dilapidation).	· Ceiling T-grid Junctions to be fixed at the corners and ends	· Doors to be re-painted.		· Joinery not done.	Sanitary ware partially done, fittings & installation to be completed.	
Baby Breast & External Feeding Bath (RM 055a)	· Vinyl Floor covered. · Cleaning of marks and dust required.	· Vinyl skirting to be fixed (partially damaged)	· Ceiling T-grid Junctions to be fixed at the corners and ends	· Doors to be re-painted.		· Joinery not done.	Sanitary ware partially done, fittings & installation to be completed.	
Cleaners Room (RM 061)	· Vinyl Floor covered. · Cleaning of marks and dust required.	· Vinyl up to ceiling height splashback not done yet	· Ceiling incomplete - 9-10 panels missing	· Doors to be re-painted.	· Cleaning of glazing · Opening gear to be serviced.	· Joinery partially done	Sanitary ware partially done, fittings & installation to be completed.	
Sluice Room & Dirty Utility (RM 056)	· Vinyl Floor covered. · Cleaning of marks and dust required.	· Wall Vinyl incomplete, Vinyl need to cover all plastered patched areas.	· Ceiling incomplete - 18-20 panels missing	· Doors to be re-painted.	· Cleaning of glazing · Opening gear to be serviced.	· Joinery partially done	Sanitary ware partially done, fittings & installation to be completed.	

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows & Frames	Joinery	Sanitary fittings and Accessories	Other Remediation
Dirty Linen (RM 057)	<ul style="list-style-type: none"> Vinyl Floor covered. Cleaning of marks and dust required. 	<ul style="list-style-type: none"> Wall Vinyl incomplete, Vinyl need to cover all plastered patched areas. 	<ul style="list-style-type: none"> Ceiling incomplete - 18-20 panels missing 	<ul style="list-style-type: none"> Doors to be re-painted. 	<ul style="list-style-type: none"> Cleaning of glazing Opening gear to be serviced. 	<ul style="list-style-type: none"> Joinery partially done 	Sanitary ware partially done, fittings & installation to be completed.	
MOU Operational Manager (RM 047)	<ul style="list-style-type: none"> Vinyl floor partially covered. Cleaning required. 	<ul style="list-style-type: none"> Painting complete (To be re-checked for dilapidation). 	<ul style="list-style-type: none"> Incomplete ceiling. 1 panel missing. 	<ul style="list-style-type: none"> Door to be separated / re-painted. 	<ul style="list-style-type: none"> Cleaning of glazing (gear). Opening system to be serviced. 	<ul style="list-style-type: none"> Joinery not completed. Only loose shelving stored. No fixed shelving installed. 	Sanitary ware partially done, fittings & installation to be completed.	
Kitchen (RM 044)	<ul style="list-style-type: none"> Tiles to be cleaned. Ramp to be checked for compliance. 	<ul style="list-style-type: none"> Tile completed. Tile done up to ceiling height. 	<ul style="list-style-type: none"> Ceiling not done completely. 	<ul style="list-style-type: none"> Door to be separated / repainted to spec. 	<ul style="list-style-type: none"> Window to be cleaned. Repainted (no windows/frames) is required. 	<ul style="list-style-type: none"> Joinery not done. 	Sanitary ware incomplete. Only washers are installed.	Kitchen equipment by Mech Eng partially installed. Not done yet.
Pantry (RM 045)	<ul style="list-style-type: none"> Tiles to be cleaned of grime / Epoxy or other. 	<ul style="list-style-type: none"> Tiling. Tile done up to ceiling height. 	<ul style="list-style-type: none"> Ceiling not done completely. 	<ul style="list-style-type: none"> Door frames to be repainted. 	<ul style="list-style-type: none"> Copy to verify. 	<ul style="list-style-type: none"> Joinery not installed. 	No plumbing installed.	
Cold Room (RM 046)	<ul style="list-style-type: none"> Floor finish not done yet. 	<ul style="list-style-type: none"> Insulation. Paper walls not complete, especially at entrance. 	<ul style="list-style-type: none"> Ceiling. Door not installed yet. Insulated cold room. 	<ul style="list-style-type: none"> Door to be installed / repainted to specification. 	<ul style="list-style-type: none"> No additional notes for this block. 	<ul style="list-style-type: none"> No shelving installed – check specification with end-user. 	Sanitary ware by Mech Eng partially installed & installed.	
MOU passage (RM 055)	<ul style="list-style-type: none"> Floor finish not complete. Floors to be protected. 	<ul style="list-style-type: none"> Vinyl skirting to be done - completed to specification. 	<ul style="list-style-type: none"> Ceiling incomplete. Panels missing. 	<ul style="list-style-type: none"> Aluminium doors to be installed to AHR. Ironmongery to be fitted on fire doors. Door closers to be completed. 	<ul style="list-style-type: none"> Shopfront to be cleaned - All door locks to be checked. 	<ul style="list-style-type: none"> See reception & nurse station. 		Exit door is not weather proofed. Proposed installation of awning required.
Fire Escape Exit Area (FHR Fire box duct)	<ul style="list-style-type: none"> Floor finish not done yet. 	<ul style="list-style-type: none"> Vinyl skirting to be done - completed - not installed. 	<ul style="list-style-type: none"> Ceiling incomplete. Panels missing. 	<ul style="list-style-type: none"> Exit door. Doors to be cleaned. 	<ul style="list-style-type: none"> Shopfront to be cleaned as part of demisting. 	<ul style="list-style-type: none"> Ironmongery to be fitted for functionality. 		

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FHR Duct/Cupboard duct	· Floor painted. Cleaning is done.	· Paint to be re-done on walls. Finishing of walls in duct cupboard uneven at top to be applied to duct after.	· No ceiling installed to FHR.	· Doors to be cleaned. · Ironmongery to be checked for functionality.				
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Area name	Maternity and Obstetrics Front & Side Elevations
Recorded Status Quo / Scope of Work completed / remaining External	
Area	Notes
Roof	The Ambulance Emergency drop off entrance roof is incomplete on this block; Steel structure will require a final paint coat specification. The existing exposed wooden purlins require treatment to prevent further deterioration, and the installation of fascia is yet to be completed as per specification. The absence of the entrance roof covers has left access points exposed to weather elements, potentially leading to water ingress and premature wear on underlying structures and finishes. The pest infestation, and structural compromise, requires immediate remediation/attention. Incomplete fascia installation not only impacts the aesthetic appearance but also exposes roof edges to potential weather damage and reduces overall building envelope integrity.
Walls – Plaster & Paint	The walls exhibit signs of weathering, with a specific need for repainting in areas where the existing paint is cracking and peeling, primarily due to moisture infiltration. Furthermore, the shutter concrete quality is deemed suboptimal, with visible cracks present, particularly through the concrete ring beam, indicating potential structural or material issues. Repaint all affected walls.
Walls face brick	Face brick walls require recleaning with high pressure hoses- a specification will be provided after consultations with the brick supplier.
Doors & Frame	· All Doors require servicing, and the Shopfront Doors need checking. · The Ironmongery of the Entrance Door is incomplete.
Window & Frame (To be completed to ironmongery specification)	· Windows require servicing across all opening mechanisms to ensure smooth operation. Handles are loose and stays are at time. · Additionally, cleaning is needed, and dirty cills need to be addressed. Any damaged cills need to be identified and replaced to specification. · Through cleaning of glazing is required – Not all glazing could be checked for completeness for chipping or cracking, and a glazing audit is required.
Other Issues	· Paving needs repair and clearing of invasive plants and growing vegetation, while steel cages require cleaning and painting due to rusting.
General Comments	· The report recommends inspection of general motor kerbs, paving, and aprons by an engineer, consistent finishing touches for emergency exits, cantilevered for access door protection, repainting of all facades, and inspection of exposed sewer pipes “SS pipes” by an engineer. · It also notes that exposed cables need to be made good and painted, and access to the external duct and waiting area's internal roof needs addressing.

General Comments

- All FR Ducts floor to be finished similar to floor paint applied at MOU
- Some Steel door frames are dented, client to be advised.
- Roof sheeting is different in certain Blocks such as MOU and Acute Care.
- Nonslip strip required at the ramps located in the kitchen.

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

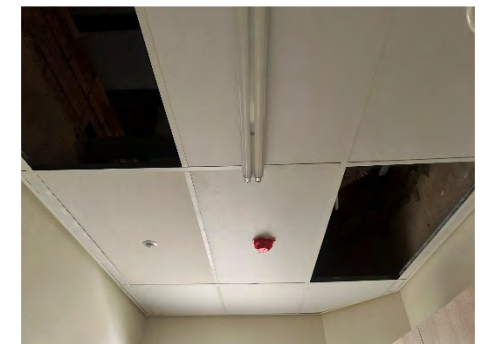
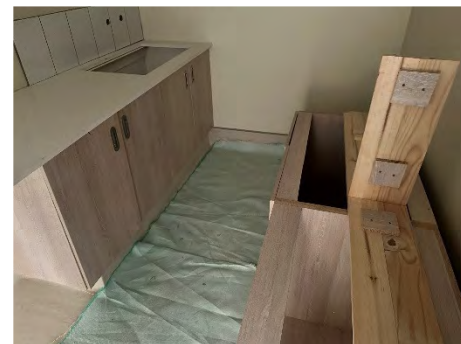
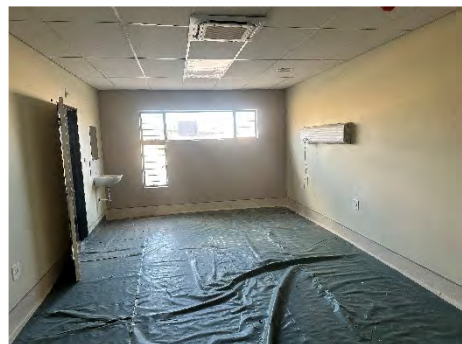
Block letter

A

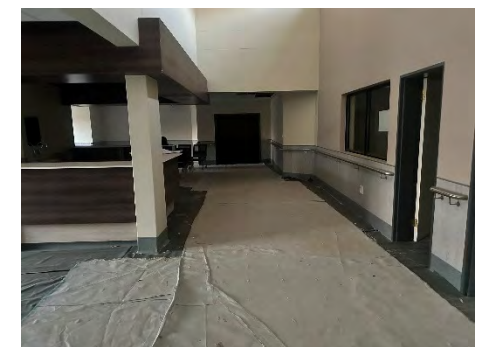
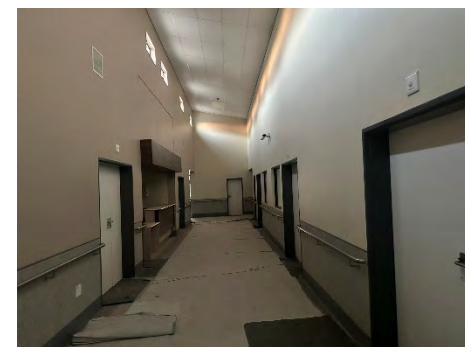
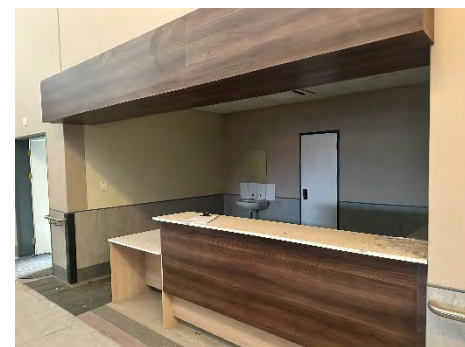
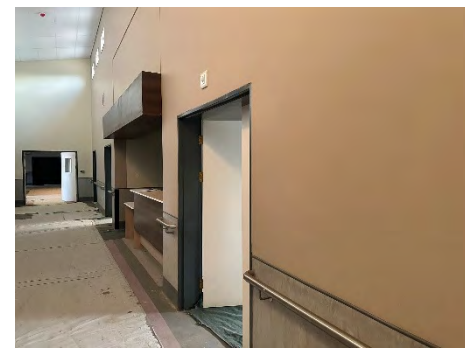
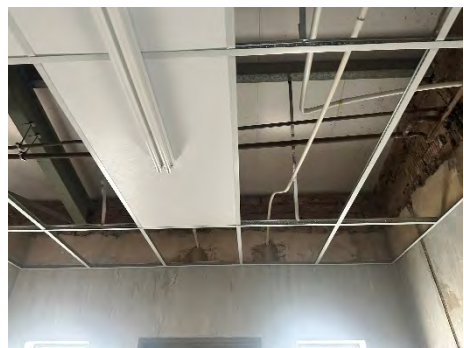
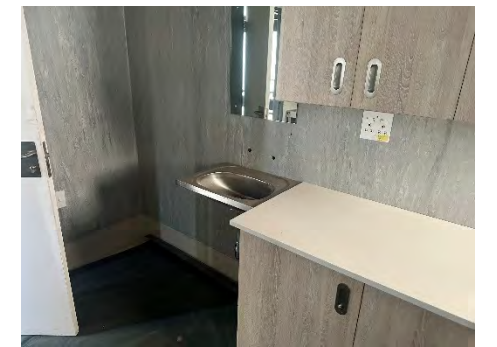
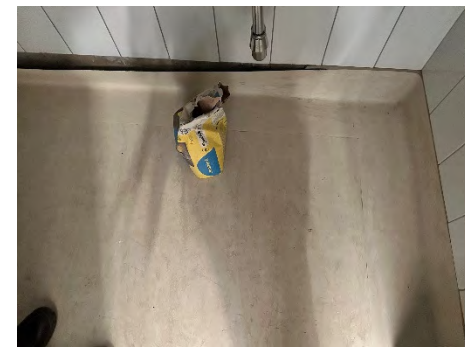
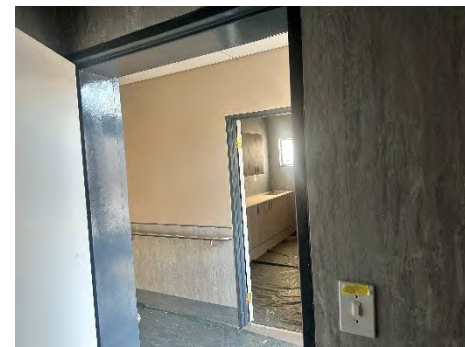
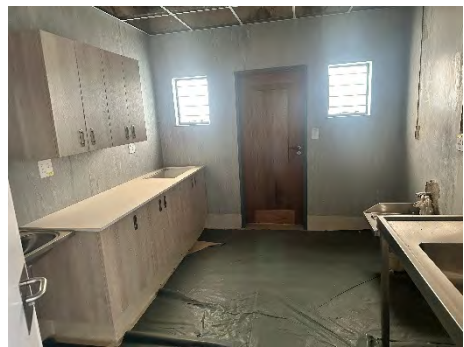
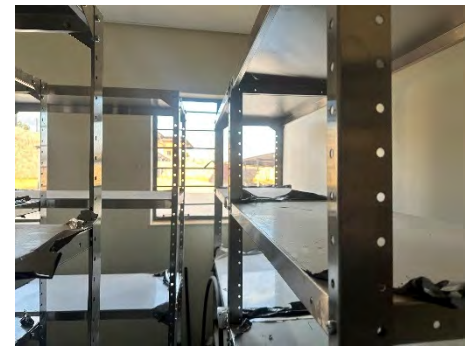
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**Maternity & Obstetrics Unit
(MOU)**

Internal Picture gallery

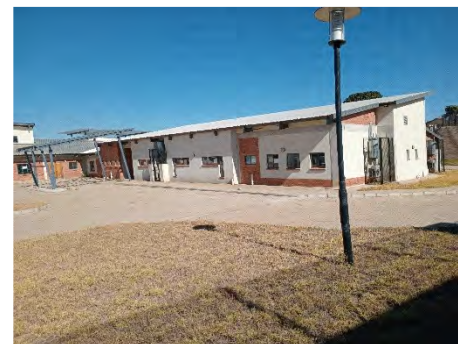


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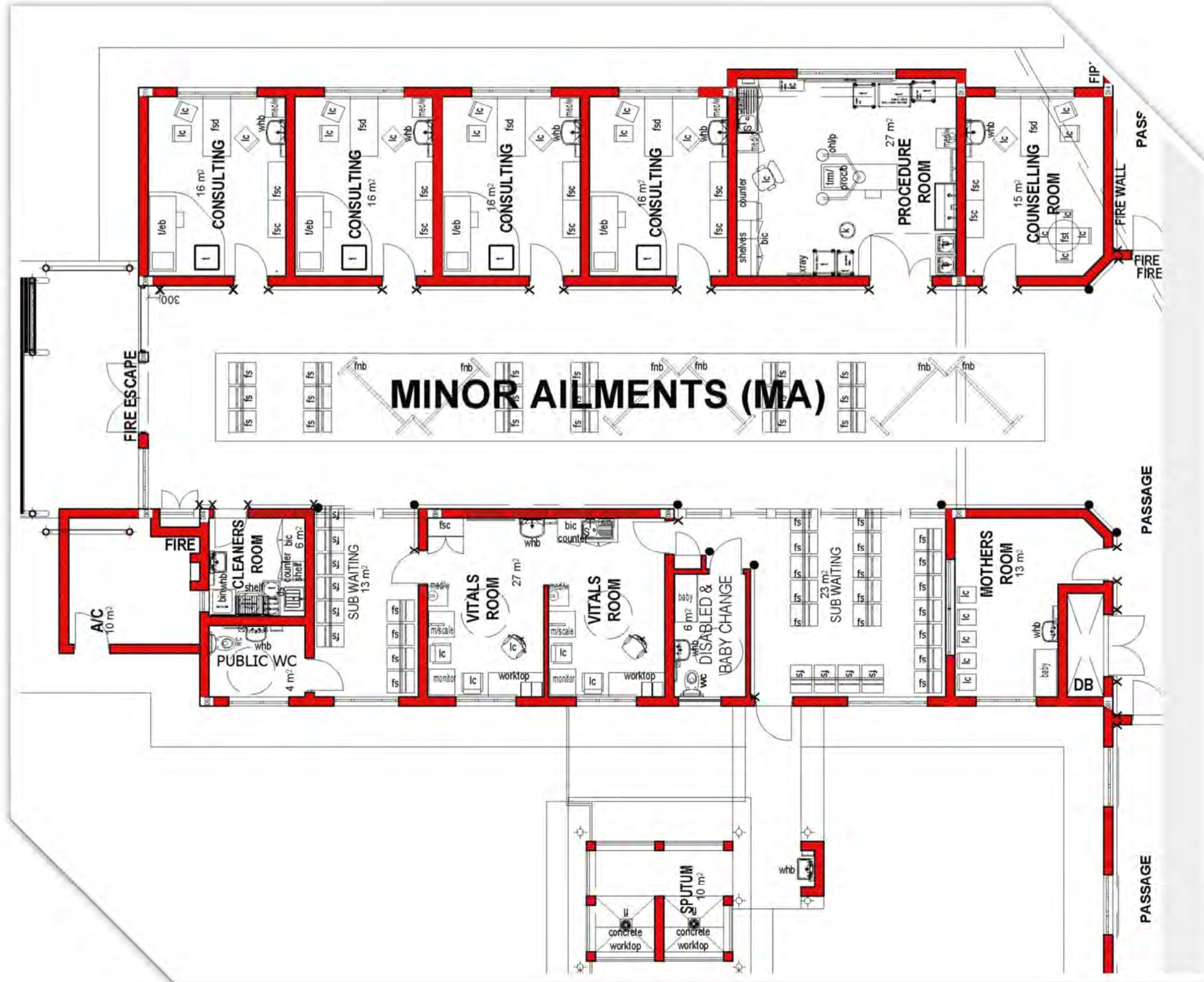


Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

External Picture gallery



MINOR ALIGNMENT - BLOCK B



BLOCK PLAN



KEY PLAN

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Block ID	B							
Block name	Minor Alignment							
Recorded Status Quo / Scope of Work completed / remaining								
Internal								
Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows & Frames	Joinery	Sanitary fittings and Accessories	Other Remediation
Consulting Room 1 RM - 037	<ul style="list-style-type: none"> • Vinyl floor covered • Floor to be cleaned 	<ul style="list-style-type: none"> • 2 different colours 	<ul style="list-style-type: none"> • T-grid end, covers joining points must be fixed • 1 Ceiling panels missing. 	<ul style="list-style-type: none"> • Doors to be cleaned • Kick plates to be installed as per schedule and specification • Doorstops need 	<ul style="list-style-type: none"> • Cleaning needed • Opening gear to be serviced 	<ul style="list-style-type: none"> • Open cupboards to be cleaned after completion 	<ul style="list-style-type: none"> • Accessories to be installed • Mixers to be checked 	<ul style="list-style-type: none"> • Door Consulting Room 1 is catching.
Consulting Rooms 2 RM - 038	<ul style="list-style-type: none"> • Vinyl floor covered • Floor to be cleaned 	<ul style="list-style-type: none"> • 2 different colours 	<ul style="list-style-type: none"> • T-grid end, covers joining points must be fixed • 2 Ceiling panels missing. 	<ul style="list-style-type: none"> • Doors to be cleaned • Kickplates to be installed • Doorstops need 	<ul style="list-style-type: none"> • Cleaning needed • Opening gear to be serviced 	<ul style="list-style-type: none"> • Open cupboards to be cleaned after completion 	<ul style="list-style-type: none"> • Accessories to be installed • Mixers to be checked 	
Consulting Rooms 3 RM - 039	<ul style="list-style-type: none"> • Vinyl floor covered • Floor to be cleaned 	<ul style="list-style-type: none"> • 2 different colours 	<ul style="list-style-type: none"> • T-grid end, covers joining points must be fixed 	<ul style="list-style-type: none"> • Doors to be cleaned • Kick plates to be installed • Doorstops need 	<ul style="list-style-type: none"> • Cleaning needed • Opening gear to be serviced 	<ul style="list-style-type: none"> • Open cupboards to be cleaned after completion 	<ul style="list-style-type: none"> • Accessories to be installed • Mixers to be checked 	<ul style="list-style-type: none"> • Ceiling panels with Stains (Consulting Room 3)
Consulting Rooms 4 RM - 040	<ul style="list-style-type: none"> • Vinyl floor covered • Floor to be cleaned 	<ul style="list-style-type: none"> • 2 different colours 	<ul style="list-style-type: none"> • T-grid end, covers joining points must be fixed 	<ul style="list-style-type: none"> • Doors to be cleaned • Kick plates to be installed • Doorstops need 	<ul style="list-style-type: none"> • Cleaning needed • Opening gear to be serviced 	<ul style="list-style-type: none"> • Open shelving cupboards to be cleaned after completion 	<ul style="list-style-type: none"> • Accessories to be installed • Mixers to be checked 	
Procedure room RM - 041	<ul style="list-style-type: none"> • Vinyl floor covered • Cleaning needed 	<ul style="list-style-type: none"> • Vinyl up to the ceiling 	<ul style="list-style-type: none"> • T-grid ends, covers joining points must be fixed. 	<ul style="list-style-type: none"> • Doors to be cleaned • Kick plates to be installed • Doorstops need 	<ul style="list-style-type: none"> • Cleaning needed • Opening gear to be serviced 	<ul style="list-style-type: none"> • Joinery cupboards incomplete • Complete to Design details. 	<ul style="list-style-type: none"> • Accessories to be installed • No sink and Accessories installed yet 	

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows & Frames	Joinery	Sanitary fittings and Accessories	Other Remediation
Counselling room RM - 042	<ul style="list-style-type: none"> Vinyl floor covered Floor to be Cleaned 	<ul style="list-style-type: none"> 2 different colours (painting) 	<ul style="list-style-type: none"> T-grid ends, covers joining points must be fixed. 	<ul style="list-style-type: none"> Kick plates to be placed Cleaning on repaint needed 	<ul style="list-style-type: none"> Cleaning needed Opening gear to be serviced 	<ul style="list-style-type: none"> Joinery incomplete Joinery door to be fixed 	<ul style="list-style-type: none"> Accessories to be installed Mixers to be services Seal needed between wall and basins 	Water damage ceiling panels (7)
Sub-waiting Area RM - 032a	<ul style="list-style-type: none"> Vinyl floor covered Floor to be Cleaned 	<ul style="list-style-type: none"> 2 different colours (painting) 	<ul style="list-style-type: none"> T-grid ends, covers joining points must be fixed Ceiling panel missing Recessed light fittings to be adjusted and places properly 	<ul style="list-style-type: none"> Door to be cleaned 	<ul style="list-style-type: none"> Cleaning needed Opening gear to be serviced 	<ul style="list-style-type: none"> Seating to be installed 		Water damage ceiling panels (6)
Mothers Room RM - 033	<ul style="list-style-type: none"> Vinyl floor covered Floor to be Cleaned 	<ul style="list-style-type: none"> 2 different colours (painting) 	<ul style="list-style-type: none"> Recessed light fittings missing T joint ends, corners joining paints to be fixed 	<ul style="list-style-type: none"> Door to be cleaned 	<ul style="list-style-type: none"> Cleaning needed Opening gear to be serviced 	<ul style="list-style-type: none"> No baby change done. 	<ul style="list-style-type: none"> Accessories to be installed 	Water damage ceiling panels (6)
DB Room RM - 031	<ul style="list-style-type: none"> Vinyl floor covered Floor to be Cleaned 	<ul style="list-style-type: none"> Painting done Wall Finishing at ceiling height is very rough. 	<ul style="list-style-type: none"> No ceiling done. Specification to be confirmed 	<ul style="list-style-type: none"> Doors damaged at the bottom Door latches not working 				Water damage ceiling panels (3)
Disabled & Baby Change RM - 034	<ul style="list-style-type: none"> Vinyl floor covered Floor to be Cleaned 	<ul style="list-style-type: none"> Cleaning needed 	<ul style="list-style-type: none"> Ceiling done 	<ul style="list-style-type: none"> Door to be cleaned 	<ul style="list-style-type: none"> Cleaning needed Opening gear to be serviced 	<ul style="list-style-type: none"> Joinery incomplete No baby change done. 	<ul style="list-style-type: none"> Accessories to be installed No WC Seat and Basin fittings installed 	
Vitals Room 1&2 RM – 035a & 035b	<ul style="list-style-type: none"> Vinyl floor covered Floor to be Cleaned 	<ul style="list-style-type: none"> 2 different paints colours on the walls 	<ul style="list-style-type: none"> T joint stops end cornets & joining points to be fixed 	<ul style="list-style-type: none"> Doors colour paint not consistent. Cleaning to be done 	<ul style="list-style-type: none"> Cleaning needed Opening gear to be serviced 	<ul style="list-style-type: none"> Joinery incomplete 	<ul style="list-style-type: none"> No sanitary ware installed 	<ul style="list-style-type: none"> Water damage ceiling panels (3)

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows & Frames	Joinery	Sanitary fittings and Accessories	Other Remediation
Public WC RM - 032c	<ul style="list-style-type: none"> Tile Floor Finish installed 	<ul style="list-style-type: none"> Wall Tiling done to ceiling to be checked. 	<ul style="list-style-type: none"> Ceilings are installed but require remedial work. 	<ul style="list-style-type: none"> Doors installed 	<ul style="list-style-type: none"> Windows installed Opening gear to be serviced 		<ul style="list-style-type: none"> Basin and WC installed Incomplete plumbing accessories 	
Sub waiting Area RM - 032b	<ul style="list-style-type: none"> Vinyl floor covered Cleaning needed 	<ul style="list-style-type: none"> 2 different paints colours on the walls 	<ul style="list-style-type: none"> T joint stops end cornets & joining points to be fixed 2 missing ceiling panels 		<ul style="list-style-type: none"> Cleaning needed Opening gear to be serviced 	<ul style="list-style-type: none"> Seating not installed 		
Cleaners Room RM - 032d	<ul style="list-style-type: none"> Vinyl floor covered Cleaning needed 	<ul style="list-style-type: none"> Vinyl alone up to the ceiling 	<ul style="list-style-type: none"> T joint stops end corners to be fixed 	Doors needs cleaning and possible repaint	<ul style="list-style-type: none"> Cleaning needed Opening gear to be serviced 		<ul style="list-style-type: none"> Sanitary ware incomplete 	
Fire Duct (Main passage)	<ul style="list-style-type: none"> No floor finish Cleaning needed 	<ul style="list-style-type: none"> Cleaning needed 	<ul style="list-style-type: none"> No ceiling to be done 	<ul style="list-style-type: none"> Cleaning needed 				
Passage RM - 032	<ul style="list-style-type: none"> Vinyl covered Cleaning needed 	<ul style="list-style-type: none"> Cleaning walls of dust Cleaning of shopfronts 	<ul style="list-style-type: none"> Alignment of ceiling panel to the T-grid 	<ul style="list-style-type: none"> Cleaning of doors (Entrance) 	<ul style="list-style-type: none"> Cleaning of Shopfront 			
Sputum RM - 001f	<ul style="list-style-type: none"> Floors to be Smoothly done. Final floor finish epoxy is to be checked. 	<ul style="list-style-type: none"> Wall paint cracking Repaint to be done after wall preparation. 	<ul style="list-style-type: none"> Roof sheeting to be installed Also walkway roof from MA-sub waiting not installed. 				<ul style="list-style-type: none"> No sanitary fittings/ ware installed No Accessories installed. 	This section is incomplete as requires remedial work to be done Steel work to Sputum requires repainting.
AC Yard RM RM - 036	<ul style="list-style-type: none"> Specification/ Clean out concrete floor. 	<ul style="list-style-type: none"> Repainting of screen walls required. 		Gate to be installed per details				All drain to be checked by an Engineer.

Area name	Minor Alignment Elevations Front & Side Elevations	
Recorded Status Quo / Scope of Work completed / remaining External		
Area	Notes	
Roof	<ul style="list-style-type: none"> The entrance roof at Fire Escape Entrance is incomplete on this block; this is a significant pending architectural element and functional. The existing exposed wooden purlins require treatment to prevent further deterioration, and the installation of fascia is yet to be completed as per specification. . The absence of entrance roof covers leaves access points exposed to weather elements, potentially leading to water ingress and premature wear on underlying structures and finishes. The pest infestation, and structural compromise, necessitating immediate action. Incomplete fascia installation not only impacts the aesthetic appearance but also exposes roof edges to potential weather damage and reduces overall building envelope integrity. The Structural Steel exposed components must be repainted prior to installation of Roof Sheeting. 	
Walls – Plaster & Paint	<ul style="list-style-type: none"> The walls exhibit signs of weathering, with a specific need for repainting in areas where the existing paint is cracking and peeling, primarily due to moisture infiltration. Furthermore, the shutter concrete quality is deemed suboptimal, with visible cracks present, particularly through the concrete ring beam, indicating potential structural or material issues. . 	
Walls face brick	<ul style="list-style-type: none"> Face brick walls require recleaning with high pressure hoses- a specification will be provided after consultations with the brick supplier. 	
Doors & Frame	<ul style="list-style-type: none"> All Doors require servicing, and the Shopfront Doors need checking. The Ironmongery gear of the Entrance Door is incomplete. 	
Window & Frame (To be completed to ironmongery specification)	<ul style="list-style-type: none"> Windows require servicing across all opening mechanisms to ensure smooth operation. Handles are loose and stays are at time. Additionally, cleaning is needed, and dirty cills need to be addressed. Any damaged cills need to be identified and reinstalled to specification. Through cleaning of glazing is required – Not all glazing could be checked for completeness for chipping or cracking and a glazing audit is required. 	
Other Issues	<ul style="list-style-type: none"> Paving needs repair and clearing of invasive plants and growing vegetation, while steel cages require cleaning and painting due to rusting. 	
General Comments	<ul style="list-style-type: none"> Sun louvers not installed as per the design specifications in all entrances. 	

Other Comments

- Consulting Rooms 1 - Ceiling panel missing
- Consulting Rooms 2 – Ceiling panel missing
- Consulting rooms curtain rails to be done
- Recommends removing unnecessary sill at the Procedure Room and make vinyl sill detail similar to Cleaners room
- Low general audit of materials to be checked with client

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

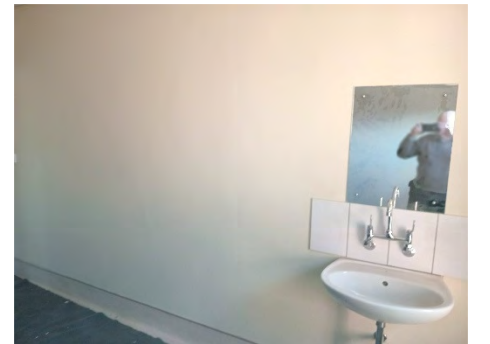
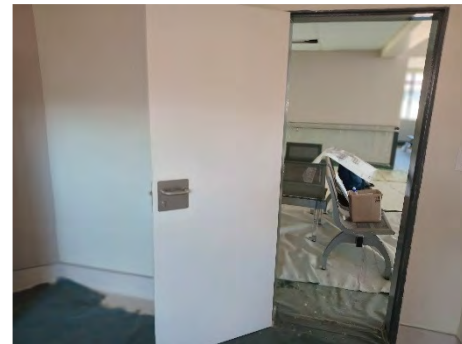
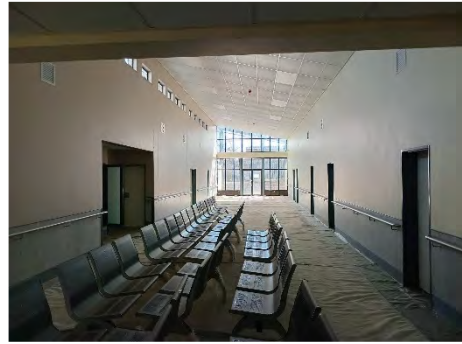
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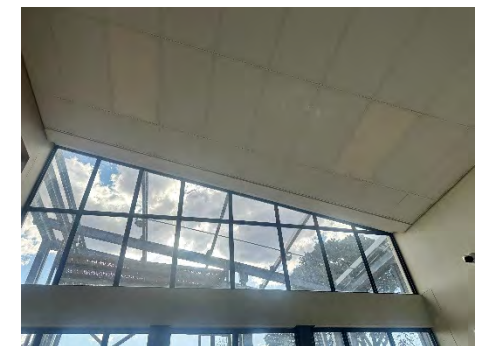
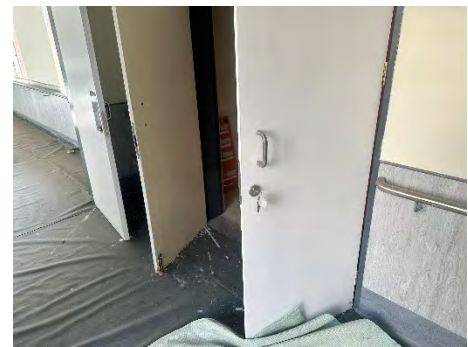
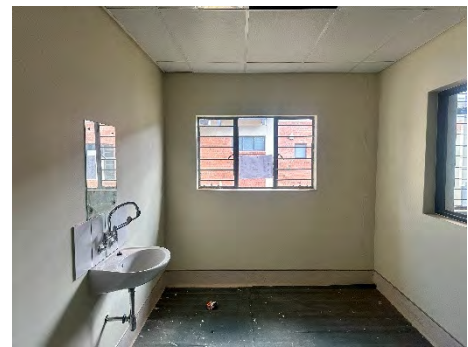
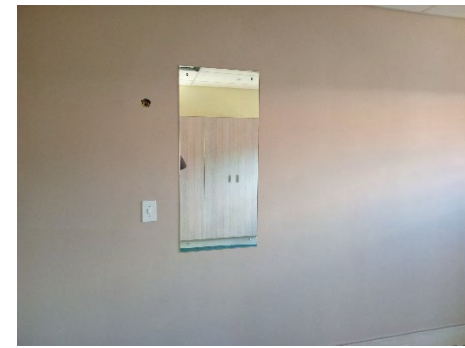
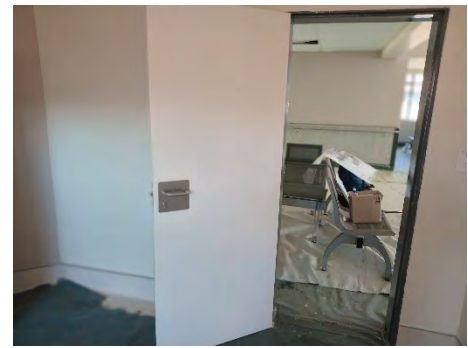
Block name

Minor Ailments

Internal Picture gallery



Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

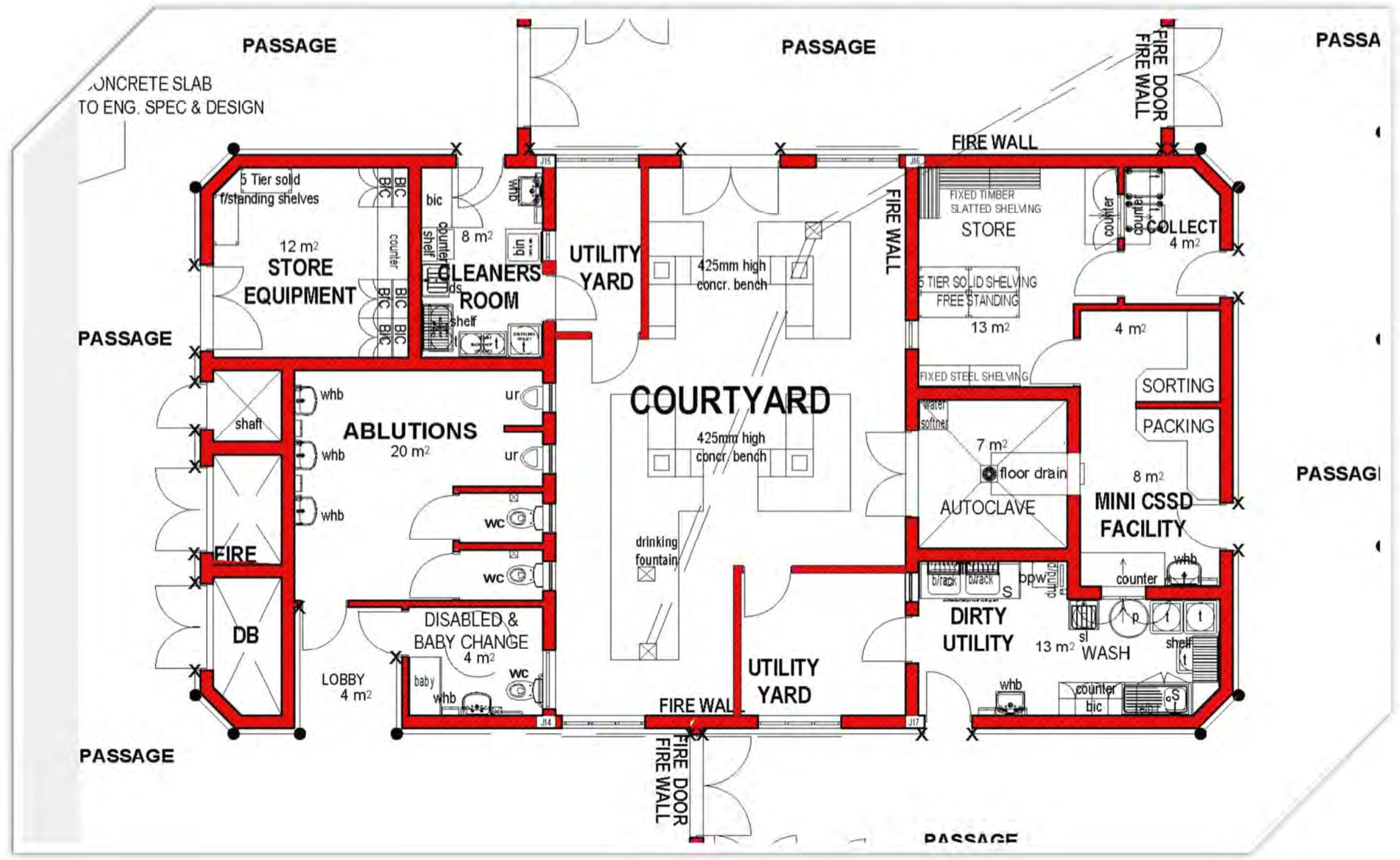


Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

External Picture gallery



SHARED SUPPORT ROOMS – BLOCK C



BLOCK PLAN



KEY PLAN

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Block ID	C				Key plan			
Block name	Shares Support & Courtyard							
Recorded Status Quo / Scope of Work completed / remaining								
Internal								
Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows& Frames	Joinery and Accessories	Sanitary fittings	Other Remediation
Utility yard A&B RM 001a & 001	<ul style="list-style-type: none"> Grano floor to be cleaned Complete floor finish per specification. 	<ul style="list-style-type: none"> Repaint required Painting cracking Rising damp in walls to be repaired 	<ul style="list-style-type: none"> No ceiling required – open yards 	<ul style="list-style-type: none"> Gates still to be installed to specification and detail 	<ul style="list-style-type: none"> Cleaning required to windows facing yard Repaint of frames may be required 		<ul style="list-style-type: none"> WS Eng to check all floor drains to yards for blockages 	
Store RM 183	<ul style="list-style-type: none"> Vinyl covered Cleaning required 	<ul style="list-style-type: none"> Repaint required prior to joinery installation 	<ul style="list-style-type: none"> Panel adjustment T joints at corners, ends to be fixed (minor defect) 	<ul style="list-style-type: none"> Doors to be cleaned some require repaint No service counter door installed 	<ul style="list-style-type: none"> Cleaning required Opening gear to be services No service counter installed 	<ul style="list-style-type: none"> Fixed timber slatted shelving not installed 		
Collect RM 184	<ul style="list-style-type: none"> Vinyl covered Cleaning required 	<ul style="list-style-type: none"> Repaint required prior to joinery counter installation 	<ul style="list-style-type: none"> Panel adjustment T joints at corners, ends to be fixed (minor defect) 	<ul style="list-style-type: none"> Doors to be cleaned some require repaint 	<ul style="list-style-type: none"> Cleaning required Opening gear to be services 	<ul style="list-style-type: none"> Counter to Store Rm 183 to be installed 		
Mini CSSD Facility RM 185 & 186	<ul style="list-style-type: none"> Vinyl floor covered Cleaning required 	<ul style="list-style-type: none"> Repaint required joinery counter installation 	<ul style="list-style-type: none"> Ceiling completed but to be checked 	<ul style="list-style-type: none"> Doors to be cleaned some require repaint 	<ul style="list-style-type: none"> Cleaning required Opening gear to be services 	<ul style="list-style-type: none"> Incomplete Shelving Packing tables installed but incomplete Same for seating table 	<ul style="list-style-type: none"> Incomplete basin and sanitary ware installation 	
Dirty utility RM 188	<ul style="list-style-type: none"> Vinyl partially covered – Protection required Cleaning to be done 	<ul style="list-style-type: none"> Vinyl up to ceiling height A small portion damage to allow piping for basin and a plug point - to be repaired 	<ul style="list-style-type: none"> Incomplete ceiling tiles 1 panel missing 	<ul style="list-style-type: none"> External door to (yard) to be revarnished Internal door to be repainted 	<ul style="list-style-type: none"> Cleaning required Opening system to be services 			<ul style="list-style-type: none"> Washing equipment incomplete to be checked by WS Engineer

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows & Frames	Joinery and Accessories	Sanitary fittings	Other Remediation
Store Equipment RM 177	<ul style="list-style-type: none"> Vinyl partially covered – protection required Cleaning required Skirting small section damaged to be repaired / replaced 	<ul style="list-style-type: none"> Repainting of walls required 	<ul style="list-style-type: none"> Ceiling incomplete 2 panels missing 	<ul style="list-style-type: none"> Cleaning and repaint to be done Check all door leaf latches 		<ul style="list-style-type: none"> Shelving done To be rechecked by installer Incomplete joinery Tops, cupboards 		
Learners room RM 178	<ul style="list-style-type: none"> Vinyl covered Cleaning required 	<ul style="list-style-type: none"> Vinyl up to ceiling height Corners and ends touch ups required 	<ul style="list-style-type: none"> Ceiling incomplete 1 panel missing 	<ul style="list-style-type: none"> Cleaning and repaint to be done Door to Utility yard must be revarnished 	<ul style="list-style-type: none"> Cleaning required Window opening gear to be serviced 	<ul style="list-style-type: none"> Joinery incomplete Handles not installed Skirting not done 	<ul style="list-style-type: none"> Sanitary ware incomplete Basin not installed Accessories not installed 	
Fire & DB Cabinets RM 173 RM 176 Rm next to 176	<ul style="list-style-type: none"> Vinyl covered Cleaning required 	<ul style="list-style-type: none"> Cleaning and repaint to be done at ceiling height of walls (This to be confirmed) 	<ul style="list-style-type: none"> No ceiling done yet – this is to be confirmed 	<ul style="list-style-type: none"> Cleaning and repaint to be done where scratches have occurred 	<ul style="list-style-type: none"> Cleaning required Window opening gear to be serviced 			<ul style="list-style-type: none"> All locks to these doors to be checked
Ablution (Male) RM 179	<ul style="list-style-type: none"> Vinyl covered Cleaning required Skirting strips /seals incomplete Complete flooring 	<ul style="list-style-type: none"> Tile up to ceiling height incomplete. Damage tiles approx., (13) 	<ul style="list-style-type: none"> Not yet installed 	<ul style="list-style-type: none"> Cleaning and repaint to be done All cubicle doors and locks to be checked 	<ul style="list-style-type: none"> Cleaning required Window opening gear to be serviced 		<ul style="list-style-type: none"> Sanitary ware/ basins partially installed No accessories installed 	<ul style="list-style-type: none"> Room storing materials Bird nesting is evident
Disabled & Baby change RM 181	<ul style="list-style-type: none"> Vinyl covered Cleaning required Skirting not aligned with wall tiles – must be repaired 	<ul style="list-style-type: none"> Tiles up to ceiling height installed 	<ul style="list-style-type: none"> Incomplete Only T sections grid done Tiles to be installed 	<ul style="list-style-type: none"> Cleaning and repaint to be done 	<ul style="list-style-type: none"> Cleaning required Window opening gear to be serviced 	<ul style="list-style-type: none"> Baby change counter not installed 	<ul style="list-style-type: none"> Mixers not installed yet No accessories installed No grab rails installed 	
Courtyard RM 182	<ul style="list-style-type: none"> Chemical Cleaning of grano & paving floor required Small plants and weeds to be removed between pavers 	<ul style="list-style-type: none"> Repaint required Painting cracking All rising damp is to be treated to specification prior to repainting 	<ul style="list-style-type: none"> No ceiling required Roof sheeting and insulation still to be installed over courtyard 	<ul style="list-style-type: none"> Cleaning of doors and shopfronts Shopfront door to be removed and fixed 	<ul style="list-style-type: none"> Cleaning of windows Some require repaint to frames 			<ul style="list-style-type: none"> Gates to yards to be installed per specification and detail Concrete benches done and require cleaning

Other Comments

- Autoclave Rm 187 – Not accessible, the unit was installed, testing to be confirmed by Mechanical Engineer
- Shaft floor finish to be consistent, doors to be repainted. Floor finish vinyl to shaft where specified as such.
- All vinyl floor walls joints and corner points to be sealed properly

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

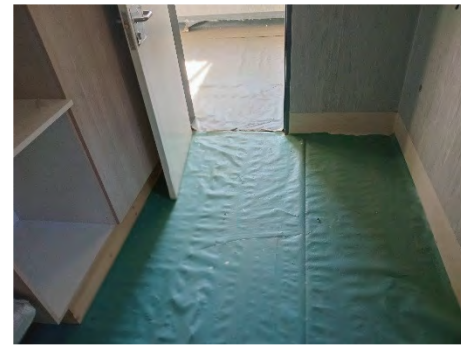
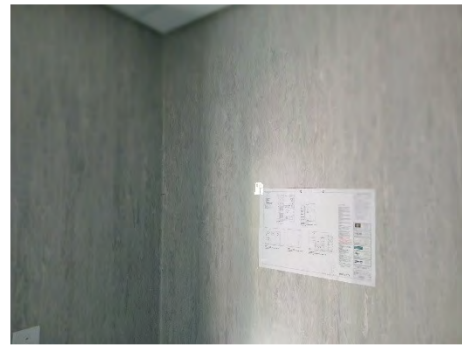
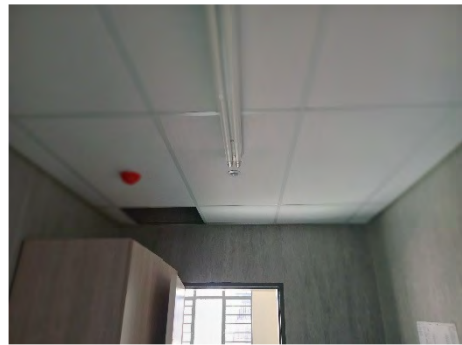
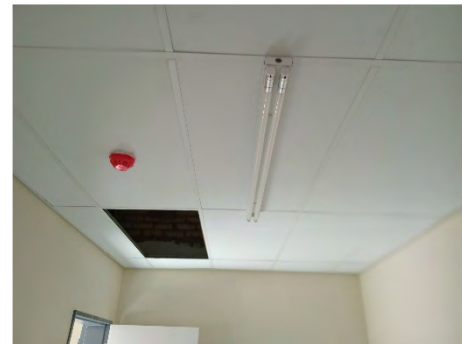
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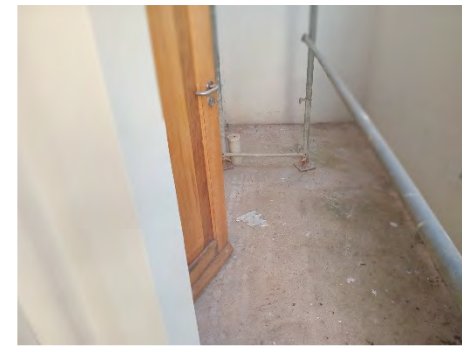
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**Shared services &
Courtyard**

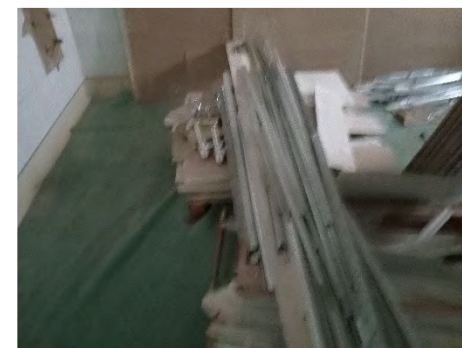
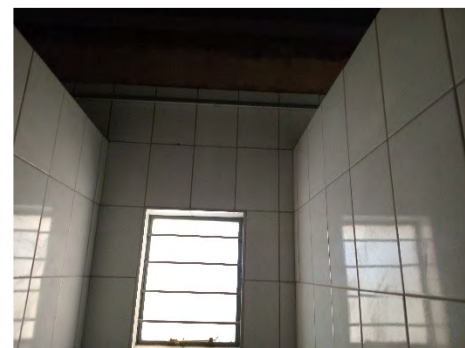
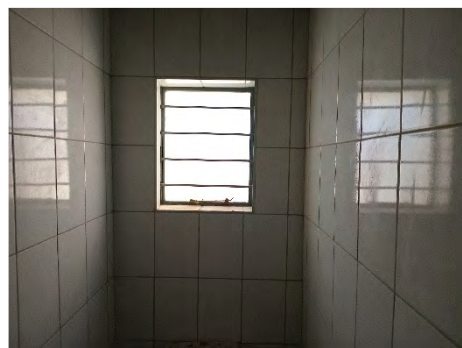
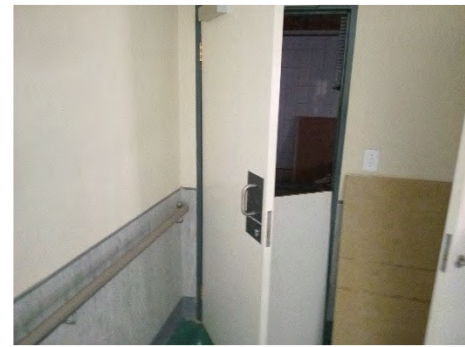
Internal Picture gallery



Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

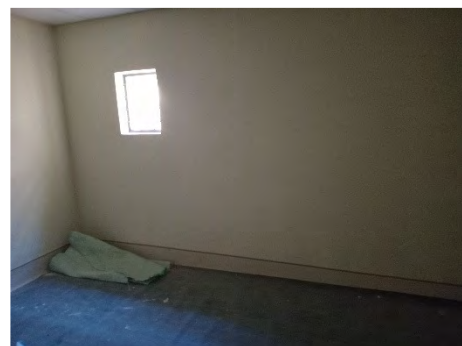
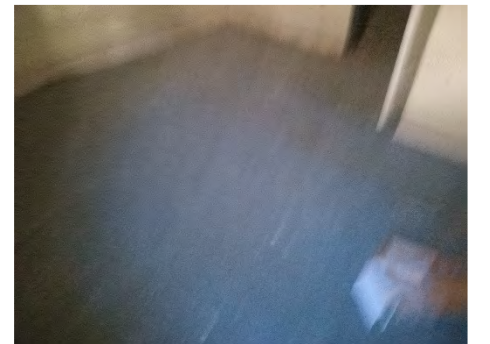
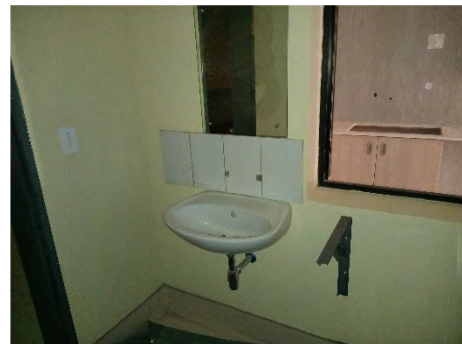


Paraplegic WC & Male public ablutions



Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

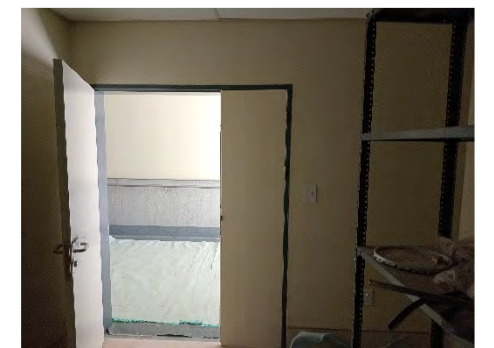
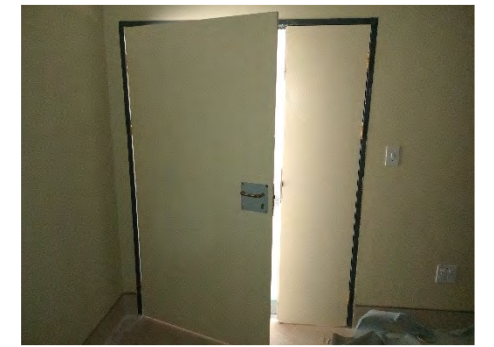
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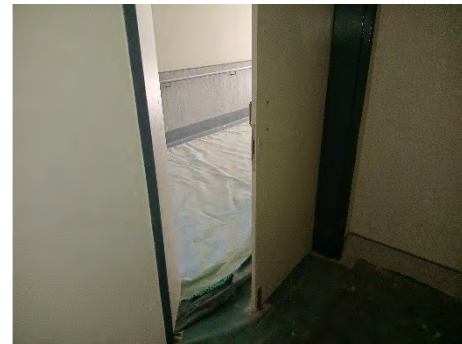
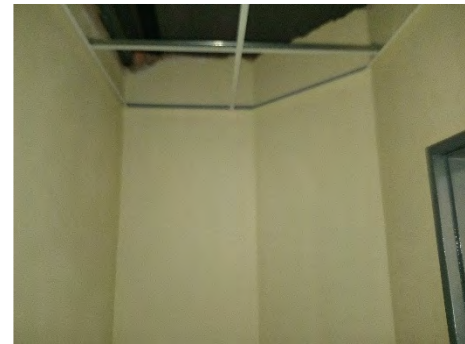
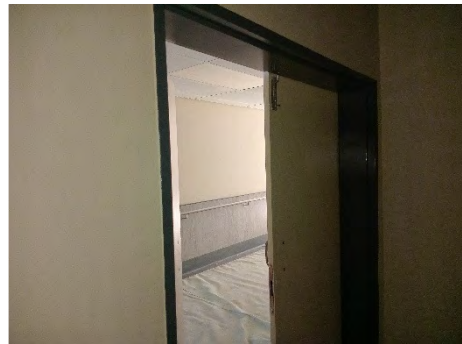
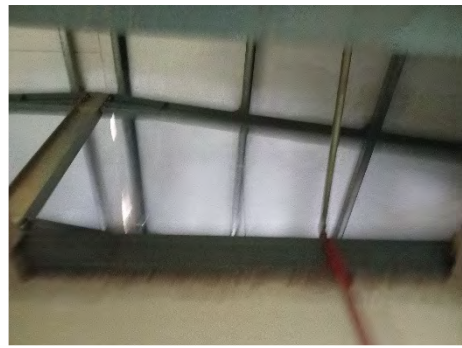
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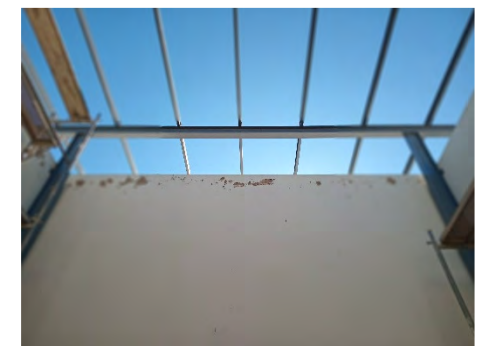
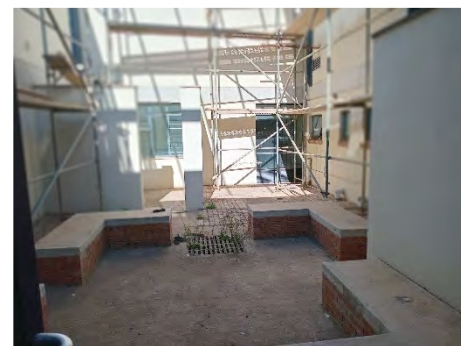
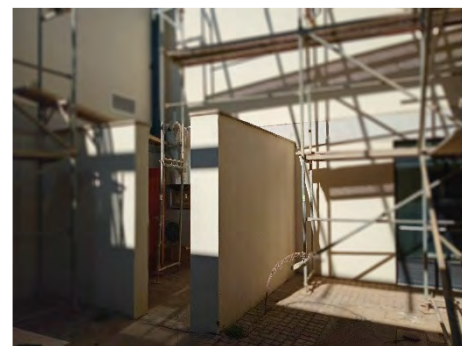
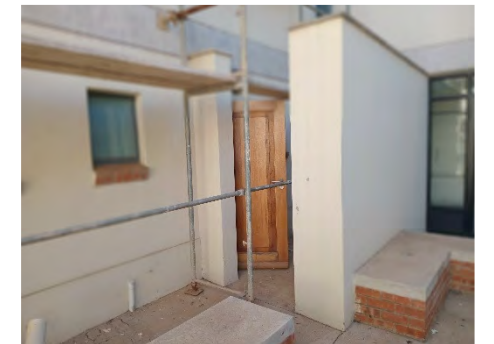
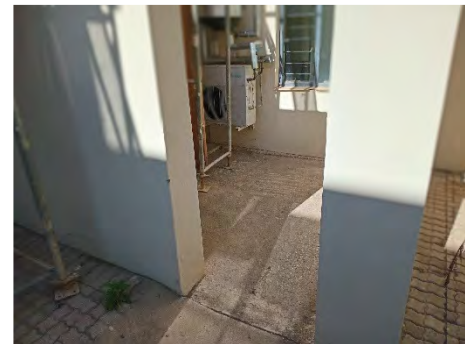
Passage between Blocks C & F



Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary



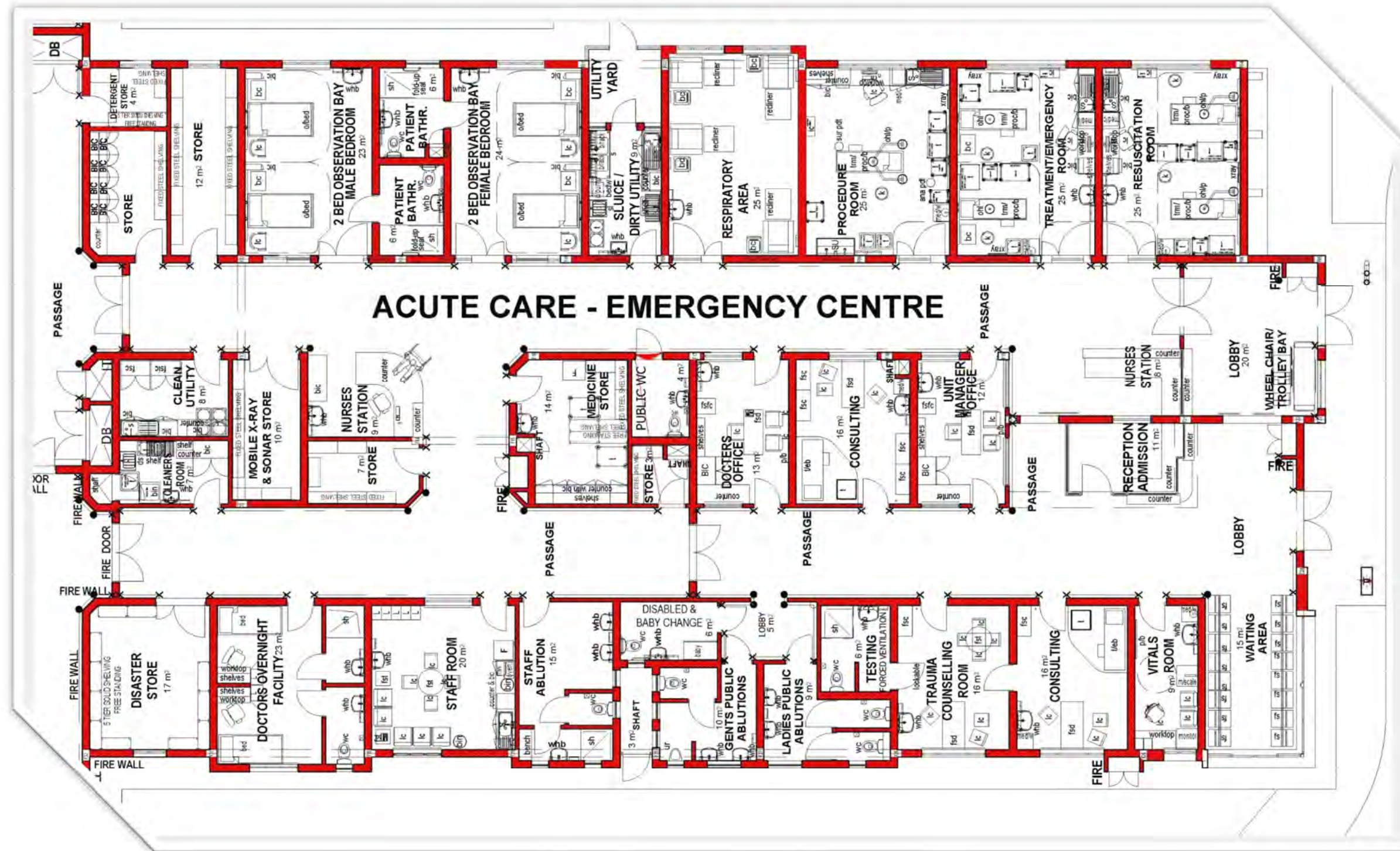
Courtyard



Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary



ACUTE CARE - BLOCK D



BLOCK PLAN



KEY PLAN

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Block ID	D				Key plan			
Block name	Acute Care							
Recorded Status Quo / Scope of Work completed / remaining								
Internal								
Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows& Frames	Joinery and Accessories	Sanitary fittings	Other Remediation
Store Detergent RM - 043a	<ul style="list-style-type: none"> · Vinyl not covered · Vinyl floor to be cleaned 	<ul style="list-style-type: none"> · Paint cracking · Repaint needed 	<ul style="list-style-type: none"> · Ceiling T-grids to be fixed at the corners, ends 	<ul style="list-style-type: none"> · Repaint on the doors 	<ul style="list-style-type: none"> · Cleaning need · Opening system to be services 	<ul style="list-style-type: none"> · Joinery not done yet 		<ul style="list-style-type: none"> · Light switch covers missing
DB Room RM - 073	<ul style="list-style-type: none"> · No floor finish done. 	<ul style="list-style-type: none"> · Paint cracking · Repaint needed 	<ul style="list-style-type: none"> · No ceilings done 	<ul style="list-style-type: none"> · Repaint on the doors 				
Store RM - 074	<ul style="list-style-type: none"> · Vinyl floor covered · Floor to be cleaned · Vinyl skirt to be fixed at corners 	<ul style="list-style-type: none"> · Paint cracking · Repaint needed 	<ul style="list-style-type: none"> · No ceilings done · Cleaning to be done on panels 	<ul style="list-style-type: none"> · Repaint on the doors 		<ul style="list-style-type: none"> · Cupboard and top shelving to be cleaned 		
Body Holding RM - 075	<ul style="list-style-type: none"> · Vinyl covered · Strips not done yet on the skirting 	<ul style="list-style-type: none"> · Vinyl to be fixed as damaged to allow a basin 	<ul style="list-style-type: none"> · Ceiling done completely 	<ul style="list-style-type: none"> · Repaint on the doors · Lock system incomplete 				<ul style="list-style-type: none"> · Access door catching · Entrance to be neatly done · Weather bar to be replaced
2 Bed Observation Bay Male Bedroom RM - 076	<ul style="list-style-type: none"> · Vinyl covered · Cleaning needed · Touch ups at the ends of skirting 	<ul style="list-style-type: none"> · 2 different colour paint · Repaint needed 	<ul style="list-style-type: none"> · Ceiling T-grids be fixed and neatly done at corners ends 	<ul style="list-style-type: none"> · Repaint on the doors · No handle on the window 		<ul style="list-style-type: none"> · Joinery not done yet 	<ul style="list-style-type: none"> · Sanitary ware not done 	
Patient Bathroom RM – 077 & 078	<ul style="list-style-type: none"> · Tiles incomplete · Shower not done · Skirting not done 	<ul style="list-style-type: none"> · Wall tiles not complete · Tiles up to ceiling height 	<ul style="list-style-type: none"> · Ceiling not done 	<ul style="list-style-type: none"> · Repaint on doors 			<ul style="list-style-type: none"> · Sanitary ware installation poorly done 	

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows & Frames	Joinery and Accessories	Sanitary fittings	Other Remediation
2 Bed Observation Bay Female Bedroom RM - 079	<ul style="list-style-type: none"> • Vinyl covered • Cleaning required 	<ul style="list-style-type: none"> • 2 different colours done on wall • Skirting end touch ups to be done 	<ul style="list-style-type: none"> • Ceiling T-grids to be fixed and neatly done at all corners and ends 	<ul style="list-style-type: none"> • Doors to be appointed 	<ul style="list-style-type: none"> • Cleaning needed • Opening system missing and incomplete 		<ul style="list-style-type: none"> • Sanitary ware to be cleaned 	
Sluice Dirty utility RM - 080	<ul style="list-style-type: none"> • Vinyl uncovered • Cleaning needed • Skirting not done yet 	<ul style="list-style-type: none"> • Vinyl damaged in certain areas • Fixing of vinyl 	<ul style="list-style-type: none"> • Ceiling panels done • T strap done 	<ul style="list-style-type: none"> • Repaint needed to doors • Cleaning to the frames 	<ul style="list-style-type: none"> • Cleaning needed • Opening system to be services 	<ul style="list-style-type: none"> • Joinery not done yet. 	<ul style="list-style-type: none"> • Partial installation done 	
Respiratory Area RM - 081	<ul style="list-style-type: none"> • Vinyl covered • Cleaning needed 	<ul style="list-style-type: none"> • 2 different paint colours • Splashback to be cleaned 	<ul style="list-style-type: none"> • Ceiling T-grids to be fixed and neatly done at every ceiling corner and ends 	<ul style="list-style-type: none"> • Repaint needed to doors • Cleaning to the frames 	<ul style="list-style-type: none"> • Cleaning needed • Opening system to be services 	<ul style="list-style-type: none"> • Joinery not done yet. 	<ul style="list-style-type: none"> • Partial installation done 	
Procedure Room RM - 082	<ul style="list-style-type: none"> • Vinyl covered • Cleaning needed 	<ul style="list-style-type: none"> • Vinyl wall to be cleaned 	<ul style="list-style-type: none"> • Ceiling incomplete • 8-10 panels missing 	<ul style="list-style-type: none"> • Repaint needed to doors • Cleaning to the frames 	<ul style="list-style-type: none"> • Cleaning needed • Opening system to be services 	<ul style="list-style-type: none"> • Joinery incomplete • Cleaning to be done 	<ul style="list-style-type: none"> • Partial installation done 	
Treatment / Emergency Room RM - 083	<ul style="list-style-type: none"> • Vinyl covered • Cleaning needed 	<ul style="list-style-type: none"> • Vinyl wall to be cleaned 	<ul style="list-style-type: none"> • Ceiling mostly incomplete • 18-20 panels missing 	<ul style="list-style-type: none"> • Repaint needed to doors • Cleaning to the frames 	<ul style="list-style-type: none"> • Cleaning needed • Opening system to be services 	<ul style="list-style-type: none"> • Joinery incomplete • Cleaning to be done on tops and doors 	<ul style="list-style-type: none"> • Partial installation done 	
Resuscitation Room RM - 084	<ul style="list-style-type: none"> • Floor covered • Cleaning needed • A portion of Vinyl needs to be replaced 	<ul style="list-style-type: none"> • Vinyl walls up to the ceiling • Skirting strips not done yet 	<ul style="list-style-type: none"> • Ceiling panels missing (7-8) 	<ul style="list-style-type: none"> • Repaint needed to doors • Cleaning to the frames 	<ul style="list-style-type: none"> • Cleaning needed • Opening system to be services 	<ul style="list-style-type: none"> • Joinery incomplete 	<ul style="list-style-type: none"> • Partial installation done 	
Nurses Station RM - 086	<ul style="list-style-type: none"> • Floor covered • Cleaning needed 	<ul style="list-style-type: none"> • Vinyl done up to ceiling height • Repaint to be done • Strips not done 	<ul style="list-style-type: none"> • Ceiling incomplete • 10 panels missing • T strips to be aligned correctly 			<ul style="list-style-type: none"> • Joinery incomplete • Tops to be cleaned • Wood stand to be neatly done 		

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows & Frames	Joinery and Accessories	Sanitary fittings	Other Remediation
Reception Admission RM - 114	<ul style="list-style-type: none"> · Floor covered · Cleaning needed 	<ul style="list-style-type: none"> · Wall Vinyl done up to ceiling height · Repaint to be done · Strips not done yet 	<ul style="list-style-type: none"> · Ceiling not done completely 		<ul style="list-style-type: none"> · Window to be cleaned 	<ul style="list-style-type: none"> · Joinery incomplete · Tops to be cleaned · Wood stand to be neatly done 		
Lobby RM - 085	<ul style="list-style-type: none"> · Vinyl covered · Entrance carpet still to be laid on the floor 	<ul style="list-style-type: none"> · Wall Vinyl done up to ceiling height · Repaint to be done · Strips not done yet 	<ul style="list-style-type: none"> · Ceiling T-grids to be fixed 	<ul style="list-style-type: none"> · Door heads cleaning · Weather bar needed 	<ul style="list-style-type: none"> · Window to be cleaned 	<ul style="list-style-type: none"> · Joinery incomplete · Tops to be cleaned · Wood stand to be neatly done · Counter not aligned with vinyl 		
Unit Manager Office RM - 088	<ul style="list-style-type: none"> · Vinyl covered · Cleaning needed 	<ul style="list-style-type: none"> · Walls to be repainted 	<ul style="list-style-type: none"> · Ceiling incomplete · Ceiling T-grid to be fixed & neatly done · 1 panel missing 	<ul style="list-style-type: none"> · Doors to be repainted 	<ul style="list-style-type: none"> · Window to be cleaned 	<ul style="list-style-type: none"> · Joinery incomplete 	<ul style="list-style-type: none"> · Sanitary ware done · Shelving not yet installed 	
Consulting Room RM - 089	<ul style="list-style-type: none"> · Vinyl covered · Cleaning needed 	<ul style="list-style-type: none"> · Walls to be repainted · 2 different colour paint used 	<ul style="list-style-type: none"> · Ceiling T-grid to be fixed & neatly done · Bed blind blocks not installed 	<ul style="list-style-type: none"> · Doors to be repainted 	<ul style="list-style-type: none"> · Window to be cleaned 	<ul style="list-style-type: none"> · Cupboard to be cleaned 	<ul style="list-style-type: none"> · Sanitary ware done · Testing approved 	
Doctor's office RM - 090	<ul style="list-style-type: none"> · Vinyl covered · Cleaning needed 	<ul style="list-style-type: none"> · Walls to be repainted · 2 different colour paint used 	<ul style="list-style-type: none"> · Ceiling T-grid to be fixed & neatly done · Bed blind blocks not installed 	<ul style="list-style-type: none"> · Doors to be repainted 	<ul style="list-style-type: none"> · Window to be cleaned 	<ul style="list-style-type: none"> · Cupboard to be cleaned 	<ul style="list-style-type: none"> · Sanitary ware done · Testing approved 	
Store RM - 087b	<ul style="list-style-type: none"> · Floor uncovered · Cleaning needed 	<ul style="list-style-type: none"> · Walls to be repainted · 2 different colour paint used 	<ul style="list-style-type: none"> · Ceiling incomplete, missing all panels 	<ul style="list-style-type: none"> · Doors to be repainted 		<ul style="list-style-type: none"> · Shelving done · Cleaning needed 		
Medicine Store RM - 091	<ul style="list-style-type: none"> · Vinyl covered · Cleaning needed 	<ul style="list-style-type: none"> · Walls to be repainted · 2 different colour paint used 	<ul style="list-style-type: none"> · Ceiling T-grids to be fixed 	<ul style="list-style-type: none"> · Doors to be repainted 		<ul style="list-style-type: none"> · Joinery incomplete 	<ul style="list-style-type: none"> · Partial installation done 	

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows & Frames	Joinery and Accessories	Sanitary fittings	Other Remediation
Nurses Station RM - 094	<ul style="list-style-type: none"> Floor uncovered Cleaning needed 	<ul style="list-style-type: none"> Painting acceptable 				<ul style="list-style-type: none"> Counter to be cleaned Wood strips to be neatly done 	<ul style="list-style-type: none"> Basins to be cleaned 	
Store RM - 093	<ul style="list-style-type: none"> Floor partially covered Cleaning needed 	<ul style="list-style-type: none"> Walls to be separated 	<ul style="list-style-type: none"> Ceiling incomplete 2 missing panels 	<ul style="list-style-type: none"> Doors to be repainted 		<ul style="list-style-type: none"> Shelving not complete 		
Mobile X-Ray RM - 095	<ul style="list-style-type: none"> Vinyl covered Cleaning needed 	<ul style="list-style-type: none"> Walls to be separated 	<ul style="list-style-type: none"> Ceiling T-grids to be fixed at the corners and ends 	<ul style="list-style-type: none"> Doors to be repainted Door not aligned 	<ul style="list-style-type: none"> Shelving done Cleaning repainted 	<ul style="list-style-type: none"> No fittings 		
Cleaners Room RM - 096	<ul style="list-style-type: none"> Vinyl uncovered Cleaning needed 	<ul style="list-style-type: none"> Vinyl stuck out on the wall in some areas Vinyl to 	<ul style="list-style-type: none"> Ceiling panels not installed Ceiling T-grid strips to be aligned 	<ul style="list-style-type: none"> Door to be painted 	<ul style="list-style-type: none"> Joinery incomplete 	<ul style="list-style-type: none"> Sanitary ware not done 		
DB RM - 098	<ul style="list-style-type: none"> No floor finish done. 	<ul style="list-style-type: none"> Paint cracking Repaint needed 	<ul style="list-style-type: none"> No ceilings done 	<ul style="list-style-type: none"> Repaint on the doors 				
IT RM - 097	<ul style="list-style-type: none"> No floor finish done. 	<ul style="list-style-type: none"> Paint cracking Repaint needed 	<ul style="list-style-type: none"> No ceilings done 	<ul style="list-style-type: none"> Repaint on the doors 				
Clean utility RM - 096	<ul style="list-style-type: none"> Vinyl covered Cleaning needed 	<ul style="list-style-type: none"> Repaint to be done 	<ul style="list-style-type: none"> Ceiling not complete 11 panels missing 	<ul style="list-style-type: none"> Door to be repainted 		<ul style="list-style-type: none"> Joinery incomplete 	<ul style="list-style-type: none"> Sanitary ware not installed 	
Disaster store RM - 101	<ul style="list-style-type: none"> Vinyl uncovered Cleaning needed 	<ul style="list-style-type: none"> Walls to be painted 	<ul style="list-style-type: none"> Ceiling incomplete 2 panels missing 	<ul style="list-style-type: none"> Door to be painted 	<ul style="list-style-type: none"> Windows to be cleaned Opening system to be services 	<ul style="list-style-type: none"> Shelving to be reconfigured 		
Doctor's overnight facility RM - 102	<ul style="list-style-type: none"> Vinyl covered Cleaning needed 	<ul style="list-style-type: none"> Walls to be painted Small paint stock out 	<ul style="list-style-type: none"> Ceiling incomplete 3 panels missing 	<ul style="list-style-type: none"> Door to be painted 	<ul style="list-style-type: none"> Windows to be cleaned Opening system to be services 	<ul style="list-style-type: none"> Shelving not done 		

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows & Frames	Joinery and Accessories	Sanitary fittings	Other Remediation
Staff room RM - 103	<ul style="list-style-type: none"> • Vinyl uncovered • Cleaning needed 	<ul style="list-style-type: none"> • Paint is optional • Splashback cleaning and silicone need 	<ul style="list-style-type: none"> • Ceiling incomplete • 4 panels missing 	<ul style="list-style-type: none"> • Door to be painted 	<ul style="list-style-type: none"> • Windows to be cleaned • Opening system to be services 	<ul style="list-style-type: none"> • Joinery cupboard & top incomplete 	<ul style="list-style-type: none"> • Sanitary ware incomplete 	
Staff Ablutions RM - 104	<ul style="list-style-type: none"> • Vinyl covered • Shower tiling not done • Shower room tile incomplete 	<ul style="list-style-type: none"> • Tiled up to ceiling height 	<ul style="list-style-type: none"> • Ceiling incomplete • Shower room ceiling not done 	<ul style="list-style-type: none"> • Door to be painted 	<ul style="list-style-type: none"> • Windows to be cleaned • Opening system to be services 		<ul style="list-style-type: none"> • Sanitary ware incomplete at the shower room 	
Gents Public Toilet RM - 106	<ul style="list-style-type: none"> • Vinyl exposed • Cleaning required 	<ul style="list-style-type: none"> • Tiled up to ceiling height 	<ul style="list-style-type: none"> • Ceiling incomplete • Shower room ceiling not done 	<ul style="list-style-type: none"> • Door to be painted 	<ul style="list-style-type: none"> • Windows to be cleaned • Opening system to be services 		<ul style="list-style-type: none"> • Sanitary ware incomplete 	
Ladies Public Toilet RM - 107	<ul style="list-style-type: none"> • Vinyl exposed • Cleaning required 	<ul style="list-style-type: none"> • Tiled up to ceiling height 	<ul style="list-style-type: none"> • Ceiling incomplete • Shower room ceiling not done 	<ul style="list-style-type: none"> • Door to be painted 	<ul style="list-style-type: none"> • Windows to be cleaned • Opening system to be services 		<ul style="list-style-type: none"> • Sanitary ware incomplete 	
Trauma Consulting Room RM - 107	<ul style="list-style-type: none"> • Vinyl covered • Cleaning needed 	<ul style="list-style-type: none"> • 2 different colour paint • Repaint needed 	<ul style="list-style-type: none"> • Ceiling T-grids be fixed at corners ends 	<ul style="list-style-type: none"> • Repaint on doors 	<ul style="list-style-type: none"> • Windows to be cleaned • Opening system to be services 	<ul style="list-style-type: none"> • Cupboard to be cleaned 	<ul style="list-style-type: none"> • Sanitary ware done • Testing to be done 	
Consulting Room RM - 112	<ul style="list-style-type: none"> • Vinyl covered • Cleaning needed 	<ul style="list-style-type: none"> • 2 different colour paint • Repaint needed 	<ul style="list-style-type: none"> • Ceiling T-grids be fixed at corners ends 	<ul style="list-style-type: none"> • Repaint on doors 	<ul style="list-style-type: none"> • Windows to be cleaned • Opening system to be services 	<ul style="list-style-type: none"> • Cupboard to be cleaned 	<ul style="list-style-type: none"> • Sanitary ware done • Testing to be done 	
Vitals Rooms RM - 113	<ul style="list-style-type: none"> • Vinyl covered • Cleaning needed 	<ul style="list-style-type: none"> • Repaint needed 	<ul style="list-style-type: none"> • Ceiling T-grids be fixed at corners ends • 1 Panel missing 	<ul style="list-style-type: none"> • Repaint on doors 	<ul style="list-style-type: none"> • Windows to be cleaned • Opening system to be services 	<ul style="list-style-type: none"> • Joinery incomplete 	<ul style="list-style-type: none"> • Sanitary ware incomplete 	

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows & Frames	Joinery and Accessories	Sanitary fittings	Other Remediation
Waiting Area RM - 116	<ul style="list-style-type: none"> · Vinyl covered · Cleaning needed 	<ul style="list-style-type: none"> · 2 different colour paint · Repaint needed 	<ul style="list-style-type: none"> · Ceiling T-grids be fixed at corners ends · 1 Panel missing 		<ul style="list-style-type: none"> · Windows to be cleaned · Opening system to be services 	<ul style="list-style-type: none"> · Seating to be installed 		
Passage RM - 087	<ul style="list-style-type: none"> · Vinyl covered · Cleaning needed 	<ul style="list-style-type: none"> · 2 different colour paint · Repaint needed 	<ul style="list-style-type: none"> · Ceiling T-grids be fixed at corners ends · 1 Panel missing 		<ul style="list-style-type: none"> · Windows to be cleaned · Opening system to be services 			<ul style="list-style-type: none"> · Similar to below
Passage Entrance RM - 109	<ul style="list-style-type: none"> · Vinyl covered · Cleaning needed 	<ul style="list-style-type: none"> · Walls to be repainted to do blocks 	<ul style="list-style-type: none"> · Lower ceiling not complete · Panels missing · High ceiling done correctly 	<ul style="list-style-type: none"> · Doors have air gap 	<ul style="list-style-type: none"> · Cleaning required 			

Area name	Acute Care Elevations Front & Side Elevations	
Recorded Status Quo / Scope of Work completed / remaining External		
Area	Notes	
Roof	<ul style="list-style-type: none"> The entrance roof is incomplete on this block; this is a significant pending architectural element and functional. The existing exposed wooden purlins require treatment to prevent further deterioration, and the installation of fascia is yet to be completed as per specification. . The absence of entrance roof covers leaves access points exposed to weather elements, potentially leading to water ingress and premature wear on underlying structures and finishes. The pest infestation, and structural compromise, necessitating immediate action. Incomplete fascia installation not only impacts the aesthetic appearance but also exposes roof edges to potential weather damage and reduces overall building envelope integrity. . 	
Walls – Plaster & Paint	<ul style="list-style-type: none"> The walls exhibit signs of weathering, with a specific need for repainting in areas where the existing paint is cracking and peeling, primarily due to moisture infiltration. Furthermore, the shutter concrete quality is deemed suboptimal, with visible cracks present, particularly through the concrete ring beam, indicating potential structural or material issues. . 	
Walls face brick	<ul style="list-style-type: none"> Face brick walls require recleaning with high pressure hoses- a specification will be provided after consultations with the brick supplier. 	
Doors & Frame	<ul style="list-style-type: none"> All Doors require servicing, and the Shopfront Doors need checking. The Ironmongery system of the Entrance Door is incomplete. 	
Window & Frame	<ul style="list-style-type: none"> Windows require servicing across all opening mechanisms to ensure smooth operation. Handles are loose and stays are at time. Additionally, cleaning is needed, and dirty cills need to be addressed. Any damaged cills need to be identified and replaced to specification. Through cleaning of glazing is required – Not all glazing could be checked for completeness for chipping or cracking, and a glazing audit is required. 	
Other Issues	<ul style="list-style-type: none"> Paving needs repair and clearing of invasive plants and growing vegetation, while steel cages require cleaning and painting due to rusting. 	
General Comments	<ul style="list-style-type: none"> The report recommends inspection of general motor kerbs, paving, and aprons by an engineer, consistent finishing touches for emergency exits, cantilevered for access door protection, repainting of all facades, and inspection of exposed sewer pipes "SS pipes" by an engineer. It also notes that exposed cables need to be made good and painted, and access to the external duct and waiting area's internal roof needs addressing. 	

Other Comments

- Sluice – The contractor to check for bird nesting, evident top floor because of feathers (birds)
- T strip joints to be fixed and neatly done at every ceiling corner and ends where applicable
- Reception admission counter alignment to be checked and reviewed
- Is there a need of cupboard lock
- Ducts to be painted and to be consistent – floor paint

Ceilings to be neatly installed and the Ceiling T-grids to be fixed as noted

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

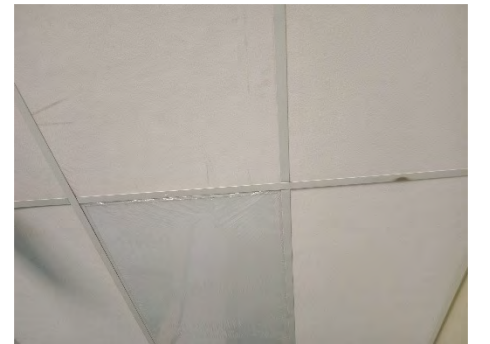
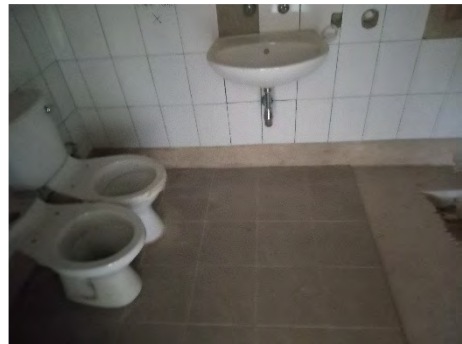
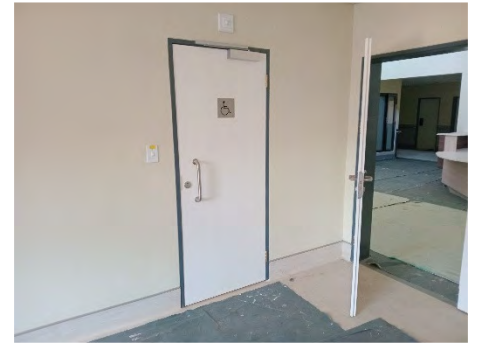
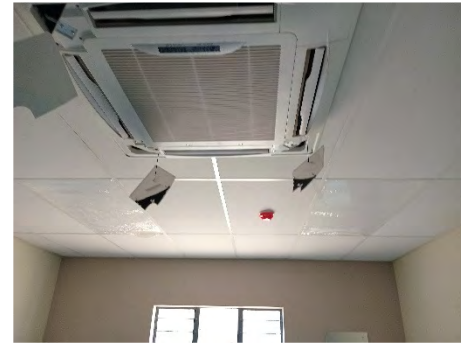
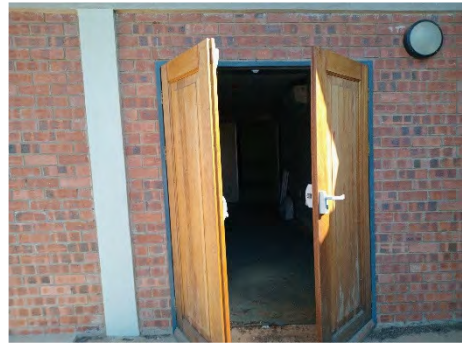
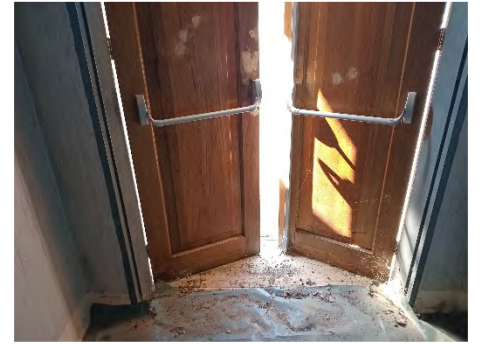
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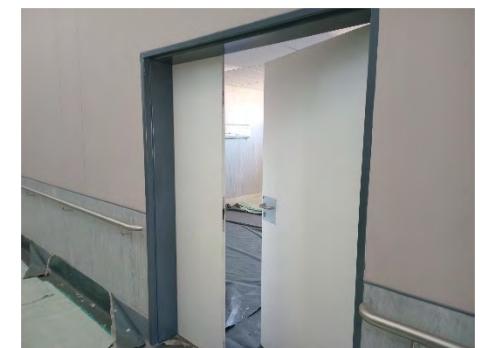
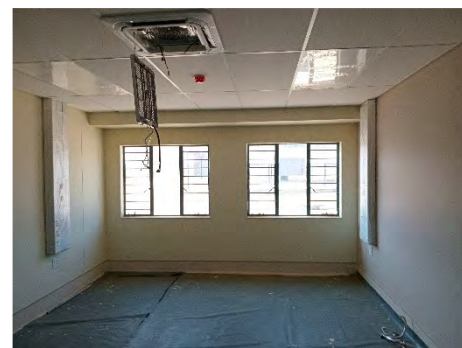
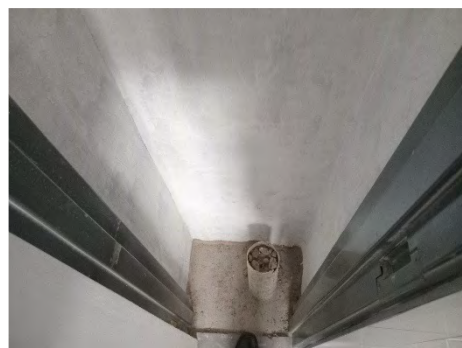
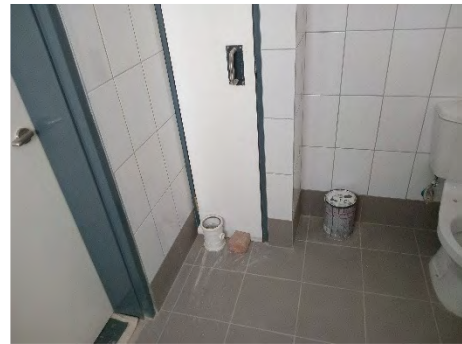
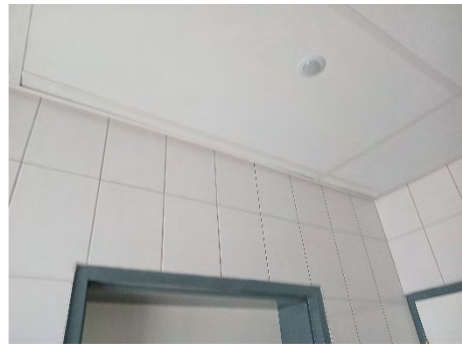
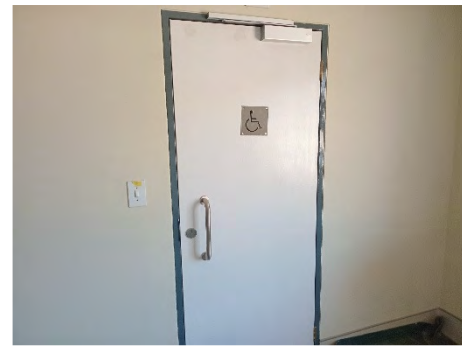
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Acute / Emergency

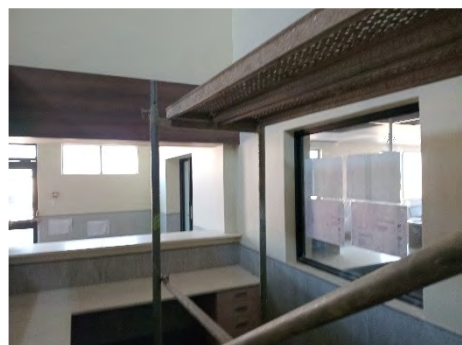
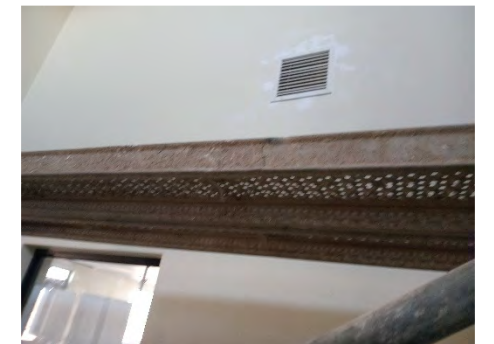
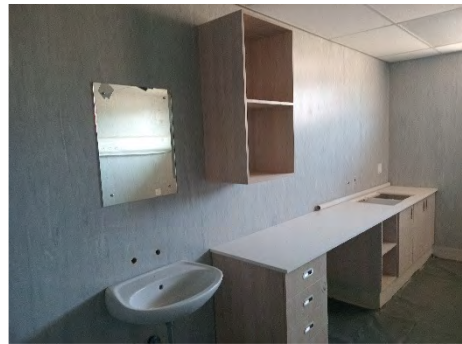
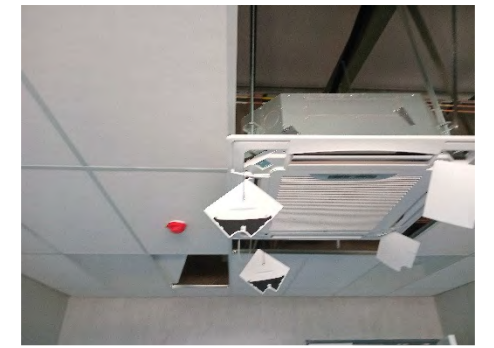
Internal Picture gallery



Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary



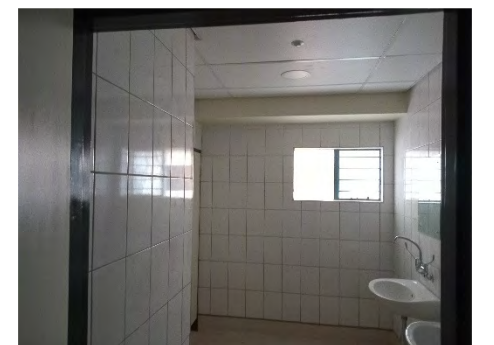
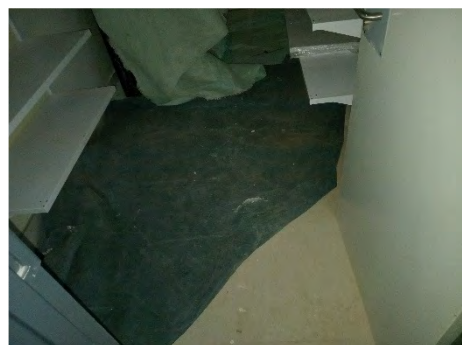
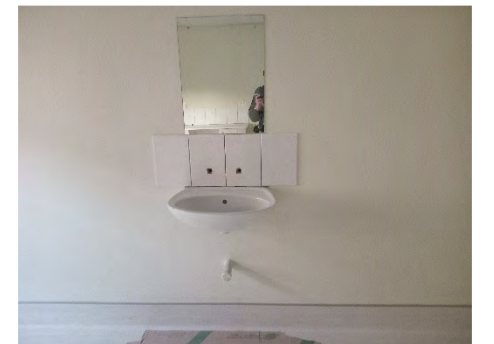
Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary



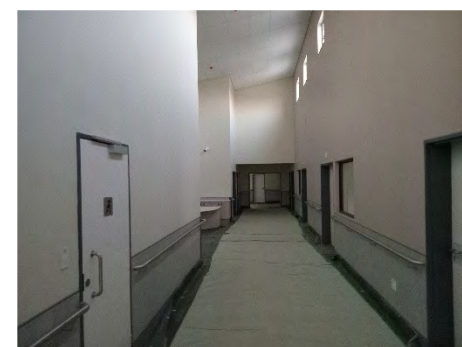
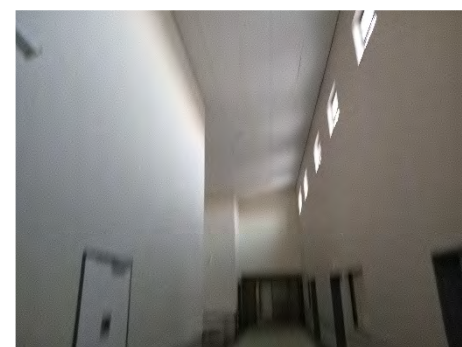
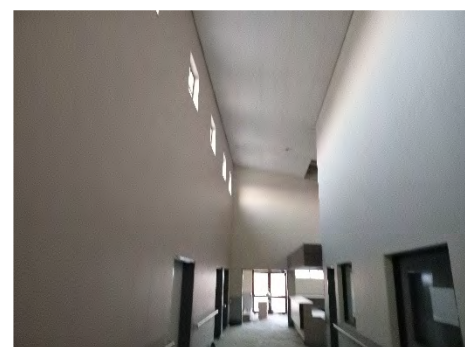
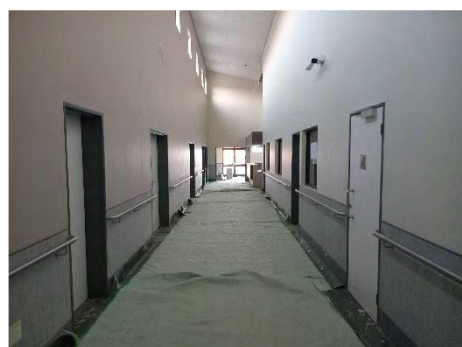
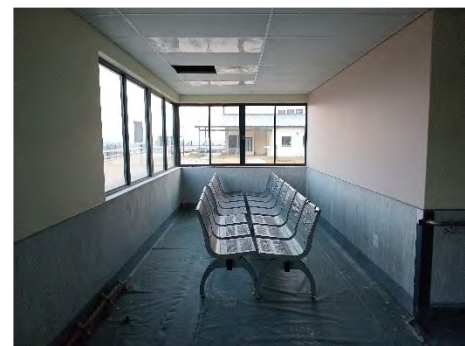
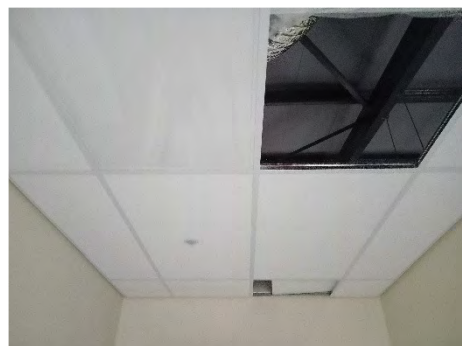
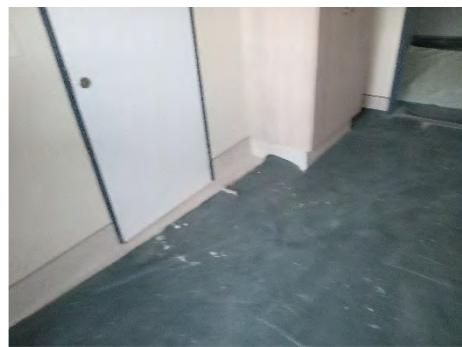
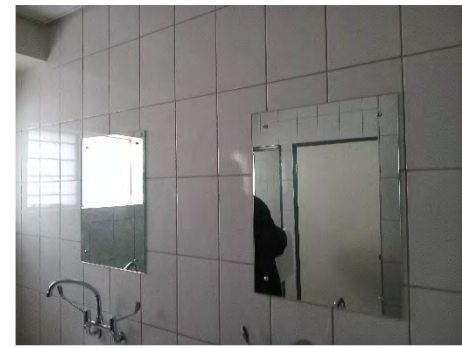
Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary



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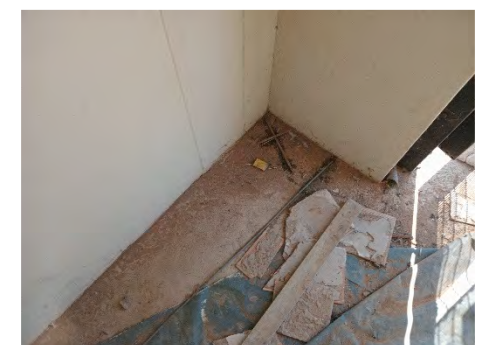
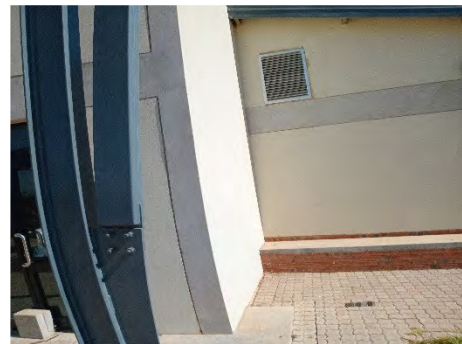


Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

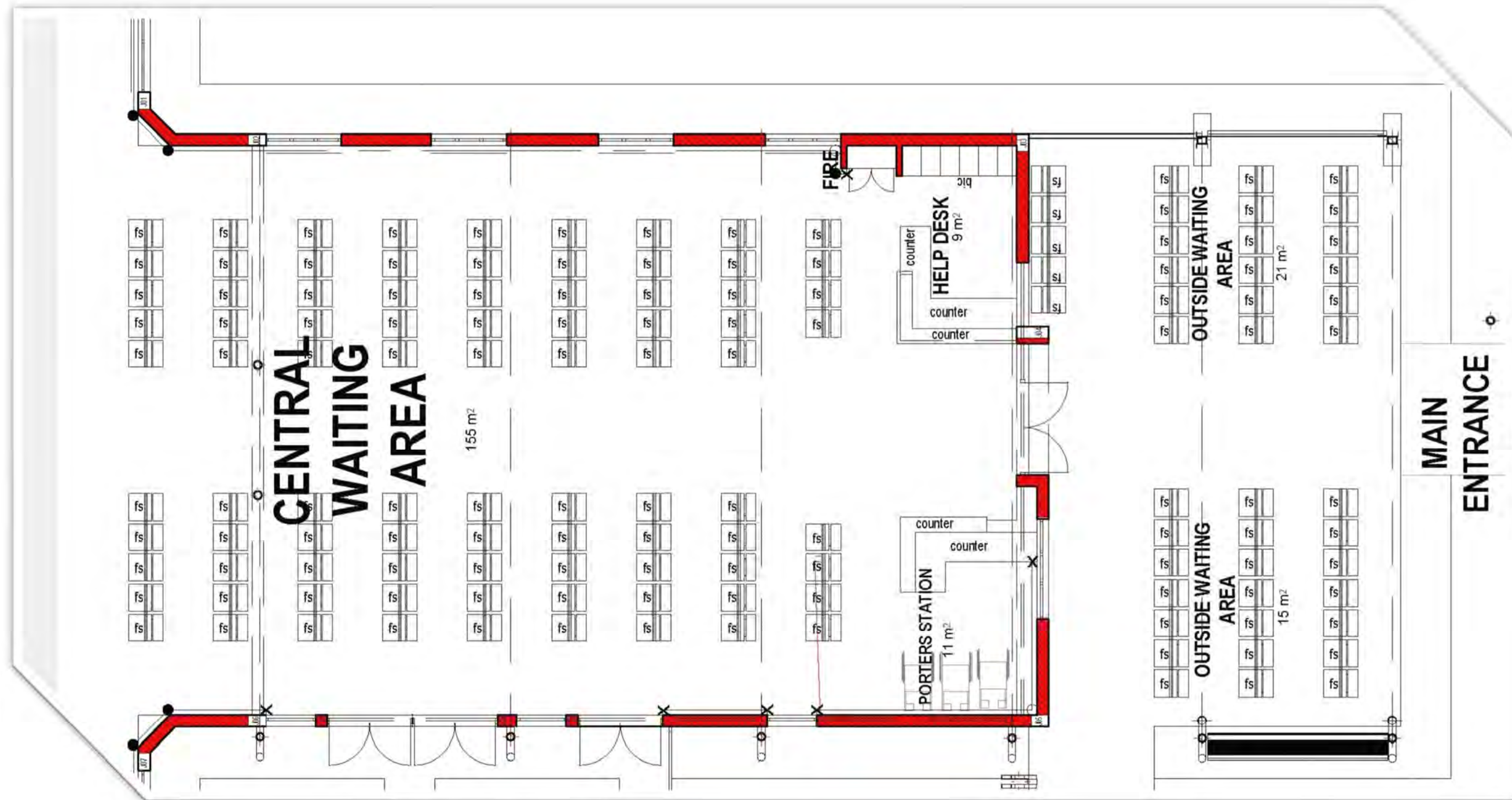


Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

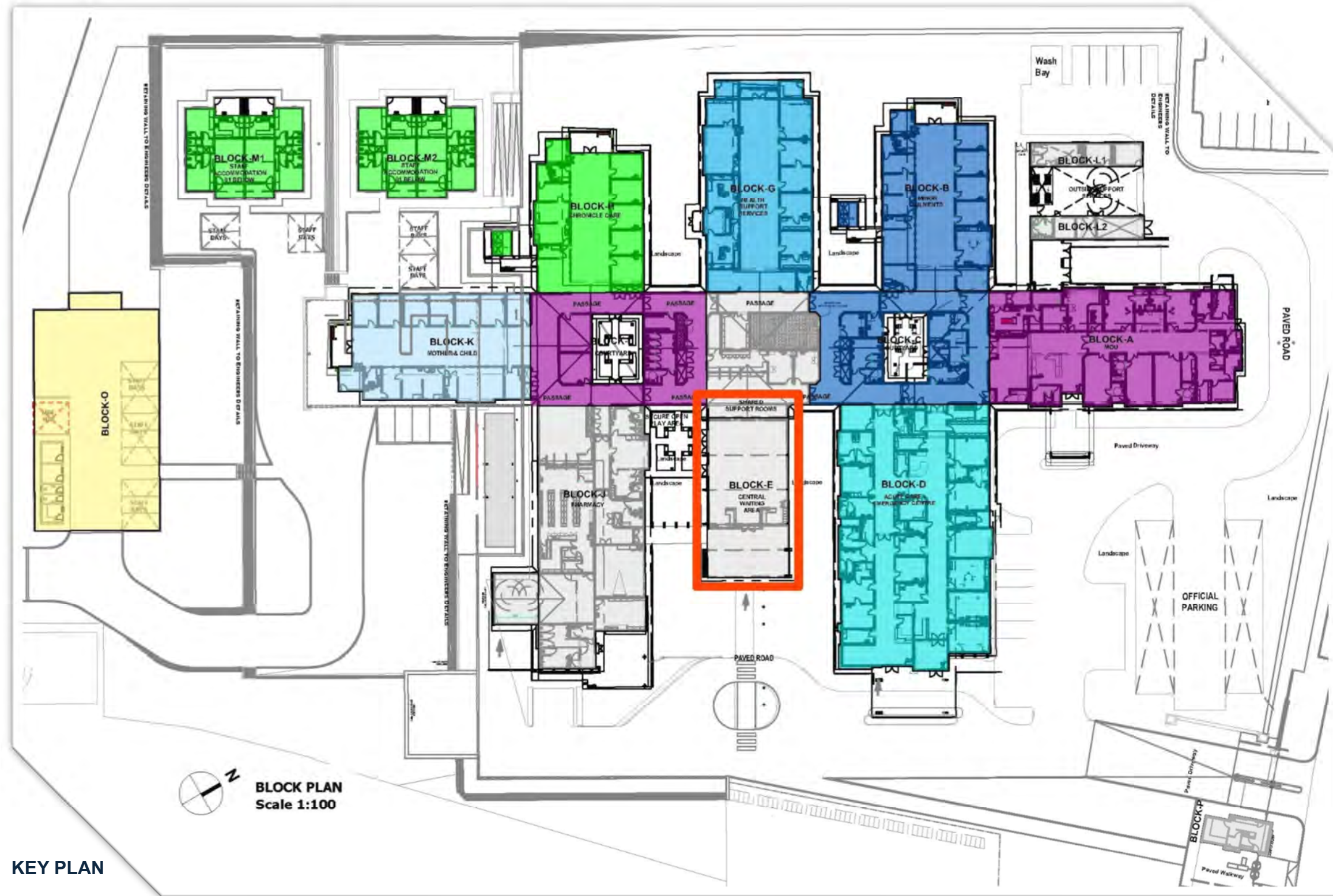
External Picture gallery



Central Waiting Area



BLOCK PLAN



BLOCK PLAN
Scale 1:100

KEY PLAN

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Block ID	E							
Block name	Central Waiting Area							
Recorded Status Quo / Scope of Work completed / remaining								
Internal								
Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows& Frames	Joinery and Accessories	Sanitary fittings	Other Remediation
Waiting Area RM 120	<ul style="list-style-type: none"> Vinyl covered Cleaning is needed 	<ul style="list-style-type: none"> Small finish touch ups Cleaning the vinyl clad walls also required Sill spec of vinyl vs dense board to be checked 	<ul style="list-style-type: none"> Ceiling incomplete Panels missing approx. (6) T joint strips fixing and neatness needed at all corners end points 	<ul style="list-style-type: none"> Door cleaning needed Entrance door final fixing and checking. Door furniture and ironmongery to be checked 	<ul style="list-style-type: none"> Cleaning needed All opening gear to be services 	<ul style="list-style-type: none"> Stainless steel seating to be installed as per seating layout 		
Help desk RM 119	<ul style="list-style-type: none"> Vinyl covered Cleaning needed 	<ul style="list-style-type: none"> Small finish touch ups Cleaning the vinyl clad wall areas also required 	<ul style="list-style-type: none"> Ceiling incomplete Panels missing approx. (6) T joint strips fixing and neatness needed at all corners end points 	<ul style="list-style-type: none"> Door cleaning needed 	<ul style="list-style-type: none"> Cleaning required Opening gear to be services 	<ul style="list-style-type: none"> Incomplete joinery Wood strips missing Cleaning of top required 		
Porter Station RM 118	<ul style="list-style-type: none"> Vinyl covered Cleaning needed 	<ul style="list-style-type: none"> Small finish touch ups Cleaning the vinyl clad wall areas also required 	<ul style="list-style-type: none"> Ceiling incomplete Panels missing approx. (6) T joint strips fixing and neatness needed at all corners end points 	<ul style="list-style-type: none"> Door cleaning needed 	<ul style="list-style-type: none"> Cleaning required Opening gear to be services 	<ul style="list-style-type: none"> Incomplete joinery of counter 		
Outside (Covered) Waiting area RM 117	<ul style="list-style-type: none"> Grano floor finish uneven and patchy in places. Finishing spec required to detail 	<ul style="list-style-type: none"> Face brick walls to be power washed without damaging joints 	<ul style="list-style-type: none"> Roof installed without insulation noted 	<ul style="list-style-type: none"> As per Rm 120 Waiting Area 	<ul style="list-style-type: none"> External windows Aluminium to be cleaned 			

Block ID	Block E	
Area name	Central Waiting Area Elevations Front & Side Elevations	
Recorded Status Quo / Scope of Work completed / remaining External		
Area	Notes	
Roof	<p>The existing exposed wooden purlins require treatment to prevent further deterioration, and the installation of fascia is yet to be completed as per specification.</p> <p>The absence of entrance roof covers over the walkway to Pharmacy Staff area (Block J) leaves access points exposed to weather elements, potentially leading to water ingress and premature wear on underlying structures and finishes. The pest infestation, and structural compromise, necessitating immediate action. Incomplete fascia installation not only impacts the aesthetic appearance but also exposes roof edges to potential weather damage and reduces overall building envelope integrity.</p>	
Walls – Plaster & Paint	<p>The walls exhibit signs of weathering, with a specific need for repainting in areas where the existing paint is cracking and peeling, primarily due to moisture infiltration. Furthermore, the shutter concrete quality is deemed suboptimal, with visible cracks present, particularly through the concrete ring beam, indicating potential structural or material issues.</p>	
Walls face brick	<p>Face brick walls require recleaning with high pressure hoses- a specification will be provided after consultations with the brick supplier.</p>	
Doors & Frame	<ul style="list-style-type: none"> All Doors require servicing, and the Shopfront Doors need checking. 	
Window & Frame	<ul style="list-style-type: none"> Windows opening gear require servicing across all opening mechanisms to ensure smooth operation. Handles are loose and stays are at time. Additionally, cleaning is needed, and dirty cills need to be addressed. Any damaged cills need to be identified and replaced to specification. Through cleaning of glazing is required – Not all glazing could be checked for completeness for chipping or cracking, and a glazing audit is required. 	
General Comments	<ul style="list-style-type: none"> Outdoor Waiting area Floor Finish to be re-looked at. 	

Other Comments

- All doors & window opening mechanics to be serviced in the building in its entirety.
- All Fire Ducts & Fire cabinets to have similar floor finish (charcoal)
- The vinyl window details not consistent, the detail to be one and consistent through the buildings where walls are vinyl clad
- All Fire Duct to have similar finish (charcoal colour)
- DB & Fire cabinets – cleaning to be done, ceiling not done, floors to be similar and consistent every Block

All ironmongery installed to be serviced as per manufacture's specification.

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Block letter

E

Block name

Central Waiting Area

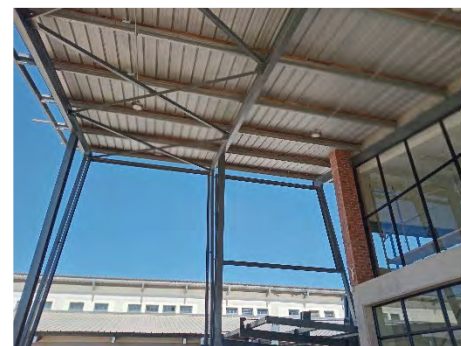
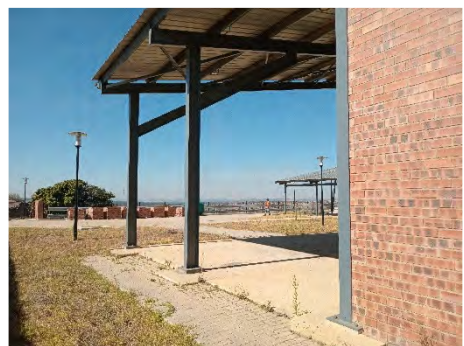
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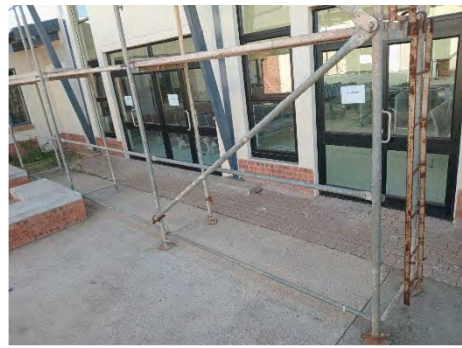
Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary



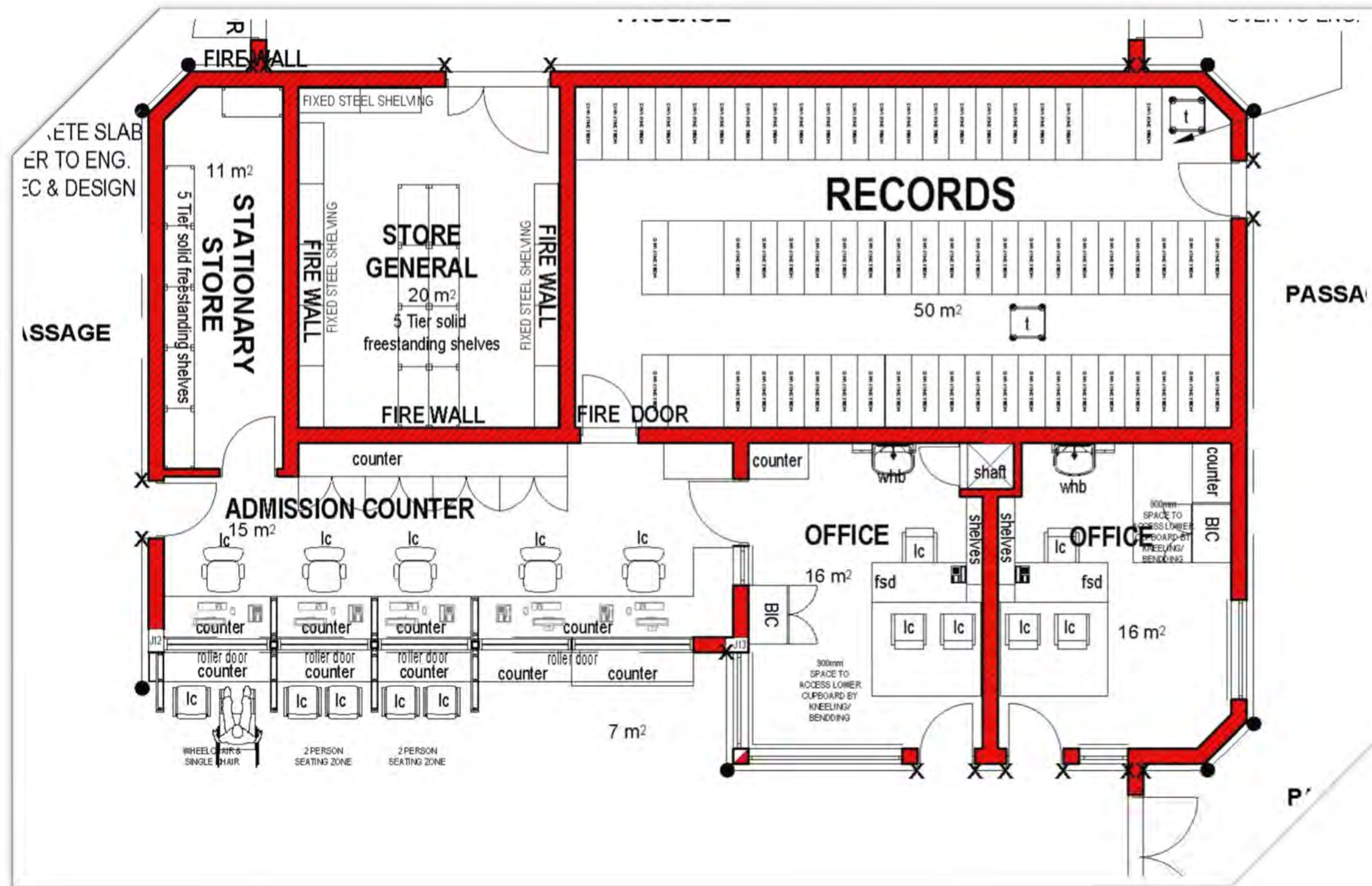
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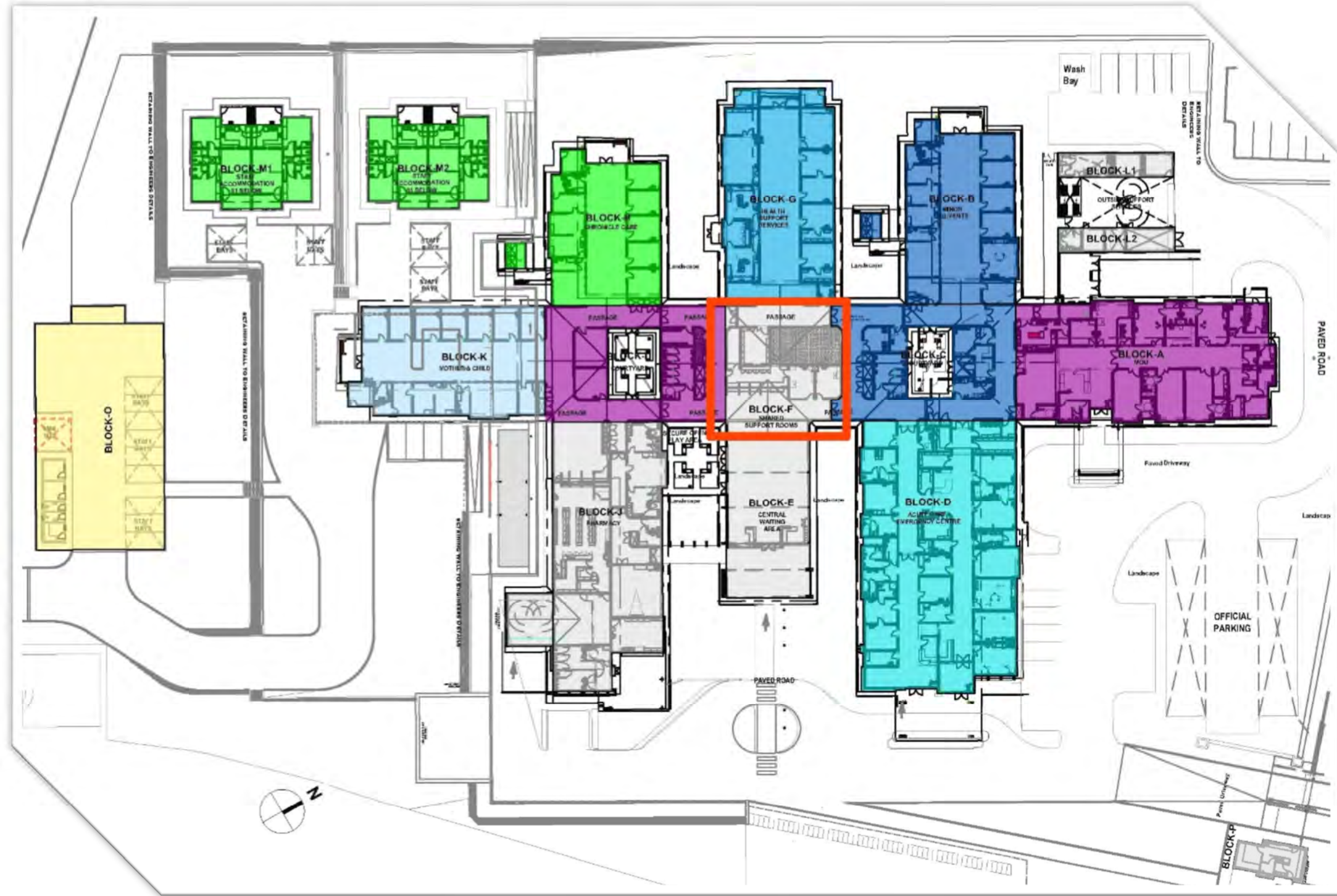
Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary



SHARED SUPPORT ROOMS – BLOCK F



BLOCK PLAN



KEY PLAN

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Block ID	F							
Block name	Shared Support Services (Admissions and Records)							
Recorded Status Quo / Scope of Work completed / remaining								
Room name	Floors	Walls	Suspended Ceiling grid and tiles	Doors & Frames	Windows & Frames	Joinery	Sanitary fittings	Other Recommendations
Admission Counter Rm 168	<ul style="list-style-type: none"> • Vinyl covered • Cleaning needed 	<ul style="list-style-type: none"> • Repaint • Cleaning to be done 	<ul style="list-style-type: none"> • No ceiling done yet – Complete ceiling installation 	<ul style="list-style-type: none"> • Doors to be repainted/ • Cleaning required 	<ul style="list-style-type: none"> • Cleaning required to the windows • Repaint frames where required 	<ul style="list-style-type: none"> • Joinery incomplete, countertop, and cupboards Complete to details and specification 		
Stationery Store Rm 167	<ul style="list-style-type: none"> • Vinyl uncovered – Protection required • Cleaning required 	<ul style="list-style-type: none"> • Cleaning required • Repaint may be required • TBC with architect 	<ul style="list-style-type: none"> • Ceiling incomplete approx. • 2 panels missing 	<ul style="list-style-type: none"> • Doors to be repainted / • Cleaning required 		<ul style="list-style-type: none"> • Shelving installed to be confirmed • Cleaning required 		
Office Rm 170	<ul style="list-style-type: none"> • Vinyl covered • Small area at entrance damaged 	<ul style="list-style-type: none"> • Cleaning required • Repaint may be required • 2 different paints used 	<ul style="list-style-type: none"> • Ceiling incomplete approx. • 2 panels missing 	<ul style="list-style-type: none"> • Doors to be repainted/ • Cleaning required 	<ul style="list-style-type: none"> • Cleaning required to the windows • Repaint frames where applicable 	<ul style="list-style-type: none"> • Joinery incomplete • Counter not installed yet 	<ul style="list-style-type: none"> • Sanitary ware installed • Testing required to plumbing and drainage 	
Office Rm 171 (Only accessible from outside)	<ul style="list-style-type: none"> • Floor covered • Cleaning required 	<ul style="list-style-type: none"> • Cleaning required • Repaint may be required • 2 different paints used was noted 	<ul style="list-style-type: none"> • Ceiling incomplete • 1 ceiling panel missing 	<ul style="list-style-type: none"> • Doors to be repainted/ • Cleaning required 	<ul style="list-style-type: none"> • Window to be cleaned 	<ul style="list-style-type: none"> • Joinery not done yet 	<ul style="list-style-type: none"> • Sanitary ware installed • Testing required to plumbing and drainage 	<ul style="list-style-type: none"> • Door locking keys not working • Lock to be changed - Cylinder
Records Rm 173	<ul style="list-style-type: none"> • Vinyl uncovered full protection required • Cleaning required • Small portion damaged 	<ul style="list-style-type: none"> • Repaint to be done – Touch ups required as shelving is installed 	<ul style="list-style-type: none"> • No ceiling done • Slab done and painted – No suspended ceiling 	<ul style="list-style-type: none"> • Repaint required to doors 		<ul style="list-style-type: none"> • Mobile shelves done • Testing to be done and certified 		

Room name	Floors	Walls	Suspended Ceiling grid and tiles	Doors & Frames	Windows & Frames	Joinery	Sanitary fittings	Other Recommendations
Passage Block I, F.C Rm 121; Rm 174; Rm 013	<ul style="list-style-type: none"> Vinyl covered Cleaning required 	<ul style="list-style-type: none"> Repaint to be done in Block I & F ; to cover filled damaged areas 	<ul style="list-style-type: none"> Ceiling incomplete Missing ceiling panels in this block 	<ul style="list-style-type: none"> Doors to be repainted Doors and frames to be cleaned 	<ul style="list-style-type: none"> Cleaning required Repainting required to some window frames Opening gear to be serviced 			<ul style="list-style-type: none"> Sanitary fittings in public WC's is incomplete as per Block C & I
Store General Rm 172	<ul style="list-style-type: none"> Vinyl uncovered full protection required Cleaning required 	<ul style="list-style-type: none"> Cleaning and Repaint required 	<ul style="list-style-type: none"> Ceiling incomplete Missing panels approx. (4) 	<ul style="list-style-type: none"> Doors to be repainted / Doors and frames to be cleaned 		<ul style="list-style-type: none"> Shelving to be checked for final installation completeness 		

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

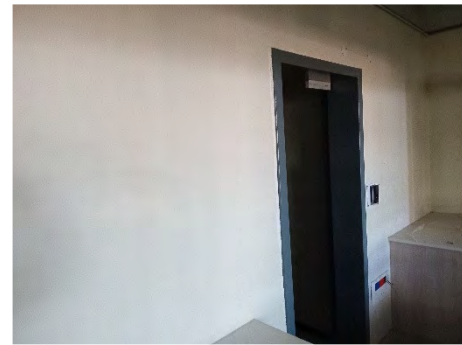
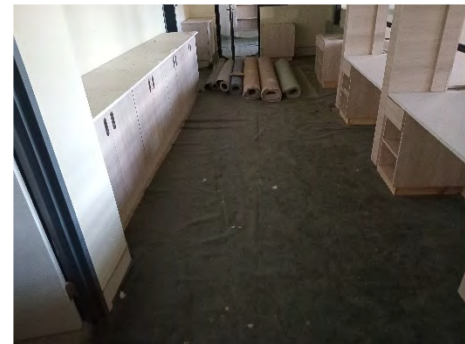
Block letter

F

Block name

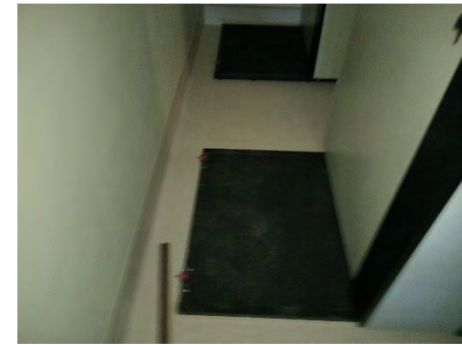
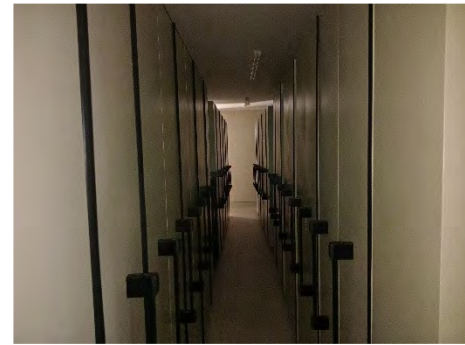
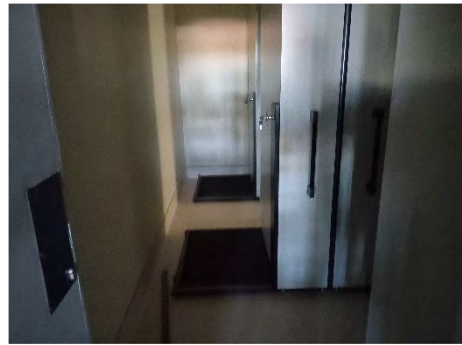
**Shared services –
Admissions and Records**

Internal Picture gallery

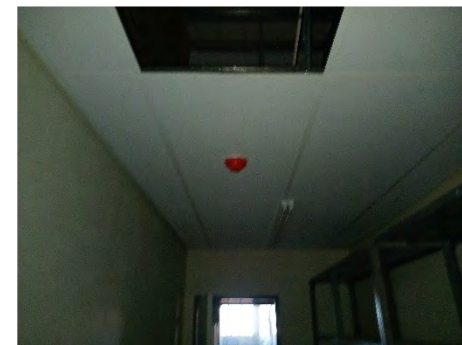
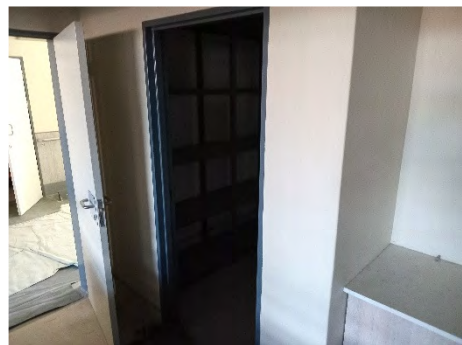


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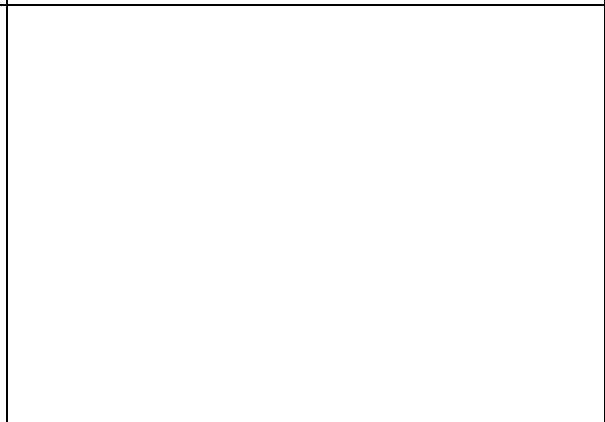
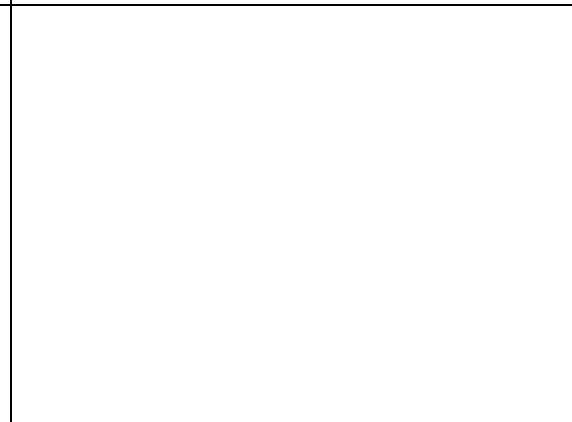
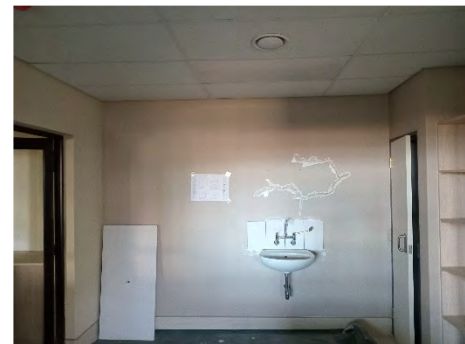
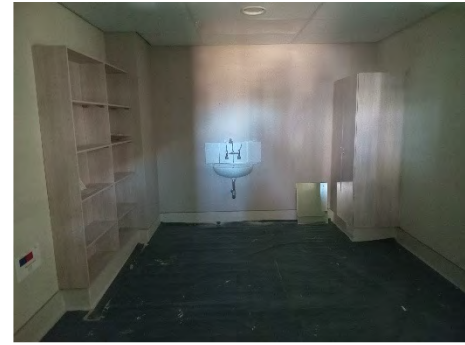
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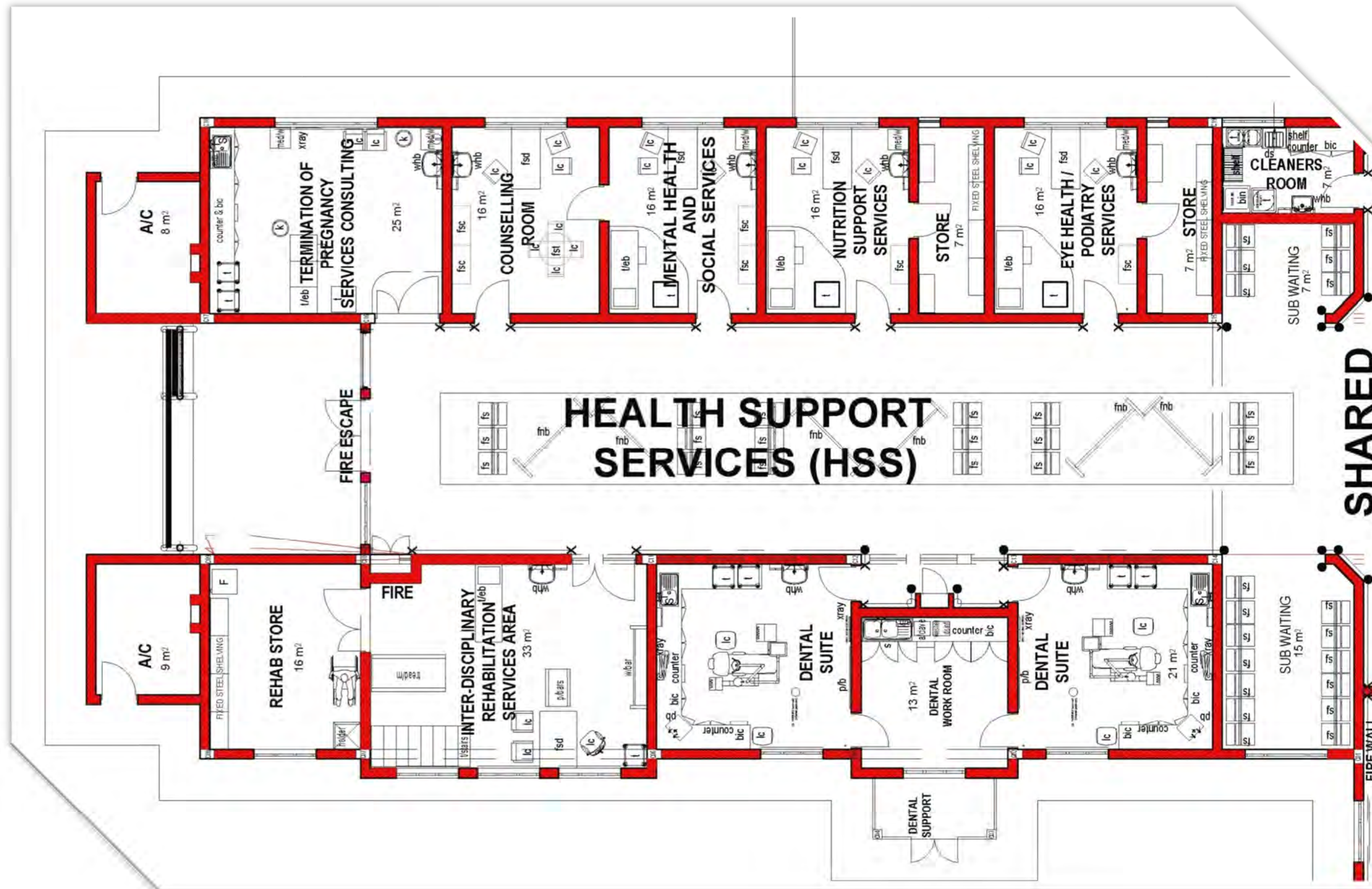
Other areas



Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary



Health Support Services- Block G



FLOOR PLAN



KEY PLAN

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Block ID	G							
Block name	Health Support Services (HSS)							
Recorded Status Quo / Scope of Work completed / remaining Internal								
Room name	Floors	Walls	Suspended Ceiling grid / tiles	Doors & Frames	Windows & Frames	Joinery	Sanitary fittings & Accessories	Other Remediation
Terminal & Pregnancy Services RM 023	<ul style="list-style-type: none"> Vinyl floor covered Cleaning needed 	<ul style="list-style-type: none"> Painting done Final paint touches required 	<ul style="list-style-type: none"> Bed curtains & rails to be installed Water leak stained panels One panel area is open (TB Room only) T joint corners a joining end points to be fixed 	<ul style="list-style-type: none"> Bottom of door to be fixed (Minor defect possible from liquid) Repaint required 	<ul style="list-style-type: none"> Window cleaning Opening gear to be serviced 	<ul style="list-style-type: none"> Drawers not aligned in installed cupboard – must be corrected 	<ul style="list-style-type: none"> Adjustment to the basin mixers No sink installed Accessories to be installed Installation of ss sink to be completed. 	Water damage ceiling panels to be replaced
Counselling room RM 024	<ul style="list-style-type: none"> Vinyl floor covered Cleaning needed 	<ul style="list-style-type: none"> Painting of 2 different colour tones noted – End user to confirm 	<ul style="list-style-type: none"> T joint corners joining, end points to be fixed Water leak stained panels 	<ul style="list-style-type: none"> Kick plates needed Reclean / Repaint needed (Remove insect webs) 	<ul style="list-style-type: none"> Window cleaning Opening gear to be serviced 	<ul style="list-style-type: none"> Cleaning of door panels required 	<ul style="list-style-type: none"> Accessories to be installed 	Water damage ceiling panels approx. 7 to be replaced
Mental Health & Social Services RM 025	<ul style="list-style-type: none"> Vinyl floor covered Cleaning needed 	<ul style="list-style-type: none"> Painting of 2 different colour tones noted – End user to confirm Painting small touch around basin 	<ul style="list-style-type: none"> T joint corners joining, end points to be fixed Water leak stained panels 	<ul style="list-style-type: none"> Kick plates needed Reclean / Repaint needed (Remove insect webs) 	<ul style="list-style-type: none"> Window cleaning Opening gear to be serviced 	<ul style="list-style-type: none"> Cleaning of door panels required 	<ul style="list-style-type: none"> Accessories to be installed 	Water damage ceiling panels approx. 6 to be replaced
Nutrition Support Services RM 026	<ul style="list-style-type: none"> Vinyl floor covered Cleaning needed 	<ul style="list-style-type: none"> Painting of 2 different colour tones noted – End user to confirm Painting /Seal needed around basin 	<ul style="list-style-type: none"> T joint corners joining, end points to be fixed Water leak stained panels 	<ul style="list-style-type: none"> Kick plates needed Reclean / Repaint needed (Remove insect webs) 	<ul style="list-style-type: none"> Window cleaning Opening gear to be serviced 	<ul style="list-style-type: none"> Cleaning of door panels required 	<ul style="list-style-type: none"> Accessories to be installed 	Water damage ceiling panels approx. 6 to be replaced

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Room name	Floors	Walls	Suspended Ceiling grid / tiles	Doors & Frames	Windows & Frames	Joinery	Sanitary fittings & Accessories	Other Remediation
Store RM 027	<ul style="list-style-type: none"> Vinyl floor covered Cleaning needed 	<ul style="list-style-type: none"> Painting needed to cover all areas 	<ul style="list-style-type: none"> T joint corners joining, end points to be fixed 	<ul style="list-style-type: none"> Kickplates needed 	<ul style="list-style-type: none"> Window cleaning Opening gear to be serviced 	<ul style="list-style-type: none"> Joinery / fixed steel sheeting not installed yet 		<ul style="list-style-type: none"> Water damage ceiling panels approx. 3 to be replaced
Eye health / Podiatry Services RM 028	<ul style="list-style-type: none"> Vinyl floor covered Cleaning needed 	<ul style="list-style-type: none"> Painting of 2 different colour tones noted – End user to confirm Joint /sealing needed around basin 	<ul style="list-style-type: none"> T joint corners joining, end points to be fixed 	<ul style="list-style-type: none"> Kickplates needed 	<ul style="list-style-type: none"> Window cleaning Opening gear to be serviced 		<ul style="list-style-type: none"> Accessories to be installed 	<ul style="list-style-type: none"> Water damage ceiling panels approx. 3 to be replaced
Store RM 029	<ul style="list-style-type: none"> Vinyl floor covered Cleaning needed 	<ul style="list-style-type: none"> Painting needed to cover all areas 	<ul style="list-style-type: none"> T joint corners joining, end points to be fixed 	<ul style="list-style-type: none"> Kickplates needed 	<ul style="list-style-type: none"> Window cleaning Opening gear to be serviced 	<ul style="list-style-type: none"> Joinery / fixed steel sheeting not installed yet 		<ul style="list-style-type: none"> Water damage ceiling panels approx. 3 to be replaced
Sub-waiting Area (small) RM 015b	<ul style="list-style-type: none"> Vinyl floor covered Cleaning needed 	<ul style="list-style-type: none"> Wall expansion joint to be done as per Eng detail Repaint needed 	<ul style="list-style-type: none"> T joint corners joining, end points to be fixed 			<ul style="list-style-type: none"> Public Seating to be installed per layout 		
Sub-waiting Area RM 015a	<ul style="list-style-type: none"> Vinyl floor covered Cleaning needed 	<ul style="list-style-type: none"> Painting of 2 different colour tones noted – End user to confirm 	<ul style="list-style-type: none"> T joint corners joining, end points to be fixed 		<ul style="list-style-type: none"> Windows to be cleaned Opening gear to be serviced Window sill cracking 	<ul style="list-style-type: none"> Public to be installed per layout 		
Dental Suite RM 016	<ul style="list-style-type: none"> Vinyl exposed – Needs full protection Glue / stain residue to be removed Vinyl floor to be cleaned 	<ul style="list-style-type: none"> Splashback joint grouting not finished Wall and top seal needed 	<ul style="list-style-type: none"> T joint corners joining, end points to be fixed 2 ceiling panels missing 	<ul style="list-style-type: none"> Kickplates to be installed Cleaning of door arks 	<ul style="list-style-type: none"> Windows to be cleaned Opening gear to be serviced Windowsill cracking 	<ul style="list-style-type: none"> Cupboards top joining spots not aligned and need seal Joinery generally cupboard not completed 	<ul style="list-style-type: none"> Sanitary and sink/ basin fittings incomplete Need to complete sink mixers 	<ul style="list-style-type: none"> Dental chair equipment installed and must be kept protected from damage, theft, and unauthorised access

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Room name	Floors	Walls	Suspended Ceiling grid / tiles	Doors & Frames	Windows & Frames	Joinery	Sanitary fittings & Accessories	Other Remediation
Dental Work Room RM 017	<ul style="list-style-type: none"> • Vinyl exposed – Needs full protection • Glue / stain residue to be removed • Vinyl floor to be cleaned 	<ul style="list-style-type: none"> • Splashback greeting colour not finished • Wall and top seal needed 	<ul style="list-style-type: none"> • T joint corners joining, end points to be fixed 	<ul style="list-style-type: none"> • Kickplates to be installed • Cleaning of door arks 	<ul style="list-style-type: none"> • Windows to be cleaned • Opening system to be serviced • Windowsill cracking 	<ul style="list-style-type: none"> • Cupboards top joining spots not aligned and need seal • Joinery cupboard not completed 	Sanitary and sink/ basin fittings incomplete Need to complete plumbing installation.	
Dental Suite RM 018	<ul style="list-style-type: none"> • Vinyl exposed – Needs full protection • Glue / stain residue to be removed • Vinyl floor to be cleaned 	<ul style="list-style-type: none"> • Splashback joint grouting not finished • Wall and top seal needed 	<ul style="list-style-type: none"> • T joint corners joining, end points to be fixed • 2 ceiling panels missing 	<ul style="list-style-type: none"> • Kickplates to be installed • Cleaning of door arks 	<ul style="list-style-type: none"> • Windows to be cleaned • Opening gear to be serviced • Windowsill cracking 	<ul style="list-style-type: none"> • Cupboards top joining spots not aligned and need seal • Joinery generally cupboard not completed 	Sanitary and sink/ basin fittings incomplete • Need to complete plumbing installation.	Dental chair equipment installed and must be kept protected from damage, theft, and unauthorised access
Inter-diciplinary Rehab Area RM 019	<ul style="list-style-type: none"> • Vinyl floor is covered • Floor to be cleaned 	<ul style="list-style-type: none"> • 2 different colours • Clarity needed 	<ul style="list-style-type: none"> • T joint corners joining, end points to be fixed • 2 ceiling panels missing • Water marks on curtains 	<ul style="list-style-type: none"> • Kickplates to be done • Cleaning of door arks 	<ul style="list-style-type: none"> • Windows to be cleaned • Opening gear to be serviced • Windowsill cracking 		• Accessories still to be installed	
Rehab Store RM 020	<ul style="list-style-type: none"> • Vinyl floor is covered • Floor to be cleaned 	<ul style="list-style-type: none"> • Painting to be completed 	<ul style="list-style-type: none"> • T joint corners joining, end points to be fixed 	<ul style="list-style-type: none"> • Kickplates to be done • Cleaning of door arks 	<ul style="list-style-type: none"> • Windows to be cleaned • Opening gear to be serviced • Windowsill cracking 	<ul style="list-style-type: none"> • Fixed steel shelving is not installed. 		
HSS Internal Passage RM 015	<ul style="list-style-type: none"> • Vinyl floor is covered • Floor to be cleaned 	<ul style="list-style-type: none"> • Shopfronts to be cleaned • Door handles to be checked 	<ul style="list-style-type: none"> • Generally acceptably installed except for where minor defects have been identified. 	<ul style="list-style-type: none"> • Fire escape door handles to be checked 	<ul style="list-style-type: none"> • Windows to be cleaned • Opening gear to be serviced • Window sill cracking 			

Room name	Floors	Walls	Suspended Ceiling grid / tiles	Doors & Frames	Windows & Frames	Joinery	Sanitary fittings & Accessories	Other Remediation
Cleaner's room RM 015c	<ul style="list-style-type: none"> · Vinyl floor is covered for later inspections Sheeting complete - Cleaning needed 	<ul style="list-style-type: none"> · Vinyl Ceiling height · Cleaning required 	<ul style="list-style-type: none"> · Ceiling tiles to be completed 	<ul style="list-style-type: none"> · Need kick plate – Spec to be checked first 	<ul style="list-style-type: none"> Clean glazing Clean Window opening gear to be serviced 	<ul style="list-style-type: none"> Joinery shelf not done yet. Install as per spec and detail 	<ul style="list-style-type: none"> · Fixed fittings to be completed accessories to be installed · Other stainless steel fittings incomplete 	

Area name	Health Support Services (HSS) Front & Side Elevations	
Recorded Status Quo / Scope of Work completed / remaining External		
Area	Notes	
Roof	<p>The fire escape entrance roof is incomplete on this block; this is a significant pending architectural and functional element. The existing exposed wooden purlins require treatment to prevent further deterioration, and the installation of fascia is yet to be completed as per specification.</p> <p>The absence of entrance roof covers leaves access points exposed to weather elements, potentially leading to water ingress and premature wear on underlying structures and finishes. The pest infestation, and structural compromise, necessitating immediate action. Incomplete fascia installation not only impacts the aesthetic appearance but also exposes roof edges to potential weather damage and reduces overall building envelope integrity.</p>	
Walls – Plaster & Paint	The walls exhibit signs of weathering, with a specific need for repainting in areas where the existing paint is cracking and peeling, primarily due to moisture infiltration. Furthermore, the coated off-shutter concrete quality is deemed suboptimal, with visible cracks present, particularly through the concrete ring beam, indicating potential structural or material issues.	
Walls face brick	Face brick walls require recleaning with high pressure hoses- a specification will be provided after consultations with the brick supplier.	
Doors frame	<ul style="list-style-type: none"> • All doors require checking and servicing, and as per the Shopfront doors that need cleaning. • A door by door check of swings and locks is required • The Ironmongery accessories (door closer) on the Entrance Door needs to be checked • Gates installed at service yards at the lower level of this block need to be checked as part of the overall door and window check. 	
Doors	<ul style="list-style-type: none"> • No additional notes for this block. 	
Window frame	<ul style="list-style-type: none"> • Windows require servicing across all opening mechanisms to ensure smooth operation. Handles are loose and stays are at times stiff.. • Additionally, cleaning is needed, and dirty cills need to be addressed. Any damaged cills need to be identified and reinstalled to specification. • Through cleaning of glazing is required – Not all glazing could be checked for completeness for chipping or cracking and a glazing audit is required. 	
Window cills	<ul style="list-style-type: none"> • Any damaged cills need to be identified and documented for repair work 	
Window glazing	<ul style="list-style-type: none"> - Thorough cleaning of glazing is required. Not all glazing could be checked in its completeness for chipping or cracking. A glazing audit is required. 	
Other Issues	<ul style="list-style-type: none"> • Paving needs repair and clearing of invasive plants and growing vegetation, • Steel cages require cleaning and painting due to rusting around the padlock covers. ClearVu mesh items are not to receive paint. 	
General Comments	<ul style="list-style-type: none"> • Sun louvers not installed as per the design specifications in all entrances. • The report recommends inspection of general road kerbs, paving, and aprons by an engineer, consistent finishing touches for emergency exits, cantilevered areas for access door protection, repainting of all facades, and inspection of exposed sewer pipes "SS pipes" by an engineer. • It also notes that exposed cables need to be made good and painted, and access to the external duct and waiting area's internal roof needs addressing 	

Other Comments

- All vinyl change, in colour need a joint sealer at the doorway – Specialist to provide.
- Ceiling T-hangers position and alignment with ceiling panels to be checked
- Check paint finishing lines against door frames and fittings (touch ups) – there is inconsistency

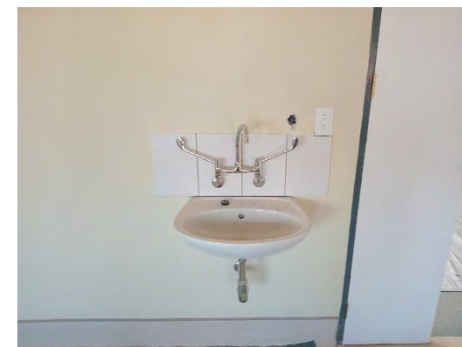
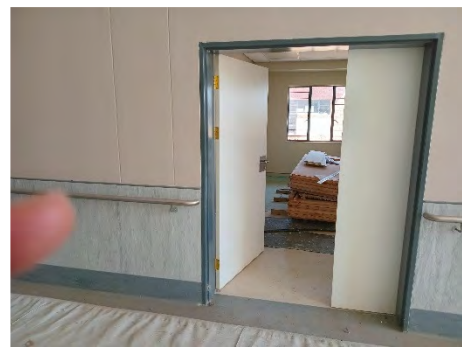
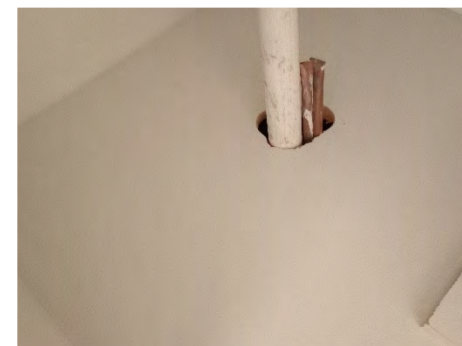
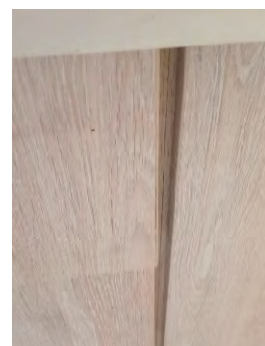
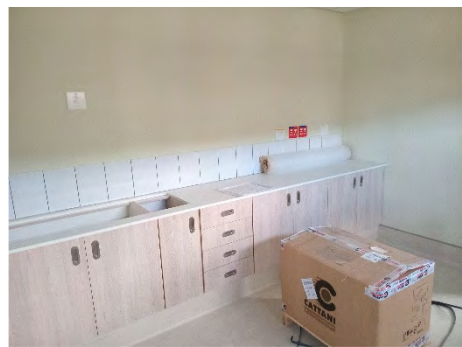
Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Block letter	G		
Block name	Health Support Services (HSS)		

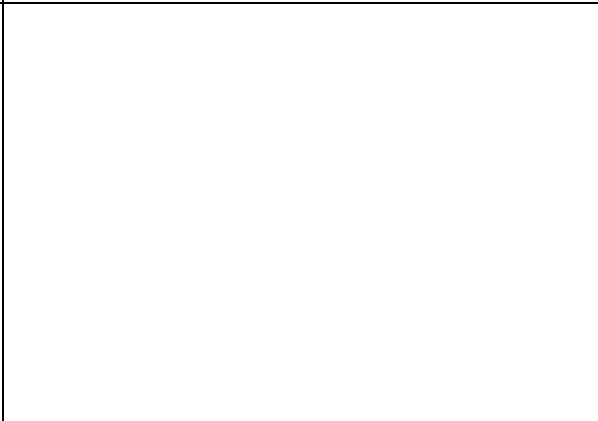
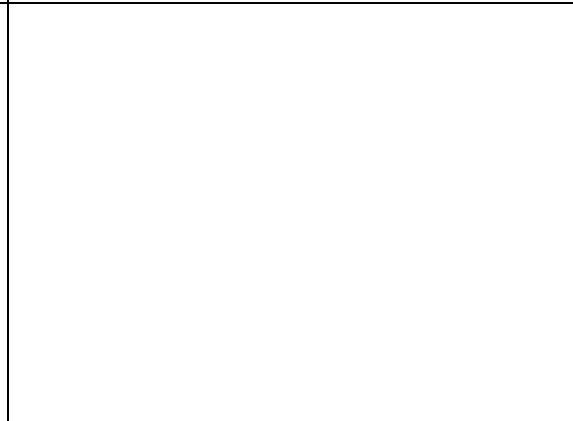
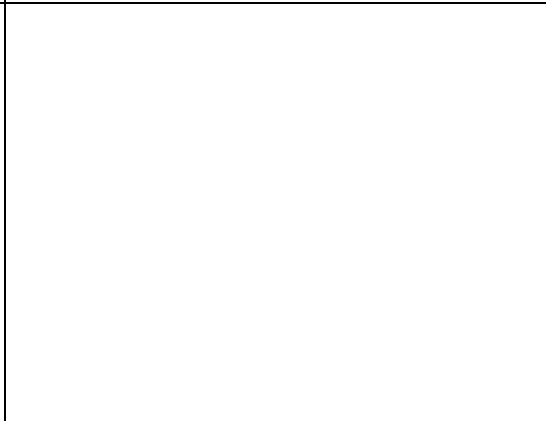
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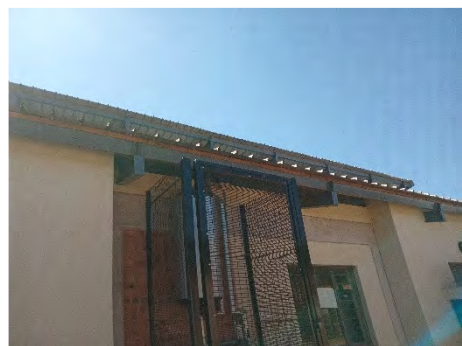
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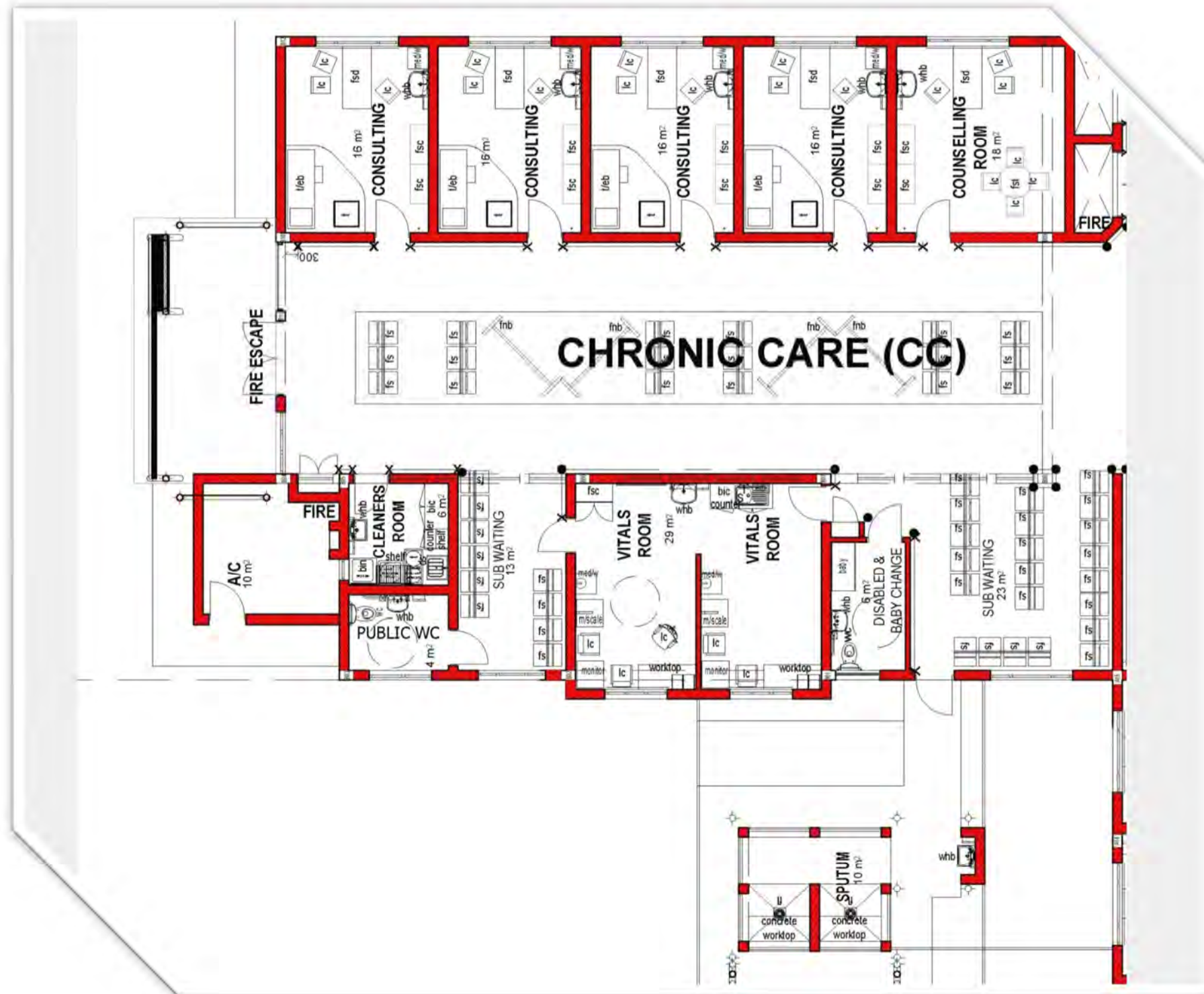
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CHRONIC CARE (CC) - BLOCK - H



FLOOR PLAN



KEY PLAN

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Block ID	H					Key plan		
Block name	Chronic Care							
Recorded Status Quo / Scope of Work completed / remaining								
Internal								
Room name	Floors	Walls	Suspended Ceiling grid / tiles	Doors & Frames	Windows & Frames	Joinery	Sanitary fittings & Accessories	Other Remediation
Consulting Room RM - 006	<ul style="list-style-type: none"> Vinyl floor is uncovered for later inspections A small section of vinyl skirting is damaged Floor to be cleaned 	<ul style="list-style-type: none"> Repaint of walls required. 	<ul style="list-style-type: none"> Ceiling incomplete Panels to be aligned correctly. 	<ul style="list-style-type: none"> Doorstops required. Kickplates to be placed 	<ul style="list-style-type: none"> Cleaning Required. Window open gear to be serviced 	<ul style="list-style-type: none"> Cleaning to be done on the external Cupboard Surfaces. 	<ul style="list-style-type: none"> Sanitary accessories to be installed 	
Consulting Room RM - 007	<ul style="list-style-type: none"> Vinyl floor is uncovered for later inspections A small section of vinyl skirting is damaged Cleaning needed 	<ul style="list-style-type: none"> Repaint of walls required. 	<ul style="list-style-type: none"> Ceiling incomplete Panels to be aligned correctly. 	<ul style="list-style-type: none"> Doorstops required. Kickplates to be placed 	<ul style="list-style-type: none"> Cleaning Required. Window open gear to be serviced 	<ul style="list-style-type: none"> Cleaning to be done on the external Cupboard Surfaces. 	<ul style="list-style-type: none"> Sanitary accessories to be installed 	
Consulting Room RM - 008	<ul style="list-style-type: none"> Vinyl floor is uncovered for later inspections A small section of vinyl skirting is damaged Cleaning needed 	<ul style="list-style-type: none"> Repaint of walls required. 	<ul style="list-style-type: none"> Ceiling incomplete Panels to be aligned correctly. 	<ul style="list-style-type: none"> Doorstops required. Kickplates to be placed 	<ul style="list-style-type: none"> Cleaning Required. Window open gear to be serviced 	<ul style="list-style-type: none"> Cleaning to be done on the external Cupboard Surfaces. 	<ul style="list-style-type: none"> Sanitary accessories to be installed 	
Consulting Room RM - 009	<ul style="list-style-type: none"> Vinyl floor is uncovered for later inspections A small section of vinyl skirting is damaged Cleaning needed 	<ul style="list-style-type: none"> Repaint of walls required. 	<ul style="list-style-type: none"> Ceiling incomplete Panels missing (6). 	<ul style="list-style-type: none"> Doorstops required. Kickplates to be placed 	<ul style="list-style-type: none"> Cleaning Required. Window open gear to be serviced 	<ul style="list-style-type: none"> Cleaning to be done on the external Cupboard Surfaces. 	<ul style="list-style-type: none"> Sanitary accessories to be installed 	
Counselling room RM - 010	<ul style="list-style-type: none"> Vinyl floor is uncovered for later inspections A small section of vinyl skirting is damaged Cleaning needed 	<ul style="list-style-type: none"> Repaint of walls required. 	<ul style="list-style-type: none"> Ceiling incomplete Panels to be aligned correctly. 	<ul style="list-style-type: none"> Doorstops required. Kickplates to be placed 	<ul style="list-style-type: none"> Cleaning Required. Window open gear to be serviced 		<ul style="list-style-type: none"> Sanitary accessories to be installed 	

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Room name	Floors	Walls	Suspended Ceiling grid / tiles	Doors & Frames	Windows & Frames	Joinery	Sanitary fittings & Accessories	Other Remediation
Sub-waiting area RM - 002a	<ul style="list-style-type: none"> Vinyl floor covered, Cleaning needed 	<ul style="list-style-type: none"> Skirting needed, Repaint (touch ups) 	<ul style="list-style-type: none"> T-joint traps ends and corners 	<ul style="list-style-type: none"> Fire duct door needs locking system (Incomplete) Paraplegic toilet not accessible 		<ul style="list-style-type: none"> Soakings to be installed 		
Disabled & Baby Change RM - 003	<ul style="list-style-type: none"> Vinyl floor not covered Floor to be Cleaned 	<ul style="list-style-type: none"> Cleaning needed 	<ul style="list-style-type: none"> Ceiling done 	<ul style="list-style-type: none"> Doors opening to the wall. Doorstops required. 	<ul style="list-style-type: none"> Cleaning Required. Window open gear to be serviced 	<ul style="list-style-type: none"> Joinery is partially complete 	<ul style="list-style-type: none"> Tap and Mixer fillings missing, WC Seat plug also missing. 	
Vitals Room RM - 004a & 004b	<ul style="list-style-type: none"> Vinyl floor covered, Cleaning needed 	<ul style="list-style-type: none"> Skirting portions needed, Repaint (touch ups) 	<ul style="list-style-type: none"> -T-joint traps ends and corners 	<ul style="list-style-type: none"> Exit vitals door is catching 		<ul style="list-style-type: none"> Joinery is partially complete 	<ul style="list-style-type: none"> Sanitary incomplete (no mixers) Sink is loose (worktop) 	
Public WC RM - 002c	<ul style="list-style-type: none"> Tile Floor Finish installed 	<ul style="list-style-type: none"> Wall Tiling done to ceiling to be checked. 	<ul style="list-style-type: none"> Ceilings are installed but require remedial work. 	<ul style="list-style-type: none"> Doors installed 	<ul style="list-style-type: none"> Windows installed Opening gear to be serviced 		<ul style="list-style-type: none"> Basin and WC installed Incomplete plumbing accessories 	
Sub waiting Area RM - 002b	<ul style="list-style-type: none"> Vinyl floor covered, Cleaning needed 	<ul style="list-style-type: none"> 2 distinct colours 	<ul style="list-style-type: none"> -T-joint traps ends and corners 	<ul style="list-style-type: none"> Door not opening to WC toilets 		<ul style="list-style-type: none"> Seating to be installed 		-
Cleaness room RM - 002d	<ul style="list-style-type: none"> Vinyl floor covered, Cleaning needed 	<ul style="list-style-type: none"> Skirting straps/ sealers to be done on the Vinyl. 	<ul style="list-style-type: none"> Ceiling tiles with water marks Two ceilings to be replaced Possible evident of roof leak 	<ul style="list-style-type: none"> Does need kick plate 		<ul style="list-style-type: none"> Joinery not done yet. 	<ul style="list-style-type: none"> Sanitary ware not complete 	

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Room name	Floors	Walls	Suspended Ceiling grid / tiles	Doors & Frames	Windows & Frames	Joinery	Sanitary fittings & Accessories	Other Remediation
Fire Duct (Passage)	· Unfinished Grano Floor.	· Skirting needed, Repaint (touch ups)	· Ceiling not done.	· Aluminium Door to be cleaned and serviced.				
Passage RM - 002	· Vinyl floor covered, Cleaning needed	· Shopfront Door Cleaning, All Ironmongery to be checked and a report to be done by the manufacturer.	· T grid strips to be fixed and neatly done at the conner and joint points.	· Shopfront under needs cleaning	· Windows to be cleaned			
Sputum RM - 001b	· Unfinished Grano Floor.	· Structural Frames, columns, and rafters to be repainted	No ceiling done.					
Fire Cabinet & DB RM – 011 & 012	· Unfinished Grano Floor.	· Cleaning required	· No ceiling done.					

Area name	Acute Care Elevations Front & Side Elevations	
Recorded Status Quo / Scope of Work completed / remaining External		
Area	Notes	
Roof	<ul style="list-style-type: none"> The entrance roof at Fire Escape Entrance is incomplete on this block; this is a significant pending architectural element and functional. The existing exposed wooden purlins require treatment to prevent further deterioration, and the installation of fascia is yet to be completed as per specification. . The absence of entrance roof covers leaves access points exposed to weather elements, potentially leading to water ingress and premature wear on underlying structures and finishes. The pest infestation, and structural compromise, necessitating immediate action. Incomplete fascia installation not only impacts the aesthetic appearance but also exposes roof edges to potential weather damage and reduces overall building envelope integrity. The Structural Steel exposed components must be repainted prior to installation of Roof Sheeting. 	
Walls – Plaster & Paint	<ul style="list-style-type: none"> The walls exhibit signs of weathering, with a specific need for repainting in areas where the existing paint is cracking and peeling, primarily due to moisture infiltration. Furthermore, the shutter concrete quality is deemed suboptimal, with visible cracks present, particularly through the concrete ring beam, indicating potential structural or material issues. . 	
Walls face brick	<ul style="list-style-type: none"> Face brick walls require recleaning with high pressure hoses- a specification will be provided after consultations with the brick supplier. 	
Doors & Frame	<ul style="list-style-type: none"> All Doors require servicing, and the Shopfront Doors need checking. The Ironmongery system of the Entrance Door is incomplete. 	
Window & Frame	<ul style="list-style-type: none"> Windows require servicing across all opening mechanisms to ensure smooth operation. Handles are loose and stays are at time. Additionally, cleaning is needed, and dirty cills need to be addressed. Any damaged cills need to be identified and replaced to specification. Through cleaning of glazing is required – Not all glazing could be checked for completeness for chipping or cracking, and a glazing audit is required. 	
Other Issues	<ul style="list-style-type: none"> Paving needs repair and clearing of invasive plants and growing vegetation, while steel cages require cleaning and painting due to rusting. 	
General Comments	<ul style="list-style-type: none"> Sun louvers not installed as per the design specifications in all entrances. 	

Other Comments

- Consulting Room: has a one wall with different colours.
- Evidence of small Leakage of Roof of between consulting Rooms 1, 2&34.
- Counselling Room Check paint finish time against door frames and fittings (touch ups)
- Consistency in window seal paint colour between General Areas and Rooms.
- Automated Doors: Pending final testing to ensure full functionality.
- Outside Entrance Roofing: The structural framework for the roofing is in place, but the actual roofing material and installation are not yet completed.
- Vertical Sun Louvers: The installation of vertical louvers (or sun louvers) remains undone.
- Signage: The necessary signage for the location is still awaiting installation or completion.

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

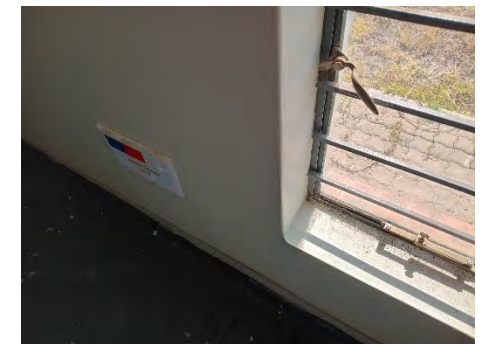
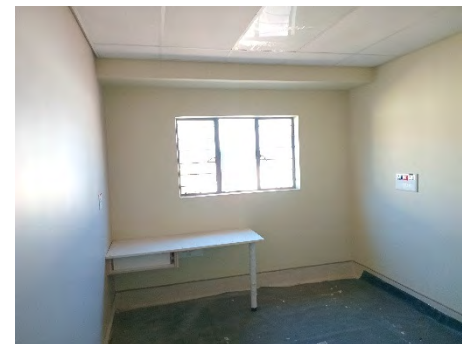
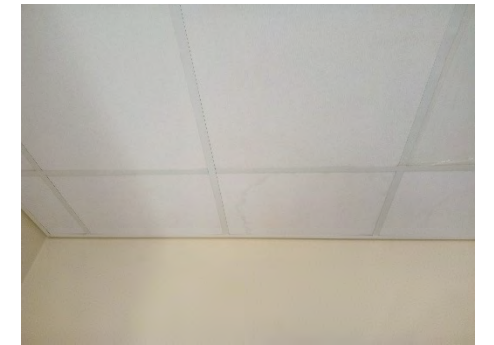
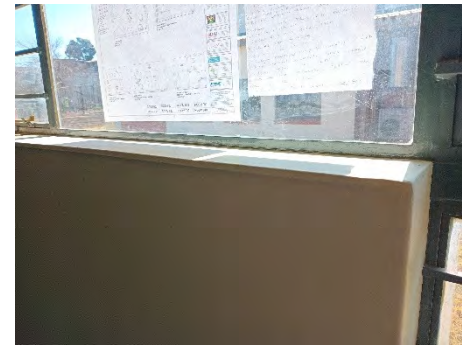
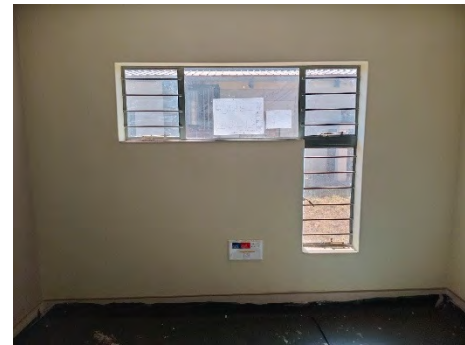
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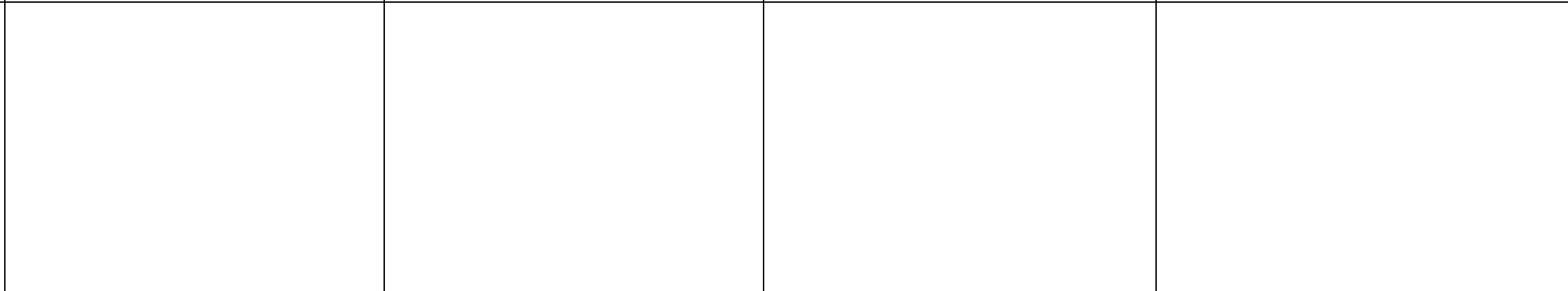
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Chronic Care

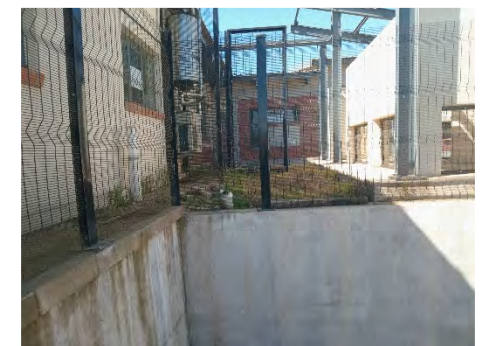
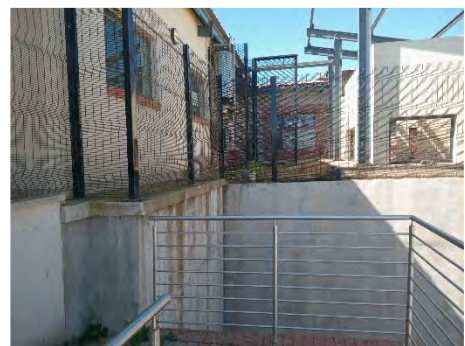
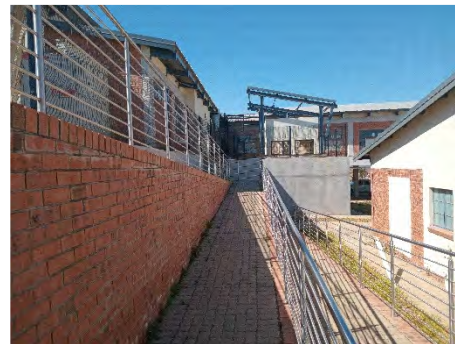
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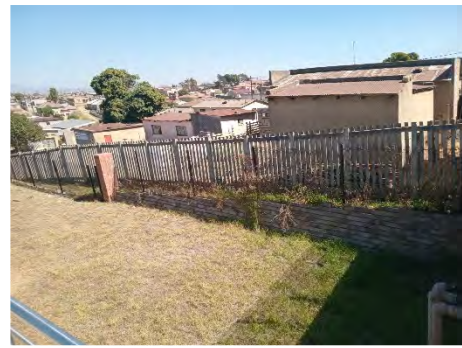
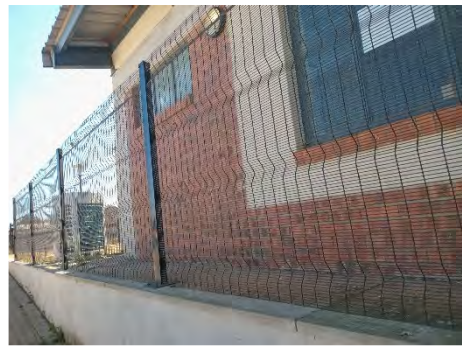
Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary



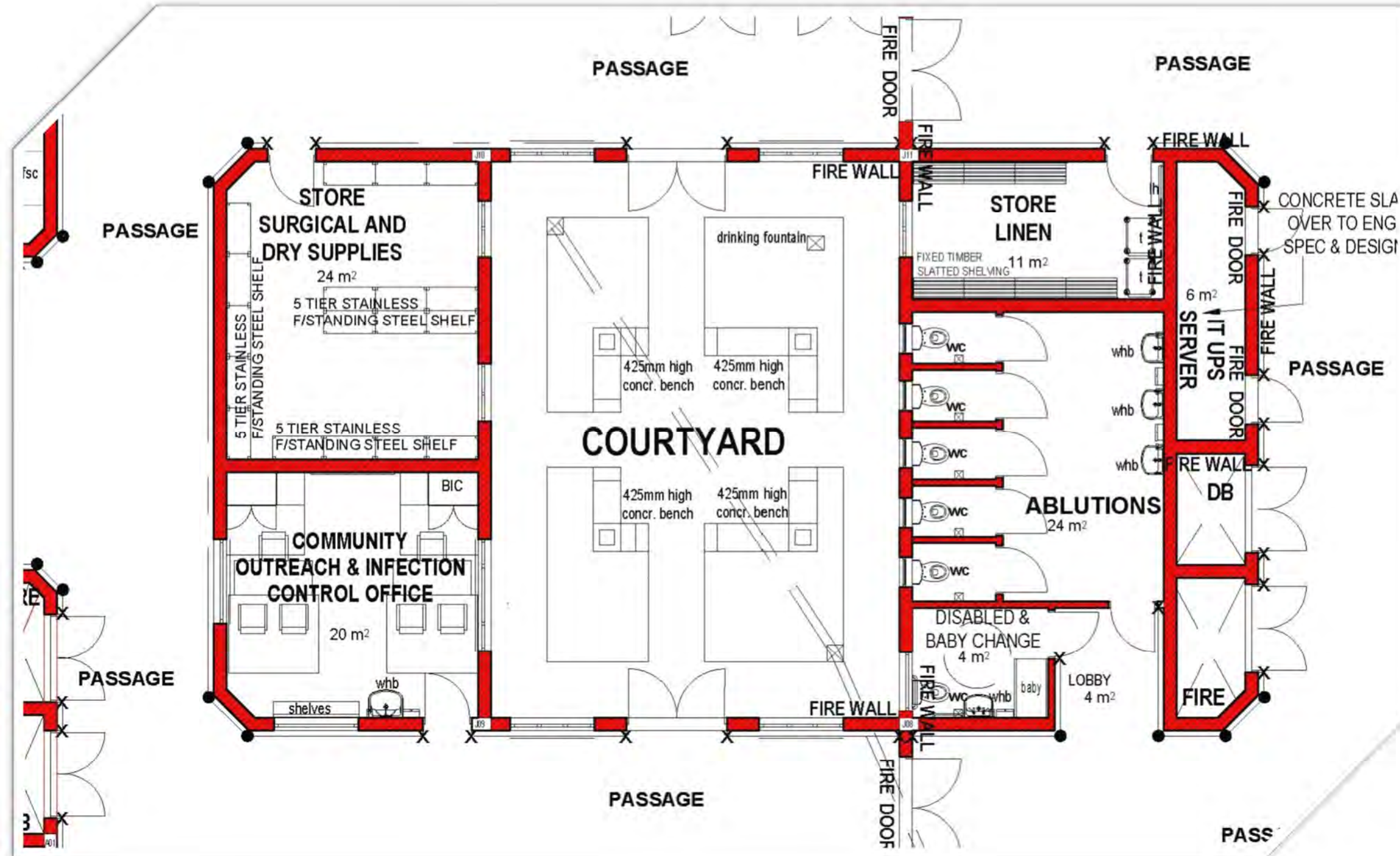
External Picture gallery



Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary



SHARED SUPPORT ROOMS – BLOCK I



BLOCK PLAN



KEY PLAN

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Block ID	I							
Block name	Shared Support Services & Courtyard							
Recorded Status Quo / Scope of Work completed / remaining								
Internal								
Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows & Frames	Joinery and Accessories	Sanitary fittings	Other Remediation
Store surgical and day supplies Rm 157	<ul style="list-style-type: none"> Vinyl / partially covered – Protection required Cleaning needed Vinyl skirting coming off from wall to be fixed (small corners) 	<ul style="list-style-type: none"> Paint crack marks Repaint to be done Check for rising damp and moisture 	<ul style="list-style-type: none"> T joints to be fixed at corners ends and joining points (minor defect) 	<ul style="list-style-type: none"> Doors to be repainted Cleaning needed 	<ul style="list-style-type: none"> Cleaning needed Opening gear handles to be serviced 	<ul style="list-style-type: none"> Steel shelving installed - loosely All material to be removed from here 		<ul style="list-style-type: none"> All ironmongery construction material structure to be checked with the client
Courtyard Rm 159	<ul style="list-style-type: none"> Paving & grano to be cleaned Drains to be checked for blockage 	<ul style="list-style-type: none"> Paint crack marks Repaint to be done Check for rising damp and moisture 	<ul style="list-style-type: none"> No ceiling required Roofing not done yet Steel roof trusses in place to be repainted 	<ul style="list-style-type: none"> Doors to be cleaned Opening gear to be serviced 	<ul style="list-style-type: none"> Cleaning needed/ Repainting required Opening gear to be serviced 	<ul style="list-style-type: none"> Concrete bench done to 		
Store linen Rm 166	<ul style="list-style-type: none"> Vinyl covered Cleaning needed 	<ul style="list-style-type: none"> Cleaning on marks on the wall and repaint is required 	<ul style="list-style-type: none"> T joint to be fixed neatly at corner & ends (minor defects) 	<ul style="list-style-type: none"> Door repaint required Dents and bends found on the frame – to be agreed to with the End user 		<ul style="list-style-type: none"> Shelving not installed yet (fixed timber slatted shelving) 		
IT, UPS Server Room TBC	<ul style="list-style-type: none"> Vinyl uncovered Cleaning- full protection required where possible 	<ul style="list-style-type: none"> Cleaning / repaint may be required 	<ul style="list-style-type: none"> No ceiling Slab done Slab may require cleaning / paint after completion of installation work 	<ul style="list-style-type: none"> Doors to be repainted 				
Disabled & Baby change Rm 160	<ul style="list-style-type: none"> Vinyl covered Cleaning required 	<ul style="list-style-type: none"> Tile up to ceiling height Skirting strip to be sealed 	<ul style="list-style-type: none"> Ceiling is done Ceiling panel type to be checked for consistency 	<ul style="list-style-type: none"> Repaint or cleaning of doors required 		<ul style="list-style-type: none"> Baby change counter is not installed 	<ul style="list-style-type: none"> Sanitary fittings and plumbing incomplete in total No Grab rails fitted 	<ul style="list-style-type: none"> No Accessories installed

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary								
Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows& Frames	Joinery and Accessories	Sanitary fittings	Other Remediation
Public Ablution (Female) Rm 164	<ul style="list-style-type: none"> Vinyl covered Cleaning required 	<ul style="list-style-type: none"> Tile up to ceiling height Skirting strip to be sealed . 	<ul style="list-style-type: none"> Panels to be placed properly T joints points to be neatly done 	<ul style="list-style-type: none"> Repaint or cleaning of doors required Frame has signs of rust at flooring points between wall and frame This needs to be checked in detail 	<ul style="list-style-type: none"> Cleaning needed Repainting required Opening gear to be serviced 		<ul style="list-style-type: none"> Sanitary ware incomplete WC pans installed No accessories installed Plumbing and drainage remains incomplete 	
DB Rm 163 Fire Cabinet Rm 162	<ul style="list-style-type: none"> Floors to be cleaned and painted with floor paint 	<ul style="list-style-type: none"> Walls painted touch up will be required 	<ul style="list-style-type: none"> No ceiling installed 	<ul style="list-style-type: none"> Doors to be cleaned / repainted 				
Community Outreach and Infection Control Office Rm 157	<ul style="list-style-type: none"> Vinyl floors not protected – full protection is required 	<ul style="list-style-type: none"> Walls may be cleaned / repainted 	<ul style="list-style-type: none"> Installed but partly removed at AC unit 	<ul style="list-style-type: none"> Repaint or cleaning of doors and frames required 	<ul style="list-style-type: none"> Steel window frames where applicable to be cleaned / repainted Aluminium windows to be cleared 	<ul style="list-style-type: none"> Joinery installation is not completed Installation of Pin/Notice board to be confirmed 	<ul style="list-style-type: none"> Basin fitted No mixer Drainage to be checked No mirror 	<ul style="list-style-type: none"> Panels stored on this room floor to be documented

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

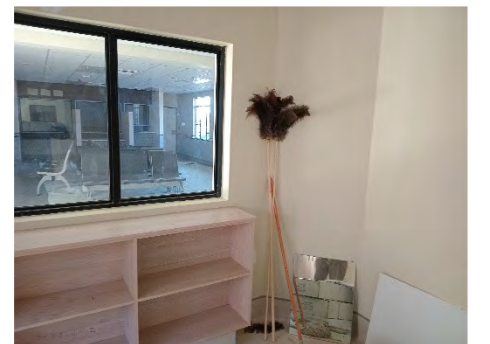
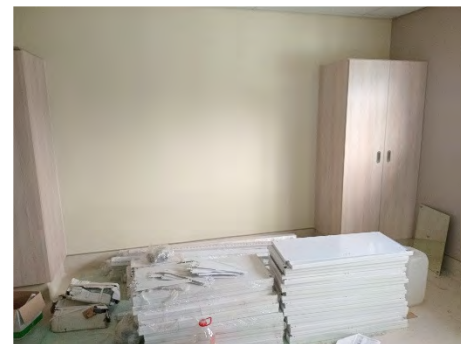
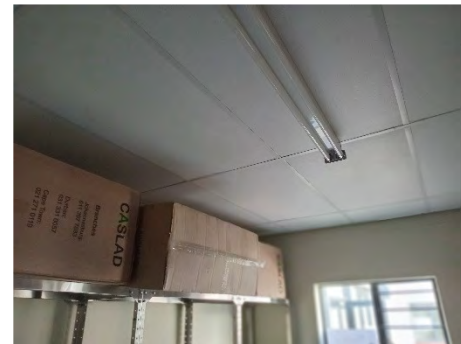
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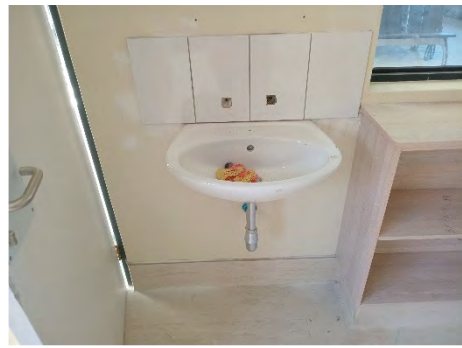
Block name

Shared services &
Courtyard

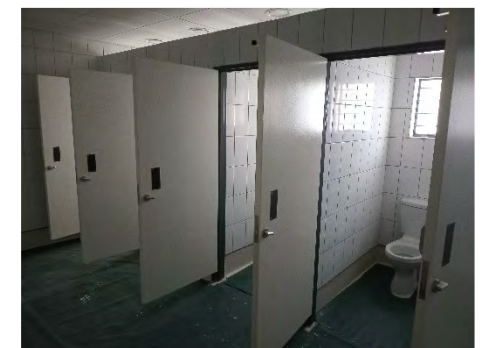
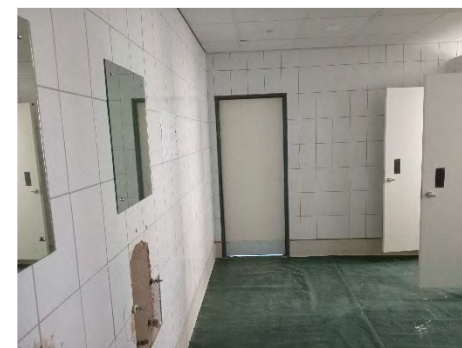
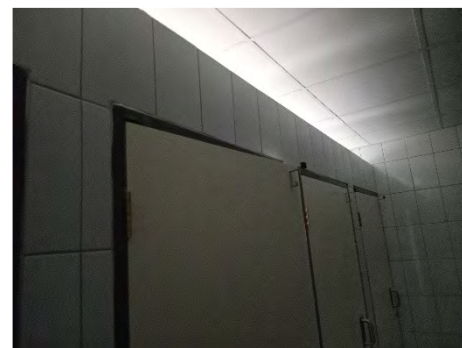
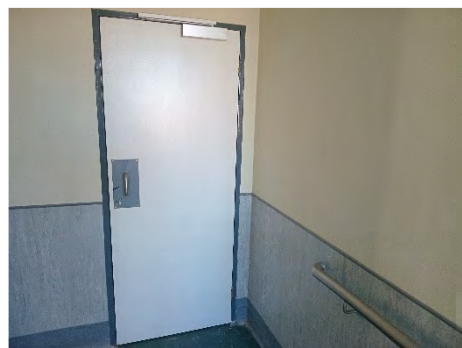
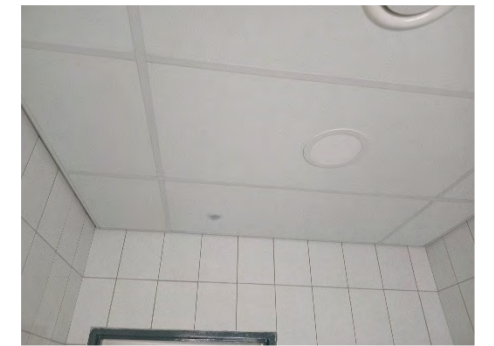
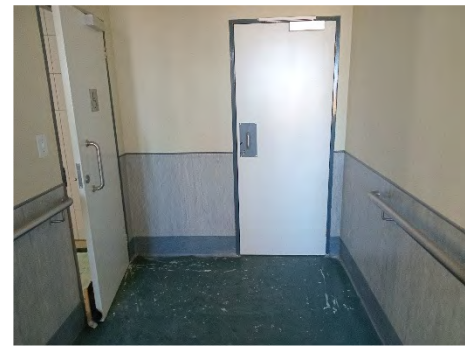
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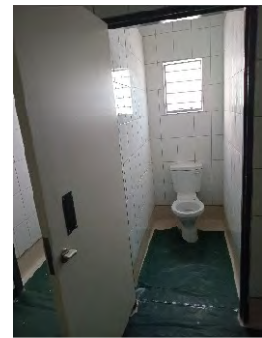
Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary



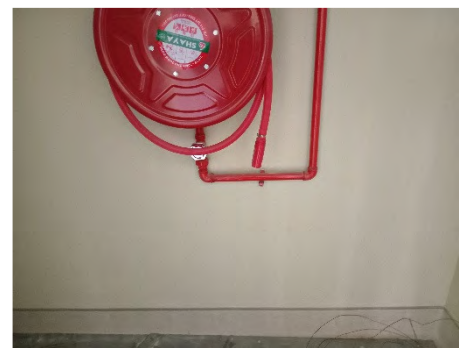
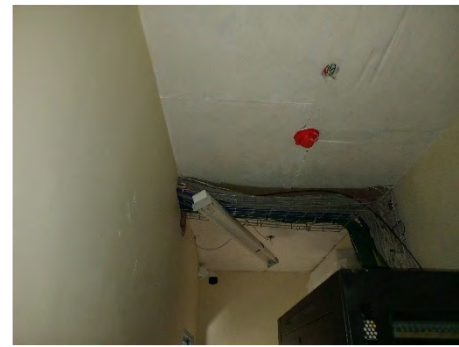
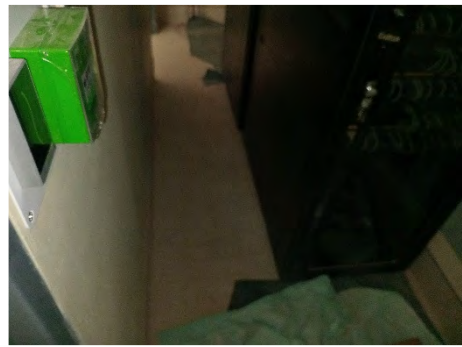
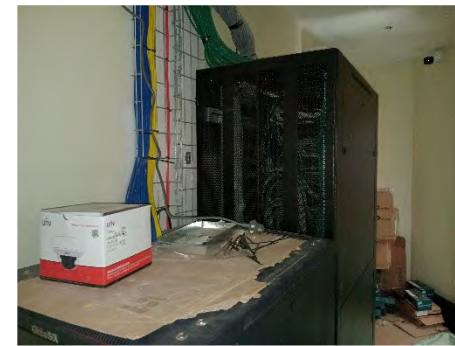
Paraplegic WC & Female public ablutions



Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

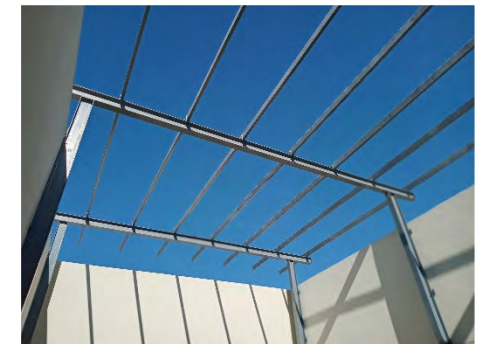


Passage between Blocks I & F

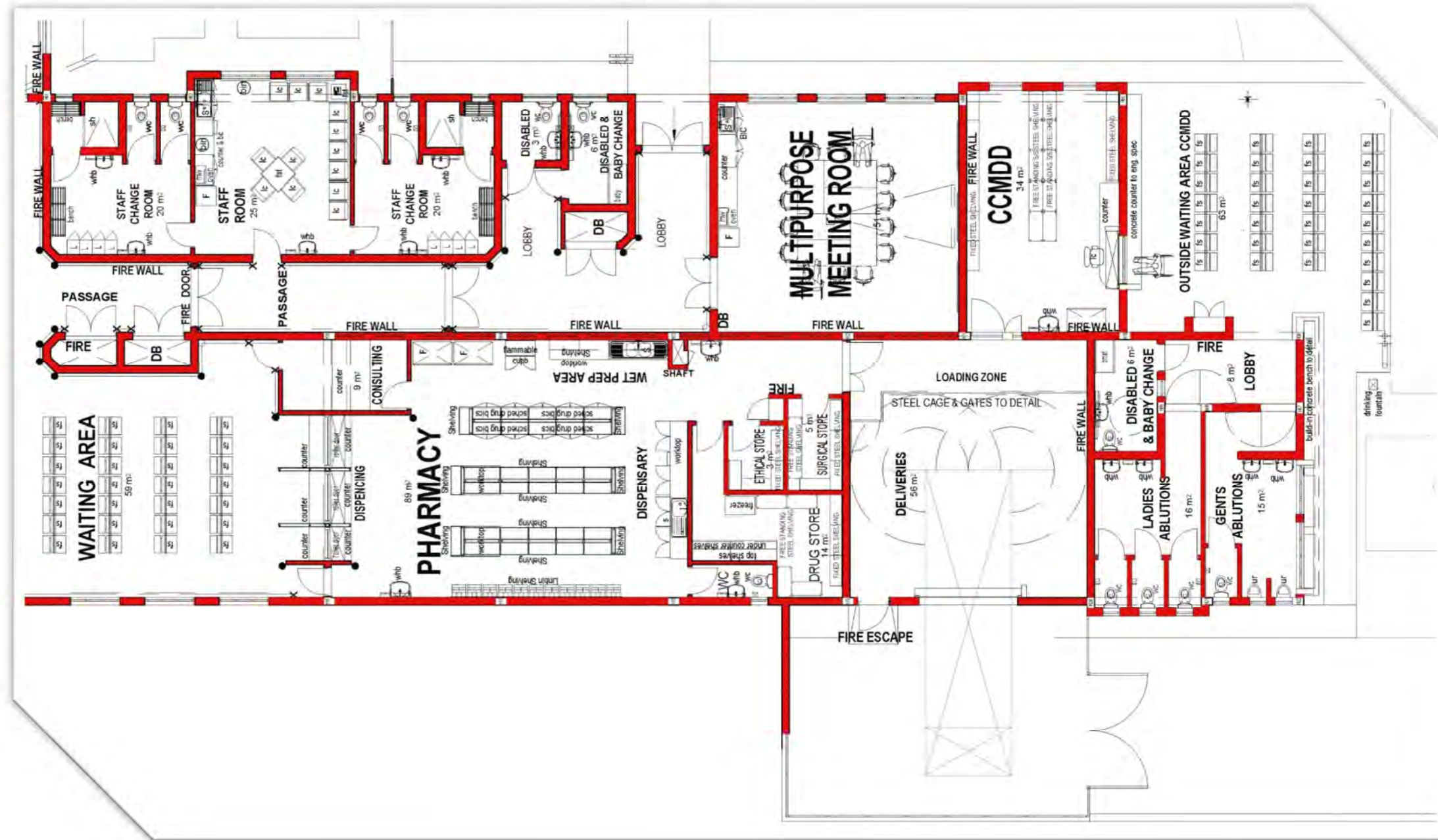


Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Courtyard



PHARMACY – BLOCK J



BLOCK PLAN



KEY PLAN

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Block ID	J							
Block name	Pharmacy & Staff areas							
Recorded Status Quo / Scope of Work completed / remaining Internal								
Room name in Pharmacy	Floors	Walls	Suspended Ceilings	Doors & Frames	Windows & Frames	Joinery	Sanitary fittings and accessories	Other remediation
Waiting Area RM 142	<ul style="list-style-type: none"> Vinyl covered Cleaning needed 	<ul style="list-style-type: none"> Small finishing touch ups Cleaning the vinyl Repaint to be recommended 	<ul style="list-style-type: none"> Ceiling incomplete approx. 8-9 Panels missing T joint hangers fixing and neatness needed at all corners end points 	<ul style="list-style-type: none"> Doors repaint needed Frames & wall seal required Cleaning needed 	<ul style="list-style-type: none"> Window cleaning of dent and paint needed All opening gear to be services 			<ul style="list-style-type: none"> Position of signage boards on counters to be determined Stainless steel seating to be installed as per layouts
Dispensing RM 140	<ul style="list-style-type: none"> Vinyl covered Cleaning needed 	<ul style="list-style-type: none"> Painting unfinished Cleaning required 	<ul style="list-style-type: none"> Ceiling incomplete Panels missing T joint hangers fixing and neatness needed at all corners end points 	<ul style="list-style-type: none"> Doors repaint needed Frames & wall seal required Cleaning needed 	<ul style="list-style-type: none"> Window panels to be cleaned High level clear storey windows require mobile Scaff holding 	<ul style="list-style-type: none"> Joinery at counters and bulkheads are incomplete Joinery at Wet prep area to be completed. Joinery at other prep / cupboard area to be completed. 	<ul style="list-style-type: none"> Fittings at Wet prep area to be completed Plumbing to be tested SS Sink at other prep / cupboard area to be completed 	<ul style="list-style-type: none"> Supply and installation of pharmacy shelving is pending. Complete fit-out as per layout required Linbin shelving also not installed .
Consulting RM 141	<ul style="list-style-type: none"> Vinyl covered Cleaning needed 	<ul style="list-style-type: none"> Painting unfinished Cleaning required 	<ul style="list-style-type: none"> Ceiling not done yet 	<ul style="list-style-type: none"> Doors repaint needed Frames & wall seal required Cleaning needed 	<ul style="list-style-type: none"> Higher windows to be repainted; opening system to be checked and require mobile Scaff holding 	<ul style="list-style-type: none"> Joinery desk/ counter top and glazing not done 		
Pharmacy Dispensary RM 139	<ul style="list-style-type: none"> Vinyl covered Cleaning needed 	<ul style="list-style-type: none"> Painting unfinished Cleaning required 	<ul style="list-style-type: none"> Ceiling incomplete Panels missing T section joints missing 	<ul style="list-style-type: none"> Doors repaint needed Frames & wall seal required Cleaning needed 	<ul style="list-style-type: none"> Higher windows to be repainted; opening system to be serviced 	<ul style="list-style-type: none"> Joinery at counters is incomplete 	<ul style="list-style-type: none"> SS Sink at prep / cupboard area to be completed 	<ul style="list-style-type: none"> Read together with RM 140, as these areas overlap

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Room name	Floors	Walls	Suspended Ceilings	Doors & Frames	Windows & Frames	Joinery	Sanitary fittings and accessories	Other remediation
WC Toilet (Staff)	<ul style="list-style-type: none"> • Vinyl covered • Cleaning required 	<ul style="list-style-type: none"> • Painting unfinished • Cleaning required 	<ul style="list-style-type: none"> • Ceiling not installed 	<ul style="list-style-type: none"> • Doors repaint needed • Frames & wall seal required • Cleaning needed 	<ul style="list-style-type: none"> • Windows to be repainted; opening gear to be serviced 		<ul style="list-style-type: none"> • Cleaning required • Test to be done on plumbing. • No WC accessories provided 	
Drug store RM 138	<ul style="list-style-type: none"> • Vinyl not covered and needs to be protected • Cleaning required 	<ul style="list-style-type: none"> • Painting unfinished • Cleaning required 	<ul style="list-style-type: none"> • Ceiling not yet installed 	<ul style="list-style-type: none"> • Doors repaint needed • Frames & wall seal required • Cleaning needed 		<ul style="list-style-type: none"> • Joinery not done – top and under-counter shelving not installed 		<ul style="list-style-type: none"> • Fixed steel shelving not installed
Ethical store RM 138a	<ul style="list-style-type: none"> • Vinyl not covered and needs to be protected • Cleaning required 	<ul style="list-style-type: none"> • Painting unfinished • Cleaning required 	<ul style="list-style-type: none"> • Ceiling not yet installed 	<ul style="list-style-type: none"> • Doors repaint needed • Frames & wall seal required • Cleaning needed 		<ul style="list-style-type: none"> • Fixed steel shelving only 		<ul style="list-style-type: none"> • Fixed steel shelving not installed
Surgical store RM 138b	<ul style="list-style-type: none"> • Vinyl not covered and needs to be protected • Cleaning required 	<ul style="list-style-type: none"> • Painting unfinished • Cleaning required 	<ul style="list-style-type: none"> • Ceiling not yet installed 	<ul style="list-style-type: none"> • Doors repaint needed • Frames & wall seal required • Cleaning needed 		<ul style="list-style-type: none"> • Fixed steel shelving only 		<ul style="list-style-type: none"> • Fixed steel shelving not installed
Delivery – Loading zone RM 135	<ul style="list-style-type: none"> • Grano finish to be cleaned 	<ul style="list-style-type: none"> • Walls to be repainted • Internal Fence to CCMDD not installed 	<ul style="list-style-type: none"> • Roof isoboard discoloration In some panels is evident.- Supplier to advise 	<ul style="list-style-type: none"> • Doors repaint needed • Frames & wall seal required • Cleaning needed 	<ul style="list-style-type: none"> • Higher windows to be repainted; opening gear to be serviced 			<ul style="list-style-type: none"> • This area to be attended to for bird nesting in roof • Issue of fire walls to be checked by Fire Eng
Deliveries RM 135	<ul style="list-style-type: none"> • Grona finish to be checked for evenness and cleaned 	<ul style="list-style-type: none"> • Walls to be repainted 	<ul style="list-style-type: none"> • Ceiling not installed • Roof isoboard discoloration In some panels 	<ul style="list-style-type: none"> • External Doors to be sanded & revarnished • Roller shutter to be cleaned & to be serviced 	<ul style="list-style-type: none"> • Higher windows to be repainted; opening gear to be serviced 			
CCMDD RM 133	<ul style="list-style-type: none"> • Vinyl covered • Vinyl to be cleared • Skirting seals not done 	<ul style="list-style-type: none"> • Walls to be repainted • Splashback to be cleaned 	<ul style="list-style-type: none"> • Ceiling installed is incomplete • Panel missing • T joints require correction 	<ul style="list-style-type: none"> • Doors to be cleaned / repainted 	<ul style="list-style-type: none"> • Windows to be cleaning needed • Opening gear to be services • Incomplete service window 		<ul style="list-style-type: none"> • Joinery counter not installed. • Window service ledge not installed. • Fixed steel shelving pending. 	<ul style="list-style-type: none"> • Public seating stored here to be allocated • Window Roller shutter to be completed

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Room name in Staff section	Floors	Walls	Suspended Ceilings	Doors & Frames	Windows & Frames	Joinery	Sanitary fittings and accessories	Other remediation
Staff Room RM 126	<ul style="list-style-type: none"> Vinyl partially covered - Full protection is required Cleaning required 	<ul style="list-style-type: none"> Different paint colour variation on the wall to be corrected Repaint requested 	<ul style="list-style-type: none"> Ceiling T joint at joining point to be neatly done 	<ul style="list-style-type: none"> Doors to be cleaned / repainted 	<ul style="list-style-type: none"> Windows to be cleaned Opening gear to be services 	<ul style="list-style-type: none"> Joinery incl counter and cupboards are incomplete 	<ul style="list-style-type: none"> Kitchen sink & plumbing installation incomplete 	
Staff Changing Room A RM 125	<ul style="list-style-type: none"> Vinyl partially covered - Full protection is required Cleaning required Small vinyl ends catch ups 	<ul style="list-style-type: none"> Wall tiles completed Edging not aligned with the vinyl hangers 	<ul style="list-style-type: none"> Ceiling not done yet 	<ul style="list-style-type: none"> Doors to be cleaned / repainted 	<ul style="list-style-type: none"> Windows to be cleaned Opening gear to be services 	<ul style="list-style-type: none"> No wall mounted / fixed benches installed 	<ul style="list-style-type: none"> Sanitary ware installation incomplete Accessories not installed Showers are incomplete 	<ul style="list-style-type: none"> Supply and installation of lockers is pending
Staff Changing Room B RM 127	<ul style="list-style-type: none"> Vinyl partially covered - Full protection is required Cleaning required Small vinyl ends catch ups 	<ul style="list-style-type: none"> Wall tiles completed Edging not aligned with the vinyl hangers 	<ul style="list-style-type: none"> Ceiling not done yet 	<ul style="list-style-type: none"> Doors to be cleaned / repainted 	<ul style="list-style-type: none"> Windows to be cleaned Opening gear to be services 	<ul style="list-style-type: none"> No wall mounted / fixed benches installed 	<ul style="list-style-type: none"> Sanitary ware installation incomplete Accessories not installed Showers are incomplete 	<ul style="list-style-type: none"> Supply and installation of lockers is pending
Disabled WC RM 130	<ul style="list-style-type: none"> Vinyl partially covered - Full protection is required Cleaning required Small vinyl ends catch ups 	<ul style="list-style-type: none"> Wall tiles not aligned 	<ul style="list-style-type: none"> Ceiling not done yet 	<ul style="list-style-type: none"> Doors to be cleaned / repainted 	<ul style="list-style-type: none"> Windows to be cleaned Opening gear to be services 		<ul style="list-style-type: none"> Sanitary ware installation incomplete Accessories not installed including grab rails 	
Disabled & Baby change RM 131	<ul style="list-style-type: none"> Vinyl partially covered - Full protection is required Cleaning required Small vinyl ends catch ups 	<ul style="list-style-type: none"> Wall tiles not aligned – to be checked 	<ul style="list-style-type: none"> Ceiling not done yet 	<ul style="list-style-type: none"> Doors to be cleaned / repainted 	<ul style="list-style-type: none"> Windows to be cleaned Opening gear to be services 	<ul style="list-style-type: none"> Joinery for baby change top pending 	<ul style="list-style-type: none"> Sanitary ware installation incomplete Accessories not installed including grab rails 	
Multipurpose Meeting Room RM 133	<ul style="list-style-type: none"> Vinyl partially covered - Full protection is required Cleaning required Small vinyl ends catch ups 	<ul style="list-style-type: none"> Different paint colour variation on the wall to be corrected Repaint requested 	<ul style="list-style-type: none"> Ceiling done 	<ul style="list-style-type: none"> Doors to be cleaned / repainted 	<ul style="list-style-type: none"> Windows to be cleaned Opening gear to be services 	<ul style="list-style-type: none"> Joinery counter and cupboard incomplete 	<ul style="list-style-type: none"> Kitchen sink & plumbing installation incomplete 	<ul style="list-style-type: none"> Installation of pin/ writing electronic boards not done

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Room name in Staff section	Floors	Walls	Suspended Ceilings	Doors & Frames	Windows & Frames	Joinery	Sanitary fittings and accessories	Other remediation
Lobby RM 132	<ul style="list-style-type: none"> Tiled Ceramic Gruno floor at entrance – very rough finish – Finishing spec to be checked. 	<ul style="list-style-type: none"> Tiles to be cleaned 	<ul style="list-style-type: none"> Incomplete + no grind 	<ul style="list-style-type: none"> Frames to be cleaned / painted for all 	<ul style="list-style-type: none"> One way glass shield protection to be considered. 		<ul style="list-style-type: none"> WC and Accessories incomplete 	<ul style="list-style-type: none"> Possible non signage compliance
Room name in CCMDD Outside Waiting section								
Outside Waiting Area – CCMDD RM 001n RM 134b Lobby	<ul style="list-style-type: none"> Grona finish to be checked for evenness and cleaned 	<ul style="list-style-type: none"> Walls to be repainted 	<ul style="list-style-type: none"> Ceiling not installed yet 	<ul style="list-style-type: none"> Cleaning / on all doors/ gates Doors to be painted 	<ul style="list-style-type: none"> Cleaning of Windows Window opening gear to be serviced. 			<ul style="list-style-type: none"> Public seating to be installed to layout.
Disabled & Baby change RM 134g	<ul style="list-style-type: none"> Tiled – not protected Cleaning Required 	<ul style="list-style-type: none"> Tiled to ceiling height Cleaning Required 	<ul style="list-style-type: none"> Ceiling not installed yet 	<ul style="list-style-type: none"> Cleaning / on all doors/ gates Doors to be painted 	<ul style="list-style-type: none"> Cleaning of Windows Window opening gear to be serviced. 	<ul style="list-style-type: none"> Joinery for baby change top pending 	<ul style="list-style-type: none"> No Basins installed Plumbing installations incomplete No Toilet seats installed Accessories incomplete 	<ul style="list-style-type: none"> Condition of installed fittings to be checked before use Drainage incomplete
Ladies Ablution RM 134a Cubicle 134b Cubicle 134c Cubicle 134d	<ul style="list-style-type: none"> Tiled – not protected Cleaning Required 	<ul style="list-style-type: none"> Tiled to ceiling height Cleaning Required 	<ul style="list-style-type: none"> Ceiling not installed yet 	<ul style="list-style-type: none"> Cleaning / on a Doors to be painted incl doors/ gates 	<ul style="list-style-type: none"> Cleaning of Windows Window opening mechanism to be serviced. 		<ul style="list-style-type: none"> No Basins installed Plumbing installations incomplete No Toilet seats installed Accessories incomplete 	<ul style="list-style-type: none"> Condition of fittings left uninstalled to be checked before use Drainage incomplete
Gents Ablution RM 134e Cubicle 134f	<ul style="list-style-type: none"> Tiled – not protected Cleaning Required 	<ul style="list-style-type: none"> Tiled to ceiling height Cleaning Required 	<ul style="list-style-type: none"> Ceiling not installed yet . 	<ul style="list-style-type: none"> Cleaning / on all doors/ gates Doors to be painted 	<ul style="list-style-type: none"> Cleaning of Windows Window opening mechanism to be serviced. 		<ul style="list-style-type: none"> No Basins installed Urinals installations incomplete Plumbing installations incomplete No Toilet seats installed Accessories incomplete. 	<ul style="list-style-type: none"> Condition of fittings left uninstalled to be checked before use Drainage incomplete

Area name	Pharmacy CCMDD & Staff Elevations Front & Side Elevations	
Recorded Status Quo / Scope of Work completed / remaining		
External		
Area	Notes	
Roof	See Ceilings over CCMDD Outside waiting area	
Walls – Plaster & Paint	<ul style="list-style-type: none"> - The walls exhibit signs of weathering, with a specific need for repainting in areas where the existing paint is cracking and peeling, primarily due to moisture infiltration. Furthermore, areas of coated off-shutter concrete quality is deemed suboptimal, with visible cracks present, particularly through the concrete ring beam, indicating potential structural or material issues. 	
Walls face brick	<ul style="list-style-type: none"> - Face brick walls require recleaning with high pressure hoses- a specification will be provided after consultations with the brick supplier. 	
Doors frame	<ul style="list-style-type: none"> · All doors require checking and servicing, and as per the Shopfront doors that need cleaning. · A door by door check of swings and locks is required · The Ironmongery accessories (door closer) on the Entrance Door needs to be checked · Gates installed at service yards at the lower level of this block need to be checked as part of the overall door and window check. 	
Doors	<ul style="list-style-type: none"> · All doors leading to external areas need to be sanded and varnished. 	
Window frame	<ul style="list-style-type: none"> · Windows require servicing across all opening mechanisms to ensure smooth operation. Handles are loose and stays are at times stiff.. · Additionally, cleaning is needed, and dirty cills need to be addressed. Any damaged cills need to be identified and reinstalled to specification. · Through cleaning of glazing is required – Not all glazing could be checked for completeness for chipping or cracking and a glazing audit is required. 	
Window cills	<ul style="list-style-type: none"> · No further notes on this item 	
Window glazing	<ul style="list-style-type: none"> - Thorough cleaning of glazing is required. Not all glazing could be checked in its completeness for chipping or cracking. A glazing audit is required. 	
Other Issues	<ul style="list-style-type: none"> · Paving needs repair and clearing of invasive plants and growing vegetation, · Steel cages require cleaning and painting due to rusting around the padlock covers. ClearVu mesh items are not to receive paint. · Recommendations made in other reports regards the adequacy of safety fencing and rails are dealt with in the cover report · There is also a lot of material stored externally at the Pharmacy reversing bay. This material needs to be documented and its use decided upon. 	
General Comments	<ul style="list-style-type: none"> · The report recommends inspection of general motor kerbs, paving, and aprons by an engineer, consistent finishing touches for emergency exits, cantilevered bendings for access door protection, repainting of all facades, and inspection of exposed sewer pipes by the Civil engineer. · It also notes that any exposed cables need to be made good and painted, and access to the external duct and waiting area's internal roof needs addressing 	

Other Comments

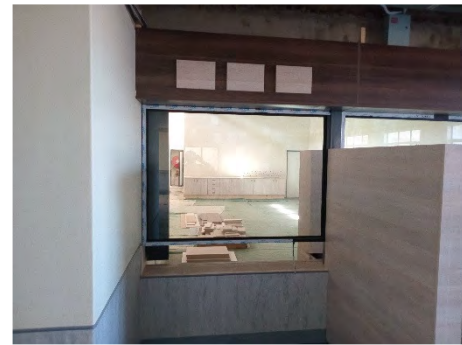
- All doors & window opening gear to be serviced throughout the building – Defects not included here to be notified.
- All Fire Ducts & Fire cabinets to have similar floor applied finish – Specification to be provided
- The vinyl window sill details are at times not consistent, the final detail to be confirmed and be consistent for full height vinyl clad walls.
- DB & Fire cabinets – cleaning to be done, ceiling not done, floors to be similar and consistent to every Block

All ironmongery / door locks to be thoroughly checked and serviced where required.

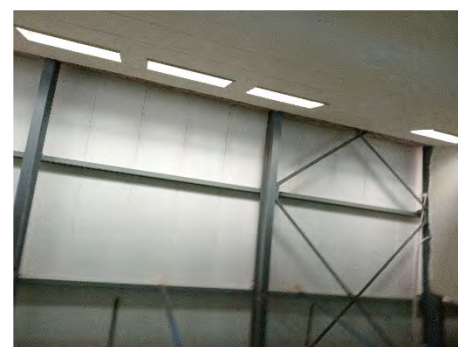
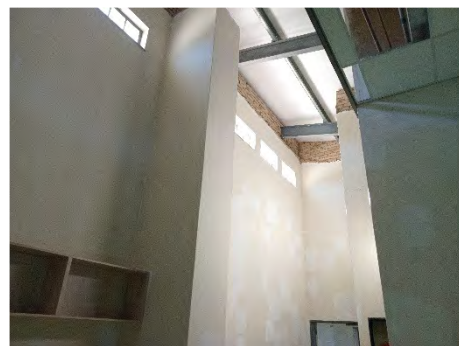
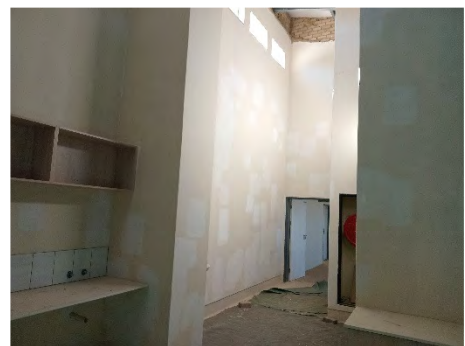
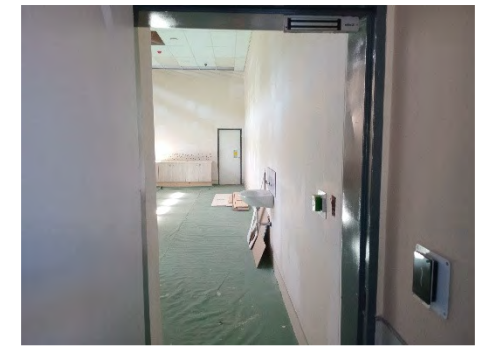
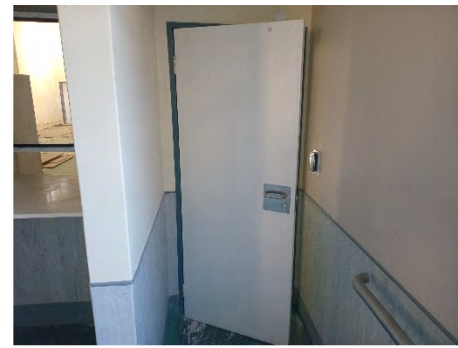
Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Block letter **J**
 Block name **Pharmacy, CCMDD & Staff areas**

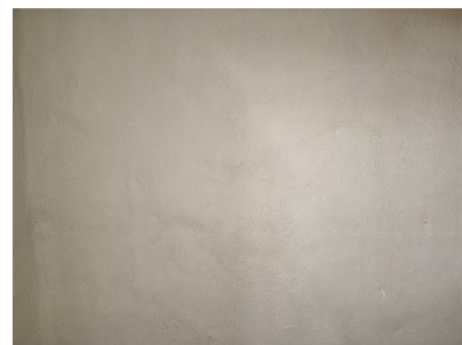
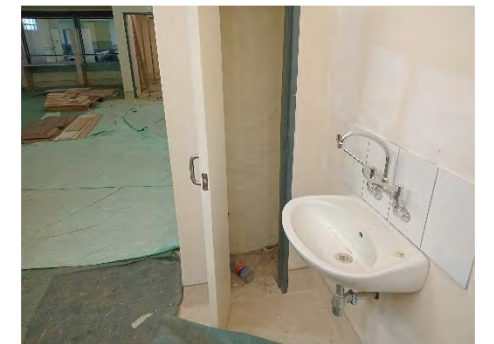
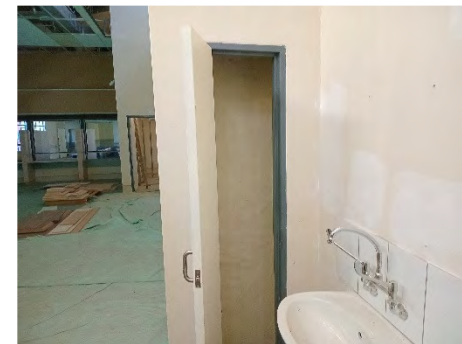
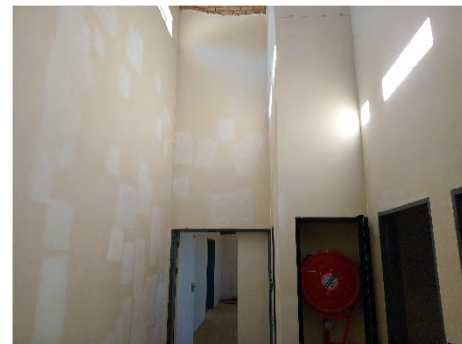
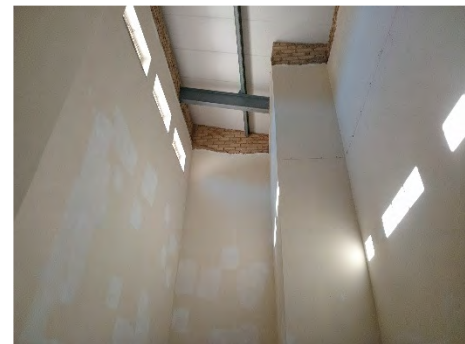
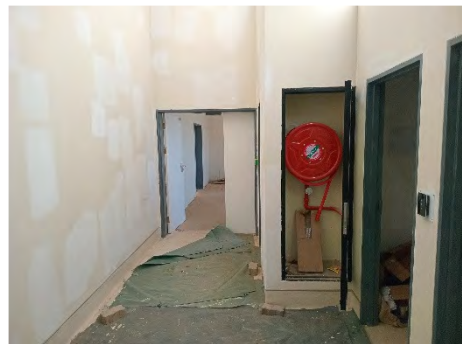
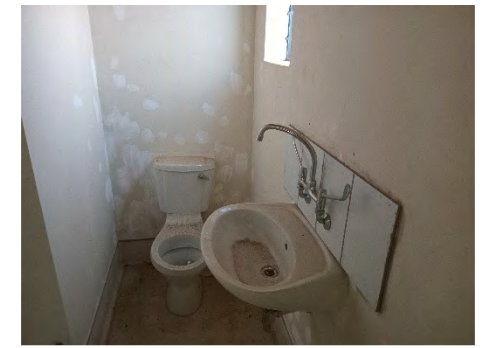
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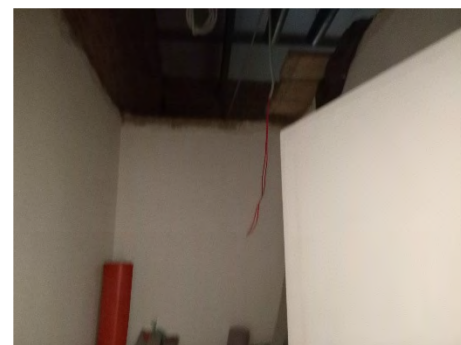
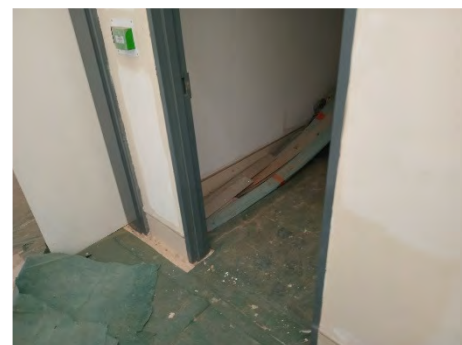
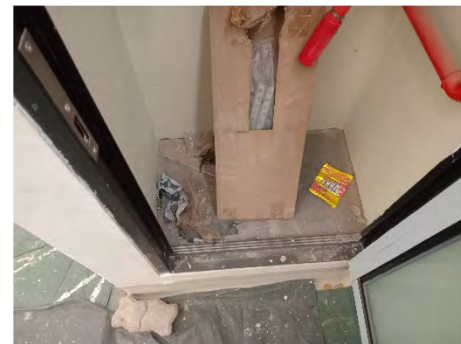
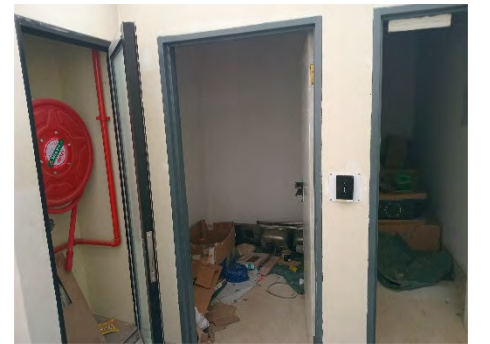
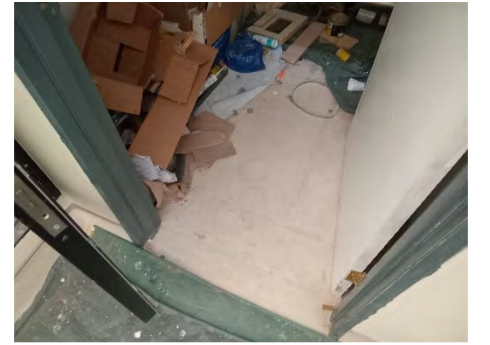
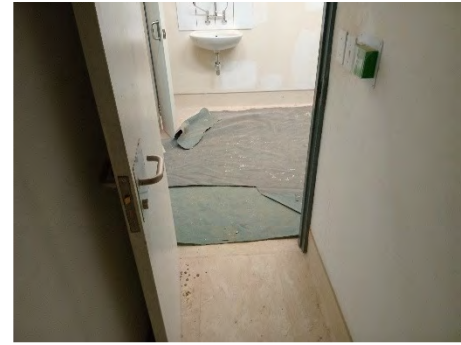
Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary



Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary



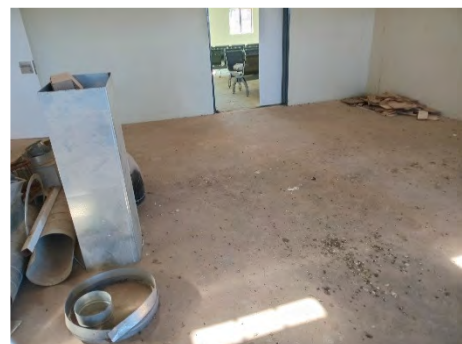
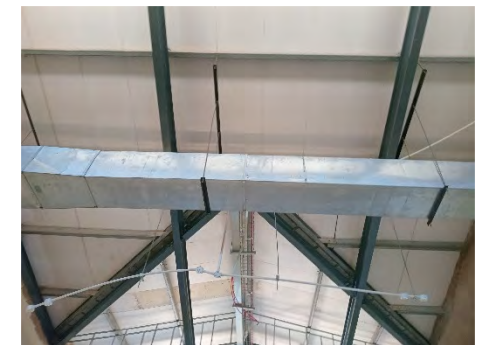
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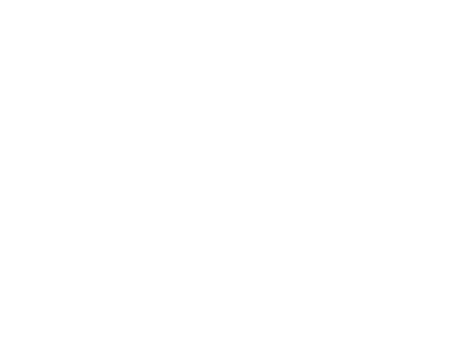
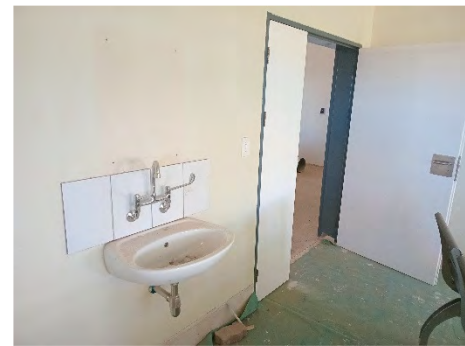
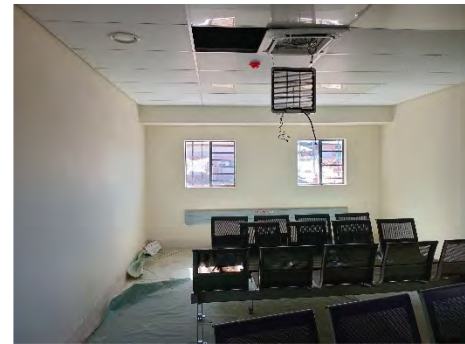
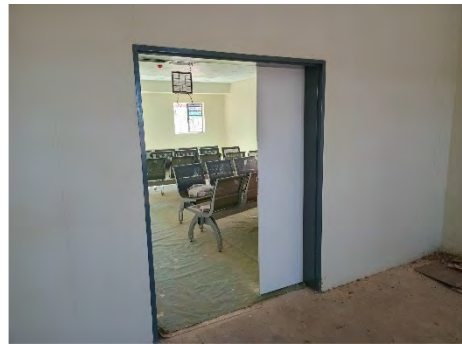
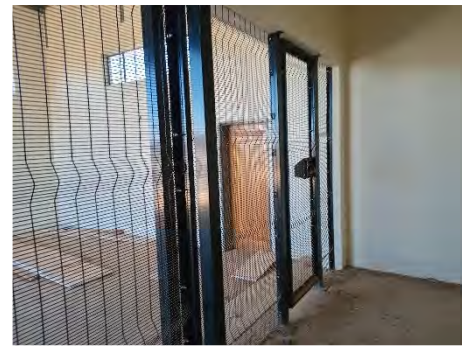
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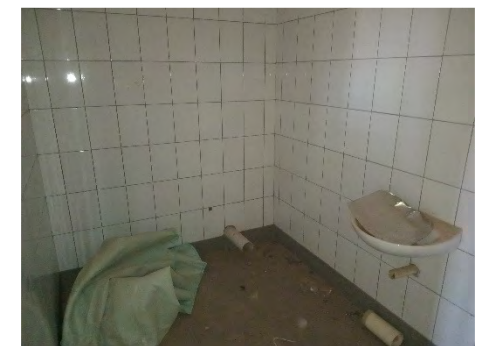
Pharmacy, receiving and CCMDD



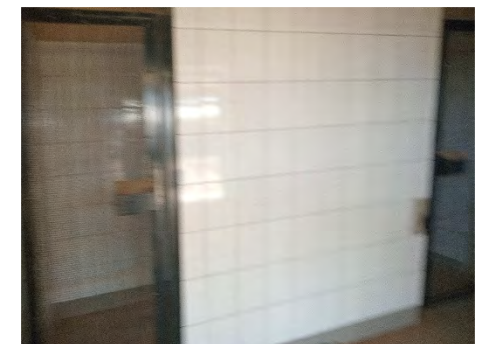
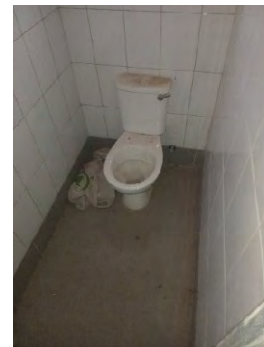
Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary



CCMDD Public Ablutions

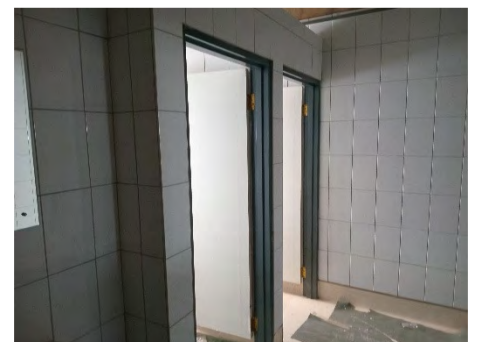
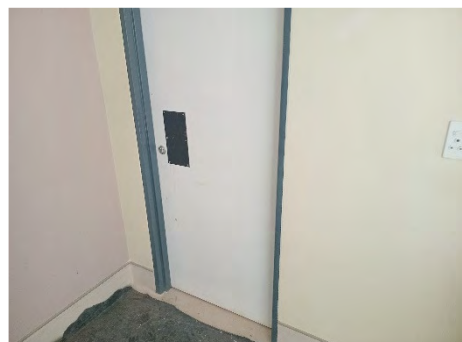
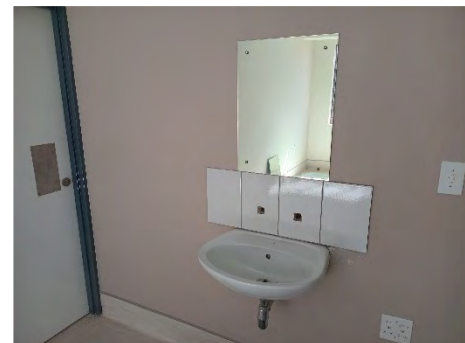
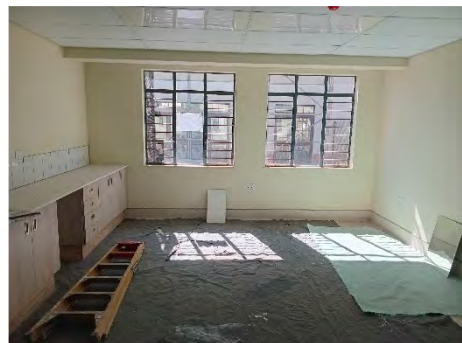
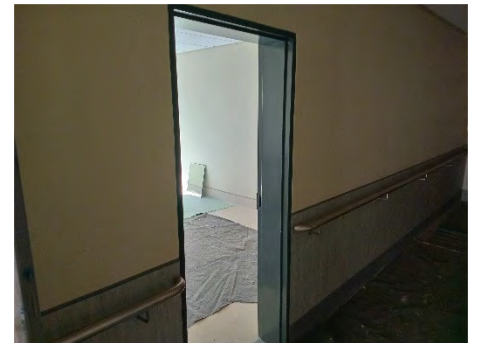
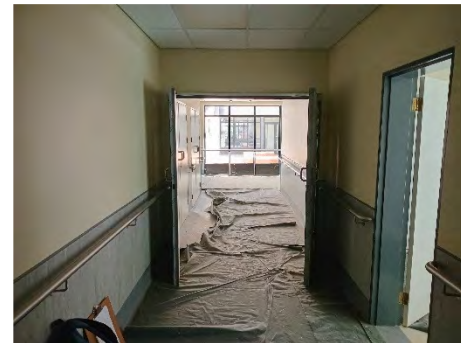
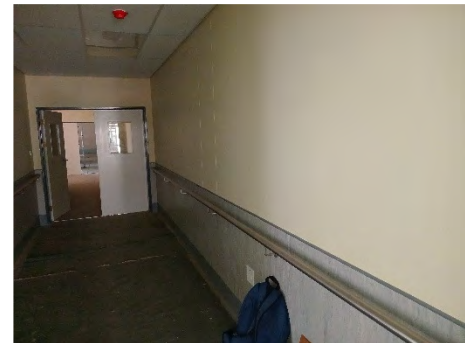


Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

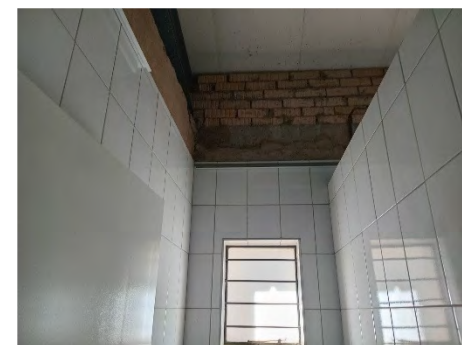
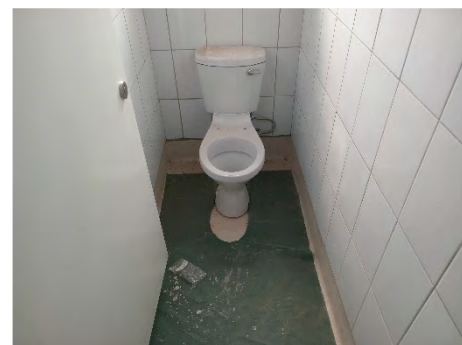
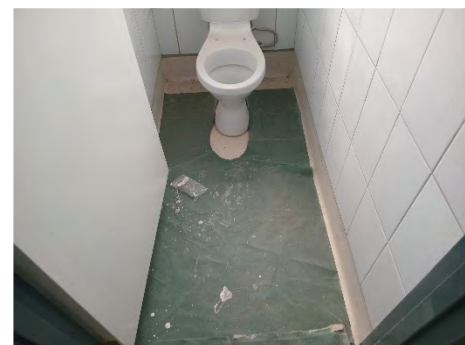
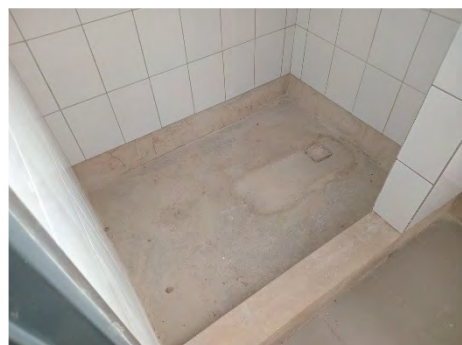
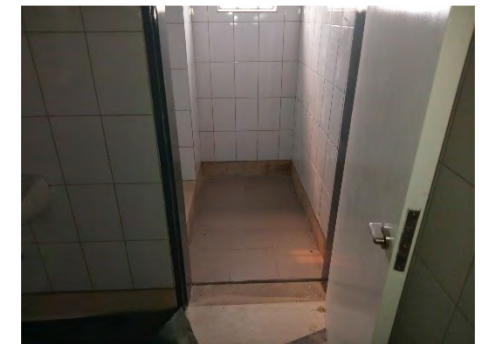
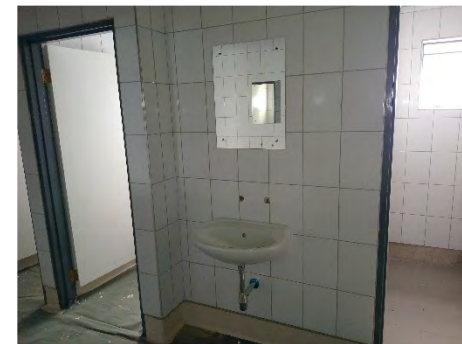
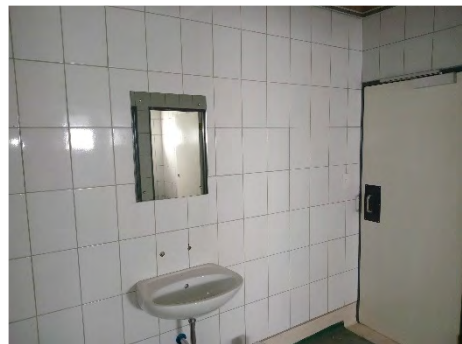
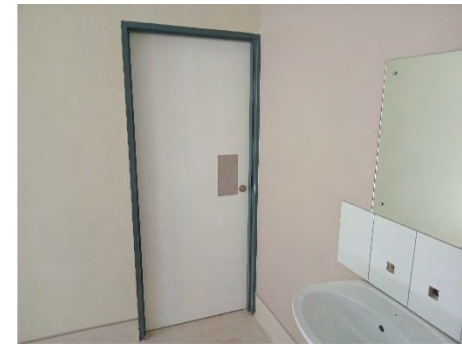
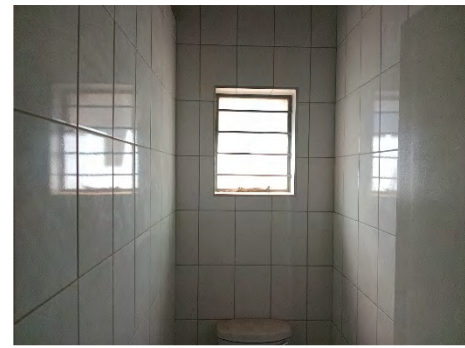
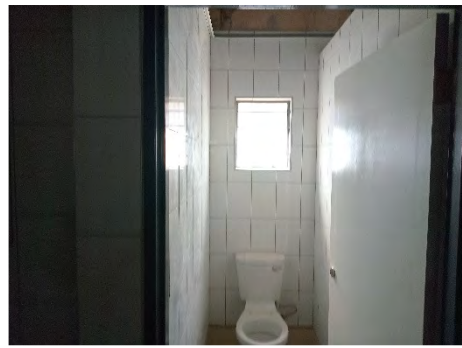


Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

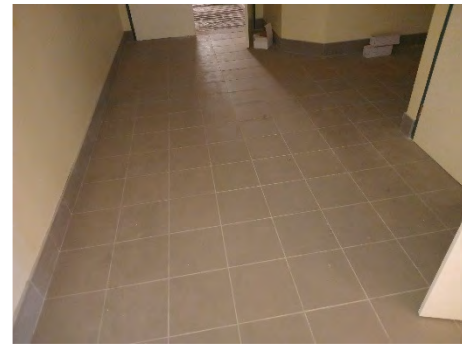
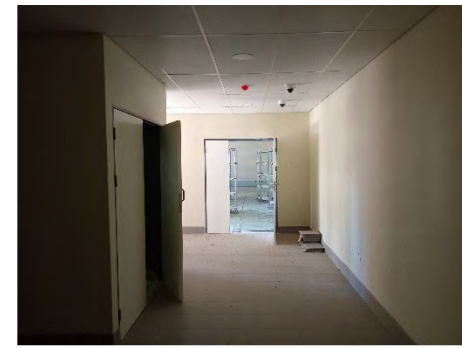
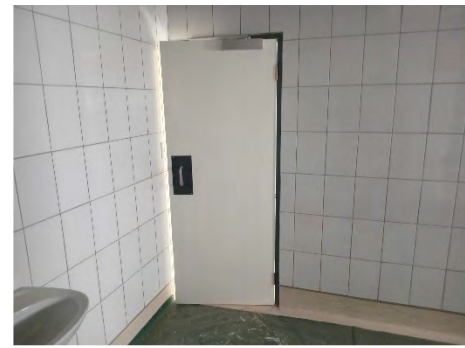
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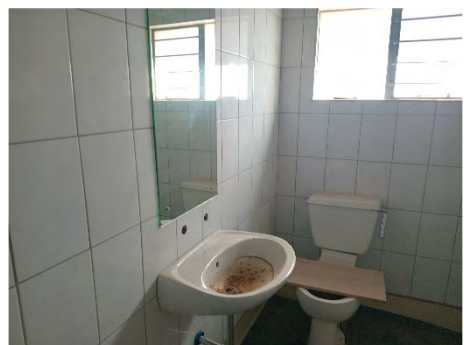
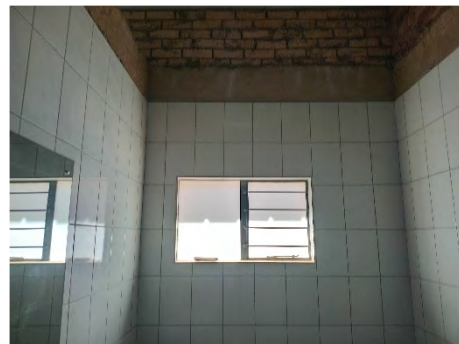
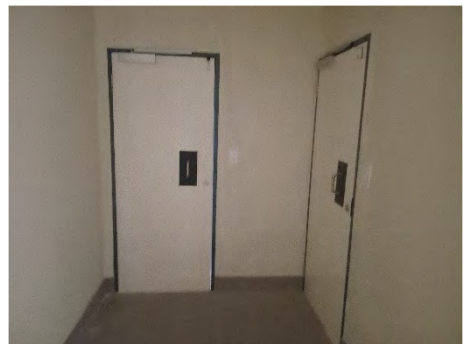
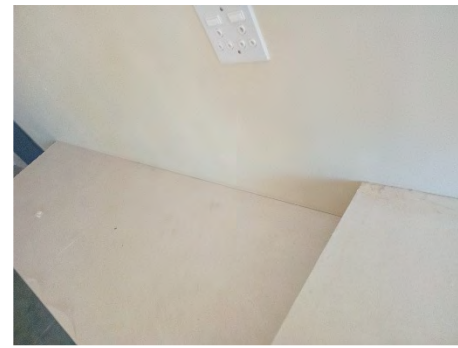
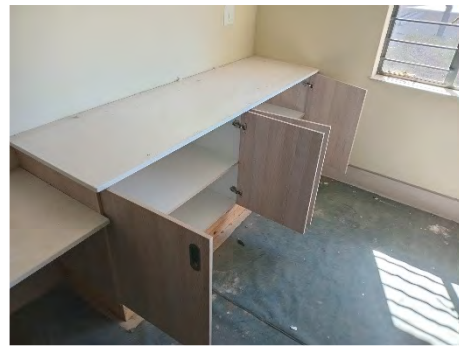
Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary



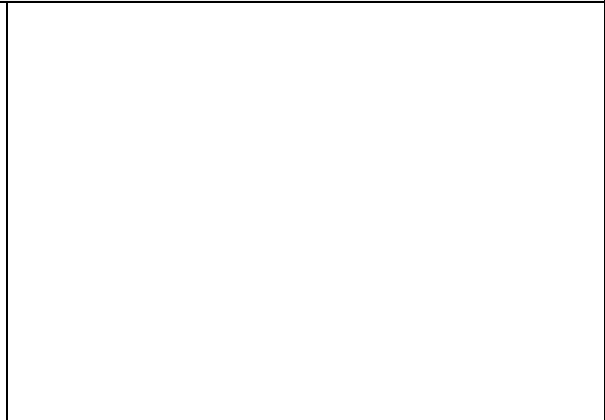
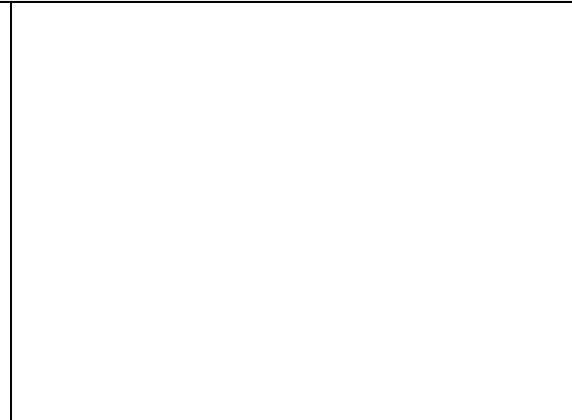
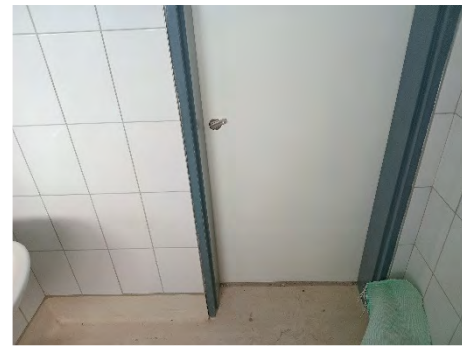
Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary



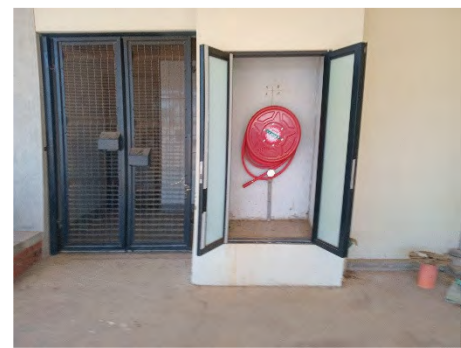
Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary



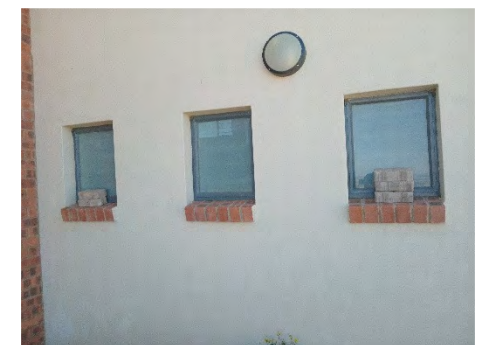
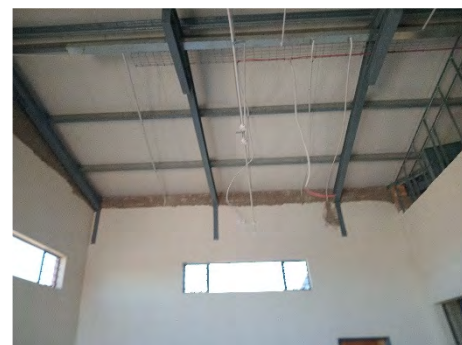
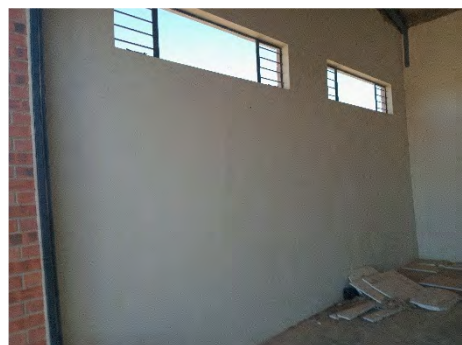
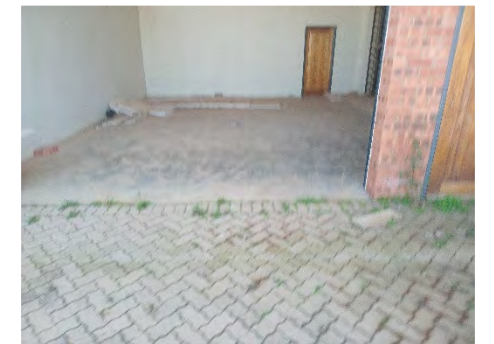
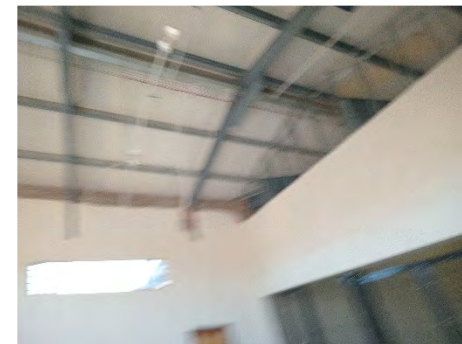
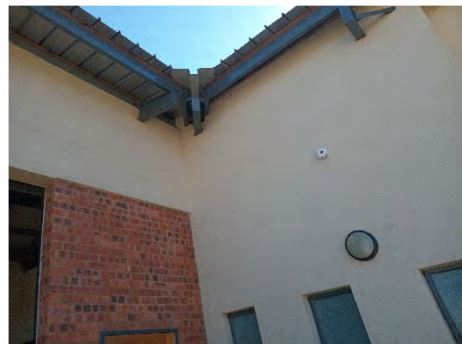
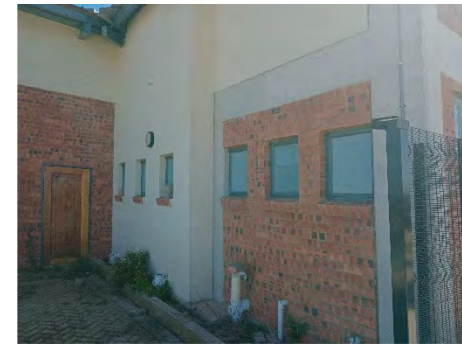
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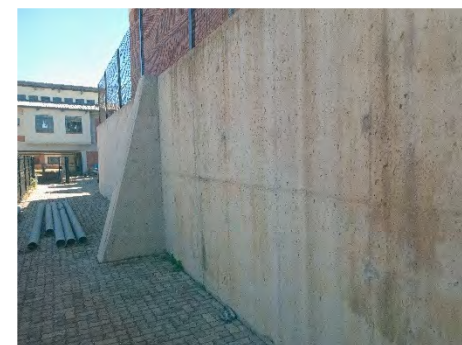
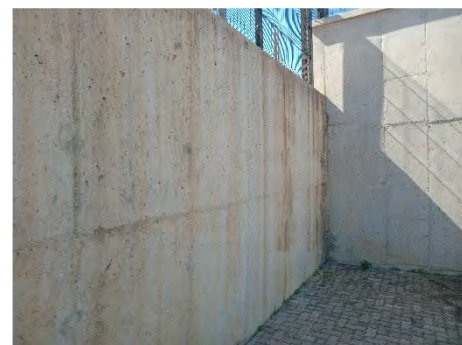
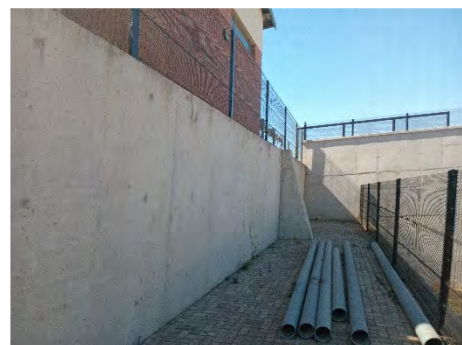
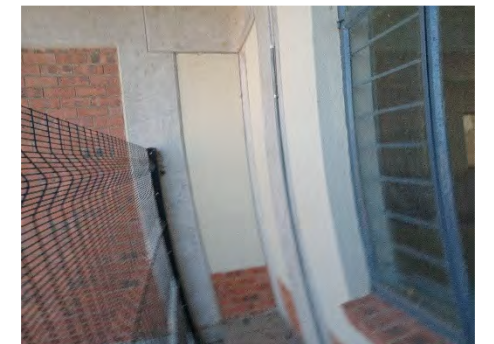
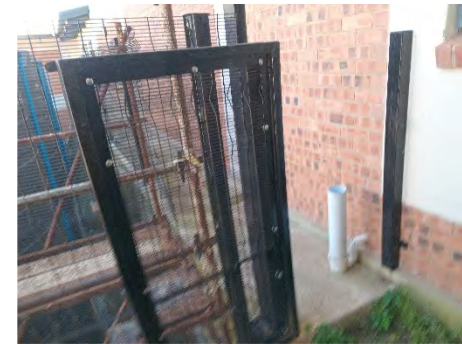
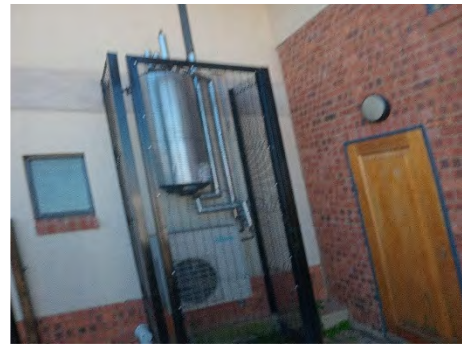
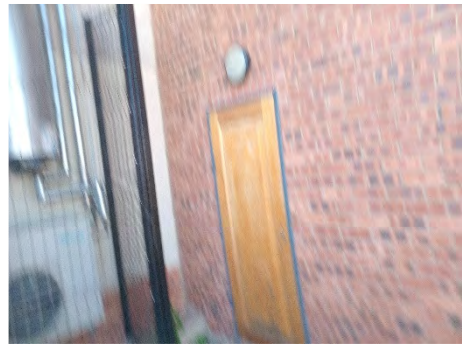
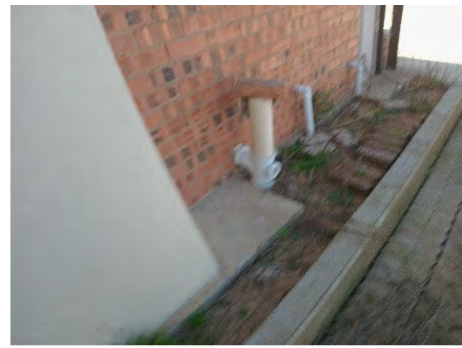
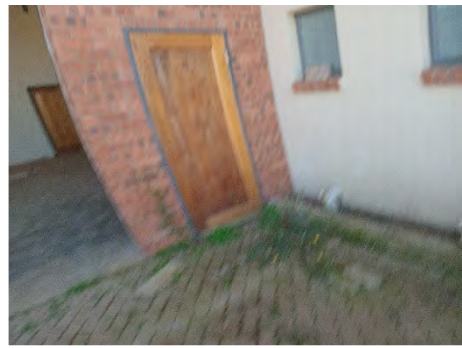
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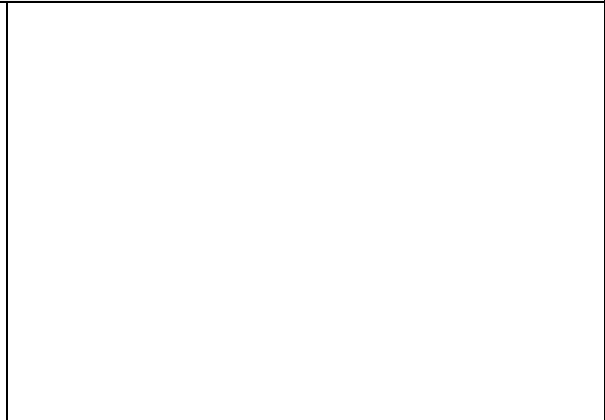
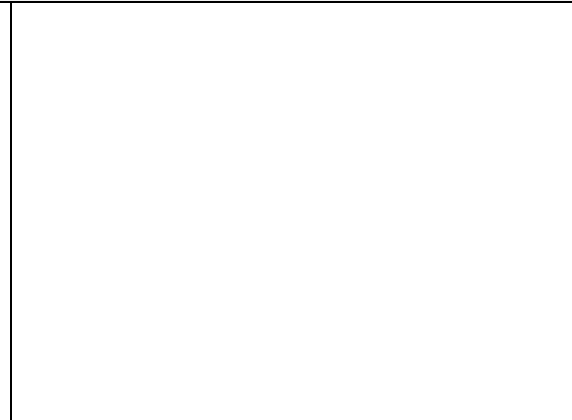
Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary



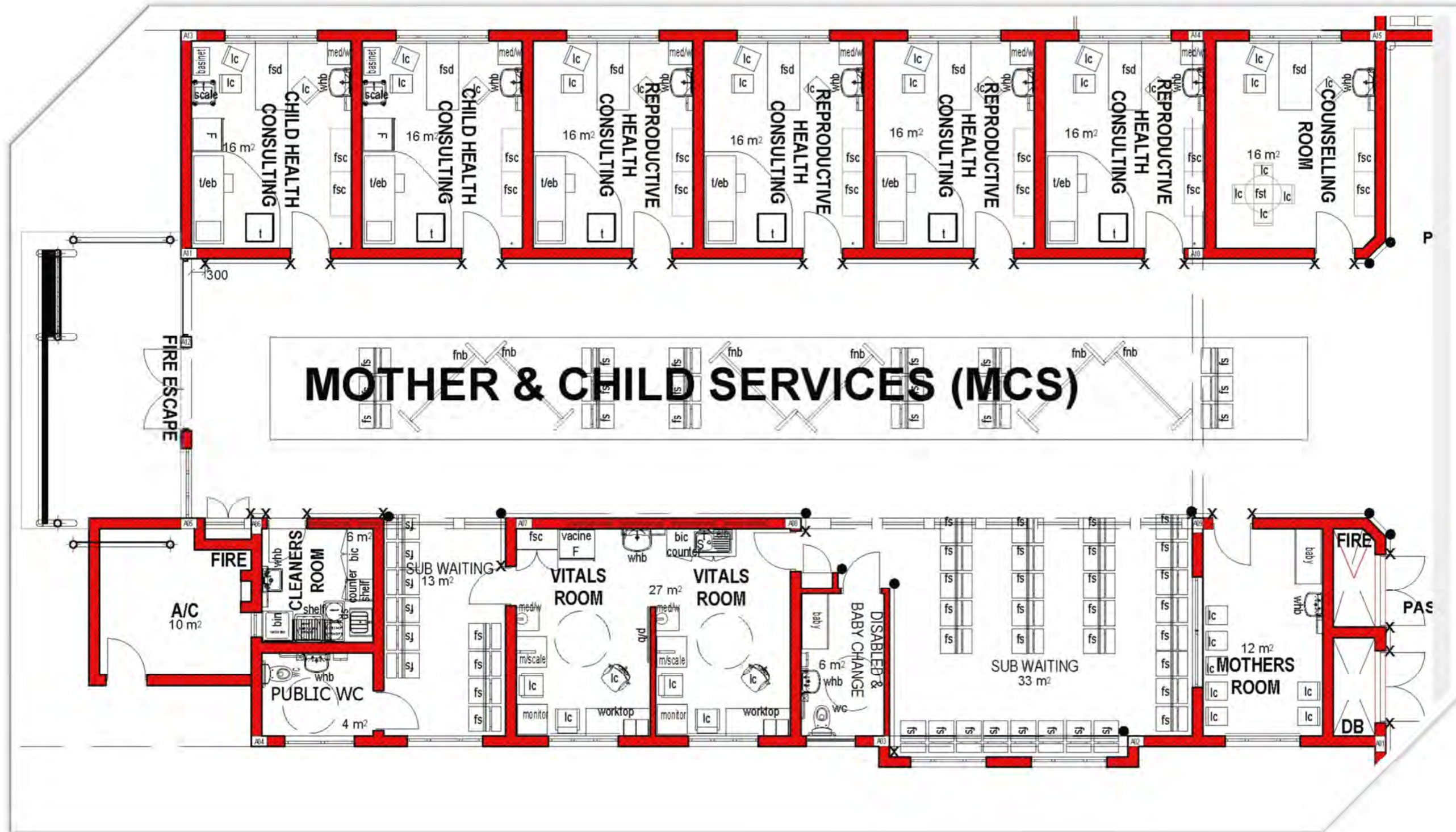
Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary



Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary



MOTHER & CHILD SERVICES (MCS)- BLOCK K



BLOCK PLAN



KEY PLAN

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Block ID	K							
Block name	Mother & Child Services (MCS)							
Recorded Status Quo / Scope of Work completed / remaining Internal								
Room name	Floors	Walls	Suspended Ceilings	Doors & Frames	Window and Frames	Joinery	Sanitary fittings and accessories	Other
Child Consulting Room RM 150	<ul style="list-style-type: none"> · Vinyl floor is covered for later inspections · Sheeting complete · All vinyl & beading done · Cleaning needed 	<ul style="list-style-type: none"> · Allow coat of paint / · Allow for finish touch ups 	<ul style="list-style-type: none"> · Bed curtain track and curtains still to be installed · T hanger. joint to be fixed in certain areas 	<ul style="list-style-type: none"> · Touch up / Painting required · Kickplates to be installed 	<ul style="list-style-type: none"> · Curtains, blinds to be done · Clean glazing · Cleaning Required. · Window opening gear to be serviced 	<ul style="list-style-type: none"> · Cleaning to be done on all Cupboard Surfaces. 	<ul style="list-style-type: none"> · Sanitary accessories to be completed · Plumbing to be tested. 	<ul style="list-style-type: none"> · General signage · Plug & network cluster to be checked by E Eng
Child Consulting Room RM 151	<ul style="list-style-type: none"> · Vinyl floor is covered for later inspections · Sheeting complete · All vinyl & beading done · Cleaning needed 	<ul style="list-style-type: none"> · Allow coat of paint / · Allow for finish touch ups 	<ul style="list-style-type: none"> · Bed curtain track and curtains still to be installed · T hanger. joint to be fixed in certain areas 	<ul style="list-style-type: none"> · Touch up / Painting required · Kickplates to be installed 	<ul style="list-style-type: none"> · Curtains, blinds to be done · Clean glazing · Cleaning Required. · Window opening gear to be serviced · Window cills to be redone. 	<ul style="list-style-type: none"> · Cleaning to be done on all \ Cupboard Surfaces. 	<ul style="list-style-type: none"> · Mixers to be adjusted on tightness · Sanitary accessories to be installed · Plumbing to be tested. 	<ul style="list-style-type: none"> · General signage · Plug & network cluster to be checked by E Eng
Reproductive Health Consulting Room RM 152	<ul style="list-style-type: none"> · Vinyl floor is covered for later inspections · Sheeting complete · All vinyl & beading done · Cleaning needed 	<ul style="list-style-type: none"> · Allow coat of paint / · Allow for finish touch ups 	<ul style="list-style-type: none"> · Bed curtain track and curtains still to be installed · T hangers joint to be fixed in certain areas · Bent T hanger joint to be repaired. 	<ul style="list-style-type: none"> · Touch up / Painting required · Kickplates to be installed 	<ul style="list-style-type: none"> · Curtains, blinds to be done · Clean glazing · Cleaning Required. · Window opening gear to be serviced 	<ul style="list-style-type: none"> · Cleaning to be done on all Cupboard Surfaces. 	<ul style="list-style-type: none"> · Mixers to be adjusted on tightness · Sanitary accessories to be installed · Plumbing to be tested. 	<ul style="list-style-type: none"> · General signage · Plug & network cluster to be checked by E Eng
Reproductive Health Consulting Room RM 153	<ul style="list-style-type: none"> · Vinyl floor is covered for later inspections · Sheeting complete · All vinyl & beading done · Cleaning needed 	<ul style="list-style-type: none"> · Allow coat of paint / · Allow for finish touch ups 	<ul style="list-style-type: none"> · Bed curtain track and curtains still to be installed · T hanger. joint to be fixed in certain areas · Bent T hanger · Ceiling panels to be adjusted 	<ul style="list-style-type: none"> · Touch up / Painting required · Kickplates to be installed 	<ul style="list-style-type: none"> · Curtains, blinds to be installed · Clean glazing · All Construction Master keys to change final keys for the client. · Window opening gear to be serviced 	<ul style="list-style-type: none"> · Cleaning to be done on all Cupboard Surfaces. 	<ul style="list-style-type: none"> · Mixers to be adjusted on tightness · Sanitary accessories to be installed · Plumbing to be tested. 	<ul style="list-style-type: none"> · General signage · Plug & network cluster to be checked by E Eng

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Room name	Floors	Walls	Suspended Ceilings	Doors & Frames	Window and Frames	Joinery	Sanitary fittings and accessories	Other
Reproductive Health Consulting Room RM 154	<ul style="list-style-type: none"> Stomp and seal Vinyl floor is covered for later inspections Sheeting complete All vinyl & beading done Cleaning needed 	<ul style="list-style-type: none"> Allow coat of paint / Allow for finish touch ups 	<ul style="list-style-type: none"> Bed curtain track and curtains still to be installed T hangers joint to be fixed in certain areas Bent T hanger Ceiling panels to be adjusted 	<ul style="list-style-type: none"> Touch up / Painting required Kickplates to be installed 	<ul style="list-style-type: none"> Curtains, blinds to be installed Clean glazing Cleaning Required. Window opening gear to be serviced 	<ul style="list-style-type: none"> Cleaning to be done on all Cupboard Surfaces. 	<ul style="list-style-type: none"> Mixers to be adjusted on tightness Sanitary accessories to be installed Plumbing to be tested. 	<ul style="list-style-type: none"> General signage Plug & network cluster to be checked by E Eng
Reproductive Health Consulting Room RM 155	<ul style="list-style-type: none"> Vinyl floor is covered for later inspections Sheeting complete All vinyl & beading done Cleaning needed 	<ul style="list-style-type: none"> Allow coat of paint / Allow for finish touch ups 	<ul style="list-style-type: none"> Bed curtain track and curtains still to be installed T hangers joint to be fixed in certain areas Bent T hanger Ceiling panels to be adjusted 	<ul style="list-style-type: none"> Touch up / Painting required Kickplates to be installed 	<ul style="list-style-type: none"> Curtains, blinds to be installed Clean glazing Cleaning Required. Window opening gear to be serviced 	<ul style="list-style-type: none"> Cleaning to be done on all Cupboard Surfaces. 	<ul style="list-style-type: none"> Plumbing to be tested. 	<ul style="list-style-type: none"> General signage Plug & network cluster to be checked by E Eng
Counselling room RM 156	<ul style="list-style-type: none"> Vinyl floor is covered for later inspections Sheeting complete All vinyl & beading done Cleaning needed 	<ul style="list-style-type: none"> Allow coat of paint Allow for finish touch ups 	<ul style="list-style-type: none"> T joint to be fixed in certain areas 	<ul style="list-style-type: none"> Touch ups / Painting Kickplates to be installed 	<ul style="list-style-type: none"> Curtains, blinds to be done Clean glazing Cleaning Required. Window opening gear to be serviced 	<ul style="list-style-type: none"> Cleaning to be done on all Cupboard Surfaces.. 	<ul style="list-style-type: none"> Mixers to be adjusted on tightness Sanitary accessories to be installed 	<ul style="list-style-type: none"> General signage Plug & network cluster to be checked by E Eng
Mothers Room RM 146	<ul style="list-style-type: none"> Vinyl floor is covered for later inspections Sheeting complete All vinyl & beading done Cleaning needed 	<ul style="list-style-type: none"> Minor paint back and around basins 	<ul style="list-style-type: none"> T joint to be mixed in certain areas 	<ul style="list-style-type: none"> Door stop position needs adjustment 	<ul style="list-style-type: none"> Curtains, blinds to be done Clean glazing Clean Window opening gear to be serviced Window vertical blinds needed 	<ul style="list-style-type: none"> Baby change counter top has been installed 	<ul style="list-style-type: none"> Mixers to be adjusted on tightness Sanitary accessories to be installed 	<ul style="list-style-type: none"> General signage
Sub-waiting area RM 145a	<ul style="list-style-type: none"> Vinyl floor is covered for later inspections Sheeting complete All vinyl & beading done Cleaning needed 	<ul style="list-style-type: none"> Cleaning needed 	<ul style="list-style-type: none"> T joint to be mixed in small areas 	<ul style="list-style-type: none"> Fire duct door needs locking device. (Incomplete) 	<ul style="list-style-type: none"> Clean glazing Clean Window opening gear to be serviced 	<ul style="list-style-type: none"> Stainless Steel Seating to be installed as per layouts 		

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Room name	Floors	Walls	Suspended Ceilings	Doors & Frames	Window and Frames	Joinery	Sanitary fittings and accessories	Other
Disabled & Baby Change RM 147	<ul style="list-style-type: none"> Vinyl floors completed but not protected - must be fully protected ad later re-inspected. 	<ul style="list-style-type: none"> Tiled to Ceiling height Cleaning required 	<ul style="list-style-type: none"> Appears to sag slightly and must be adjusted and completed 	<ul style="list-style-type: none"> Check stiffens in thumb lock 	<ul style="list-style-type: none"> Clean glazing Clean Window opening gear to be serviced 	<ul style="list-style-type: none"> Baby change counter top has not been installed 	<ul style="list-style-type: none"> Sanitary fittings to be completed accessories to be installed 	
Vitals Room RM 148 A and RM 148b	<ul style="list-style-type: none"> Vinyl floor is covered for later inspections Sheeting complete All vinyl & beading done Cleaning needed 	<ul style="list-style-type: none"> Cleaning needed 	<ul style="list-style-type: none"> T joint to be mixed in small areas Panels to be adjusted 	<ul style="list-style-type: none"> Exit vitals door is catching 	<ul style="list-style-type: none"> Clean glazing Clean Window opening gear to be serviced 	<ul style="list-style-type: none"> Joinery is partially complete Complete per details and layout 	<ul style="list-style-type: none"> Sanitary incomplete (no mixers) Sink is loosely placed on worktop 	Installation of notice board per plan required
Sub waiting Area (small) RM 145b	<ul style="list-style-type: none"> Vinyl floor is covered for later inspections Sheeting complete All vinyl & beading done Cleaning needed 	<ul style="list-style-type: none"> Cleaning needed 	<ul style="list-style-type: none"> T joint to be fixed in small ceiling areas 	<ul style="list-style-type: none"> Door not opening to WC toilets 	<ul style="list-style-type: none"> Clean glazing Clean Window opening gear to be serviced 	<ul style="list-style-type: none"> Stainless Steel Seating to be installed as per layouts 	<ul style="list-style-type: none"> Sanitary fittings to be completed accessories to be installed 	-
Public WC RM 145c	<ul style="list-style-type: none"> Vinyl floors completed but not protected - must be fully protected ad later re-inspected 	<ul style="list-style-type: none"> Tiled to Ceiling height Cleaning required 	<ul style="list-style-type: none"> Panels to be adjusted where required. 	<ul style="list-style-type: none"> Door opens against wall - check 	<ul style="list-style-type: none"> Clean glazing Clean Window opening gear to be serviced 		<ul style="list-style-type: none"> Sanitary fittings to be completed accessories to be installed 	
Cleaness room RM 145d	<ul style="list-style-type: none"> Vinyl floor is covered for later inspections Sheeting complete All vinyl & beading done Cleaning needed 	<ul style="list-style-type: none"> Tiled to Ceiling height Cleaning required 	<ul style="list-style-type: none"> Ceiling tiles with water marks Two ceilings to be reinstalled Possible evident of roof leak 	<ul style="list-style-type: none"> Need kick plate – Spec to be checked first 	<ul style="list-style-type: none"> Clean glazing Clean Window opening gear to be serviced 	<ul style="list-style-type: none"> Joinery shelf not done yet. Install as per spec and detail 	<ul style="list-style-type: none"> Fixed fittings to be completed accessories to be installed Other stainless steel fittings incomplete 	
MCS Internal Passage RM 145	<ul style="list-style-type: none"> Vinyl floor is covered for later inspections Sheeting complete All vinyl & beading done Cleaning needed 	<ul style="list-style-type: none"> Hanger and seal 	<ul style="list-style-type: none"> Missing on ceiling panel 	<ul style="list-style-type: none"> Shopfront areas need cleaning 	<ul style="list-style-type: none"> Windows to be cleaned Mobile maintenance Scaffolding proposed for cleaning 			

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Room name	Floors	Walls	Suspended Ceilings	Doors & Frames	Window and Frames	Joinery	Sanitary fittings and accessories	Other
AC Yard RM 149	<ul style="list-style-type: none"> · Grano floor finish to be inspected for cracks – deviations · Floor draining requirement to be confirmed by AC Eng. 	<ul style="list-style-type: none"> · Stained walls will required inspection, preparation, and re-painting 		<ul style="list-style-type: none"> · Gates to be completed and ironmongery fitted. 				

Area name	Mother & Child Elevations Front & Side Elevations	
Recorded Status Quo / Scope of Work completed / remaining External		
Area	Notes	
Roof	<p>The fire escape entrance roof is incomplete on this block; this is a significant pending architectural and functional element. The existing exposed wooden purlins require treatment to prevent further deterioration, and the installation of fascias is yet to be completed as per specification.</p> <p>The absence of entrance roof covers leaves access points exposed to weather elements, potentially leading to water ingress and premature wear on underlying structures and finishes. The pest infestation, and structural compromise, necessitating immediate action. Incomplete fascia installation not only impacts the aesthetic appearance but also exposes roof edges to potential weather damage and reduces overall building envelope integrity.</p>	
Walls – Plaster & Paint	The walls exhibit signs of weathering, with a specific need for repainting in areas where the existing paint is cracking and peeling, primarily due to moisture infiltration. Furthermore, the coated off-shutter concrete quality is deemed suboptimal, with visible cracks present, particularly through the concrete ring beam, indicating potential structural or material issues.	
Walls face brick	Face brick walls require recleaning with high pressure hoses- a specification will be provided after consultations with the brick supplier.	
Doors frame	<ul style="list-style-type: none"> • All doors require checking and servicing, and as per the Shopfront doors that need cleaning. • A door by door check of swings and locks is required • The Ironmongery accessories (door closer) on the Entrance Door needs to be checked • Gates installed at service yards at the lower level of this block need to be checked as part of the overall door and window check. 	
Doors	<ul style="list-style-type: none"> • No additional notes for this block. 	
Window frame	<ul style="list-style-type: none"> • Windows require servicing across all opening mechanisms to ensure smooth operation. Handles are loose and stays are at times stiff.. • Additionally, cleaning is needed, and dirty cills need to be addressed. Any damaged cills need to be identified and reinstalled to specification. • Through cleaning of glazing is required – Not all glazing could be checked for completeness for chipping or cracking and a glazing audit is required. 	
Window cills	<ul style="list-style-type: none"> • Any damaged cills need to be identified and documented for repair work 	
Window glazing	<ul style="list-style-type: none"> - Thorough cleaning of glazing is required. Not all glazing could be checked in its completeness for chipping or cracking. A glazing audit is required. 	
Other Issues	<ul style="list-style-type: none"> • Paving needs repair and clearing of invasive plants and growing vegetation, • Steel cages require cleaning and painting due to rusting around the padlock covers. ClearVu mesh items are not to receive paint. 	
General Comments	<ul style="list-style-type: none"> • Sun louvers not installed as per the design specifications in all entrances. • The report recommends inspection of general motor kerbs, paving, and aprons by an engineer, consistent finishing touches for emergency exits, cantilevered bendings for access door protection, repainting of all facades, and inspection of exposed sewer pipes "SS pipes" by an engineer. • It also notes that exposed cables need to be made good and painted, and access to the external duct and waiting area's internal roof needs addressing 	

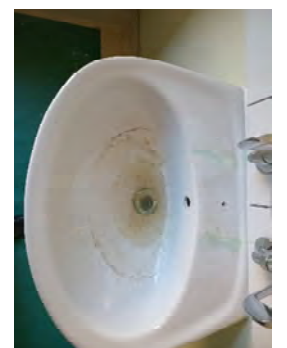
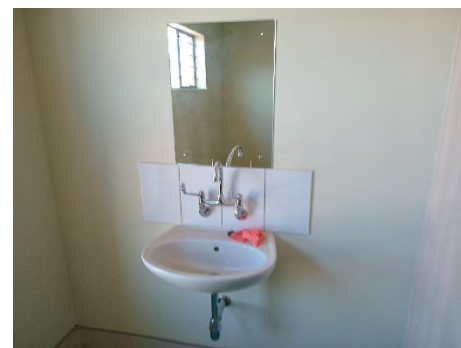
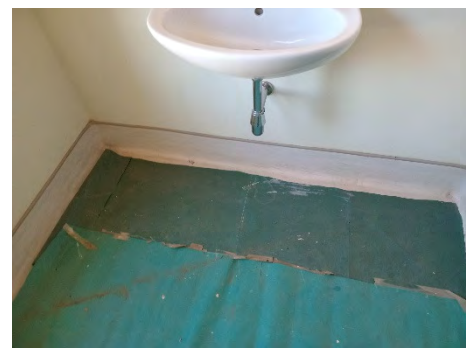
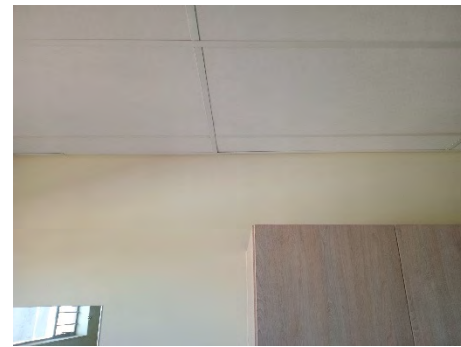
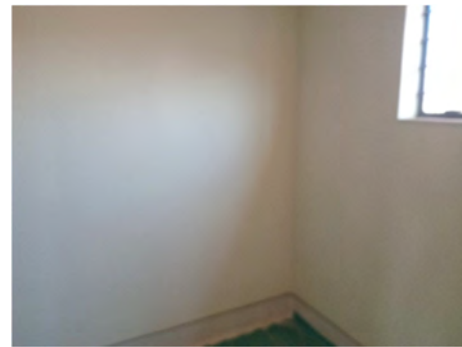
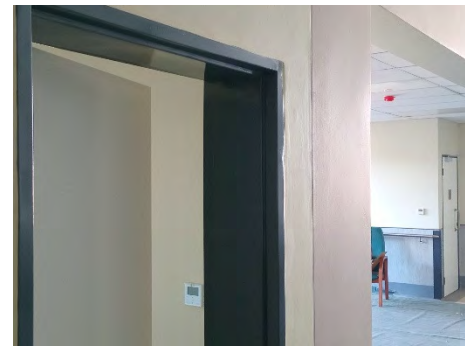
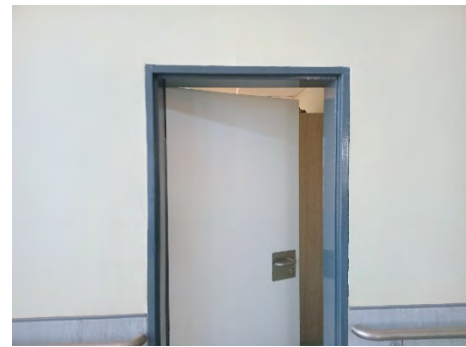
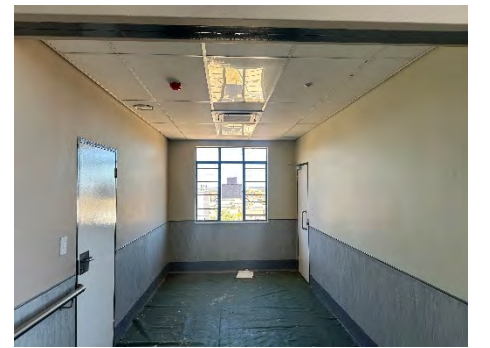
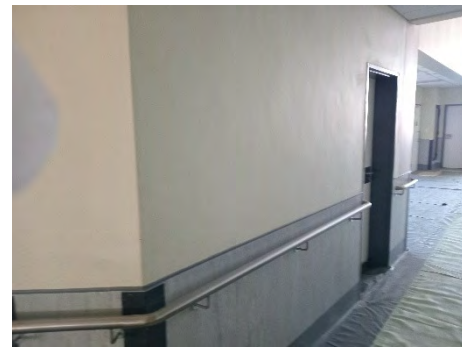
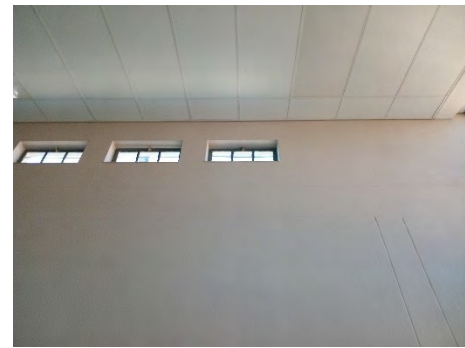
Other Comments

- All vinyl change, in colour need a joint sealer at the doorway – Specialist to provide.
- Ceiling T-hangers position and alignment with ceiling panels to be checked
- Check paint finishing lines against door frames and fittings (touch ups) – there is inconsistency

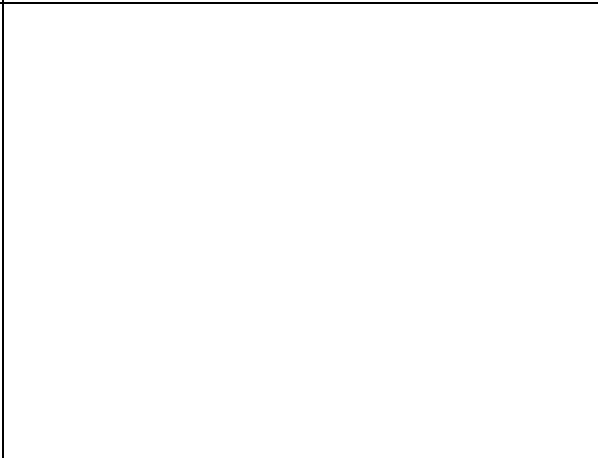
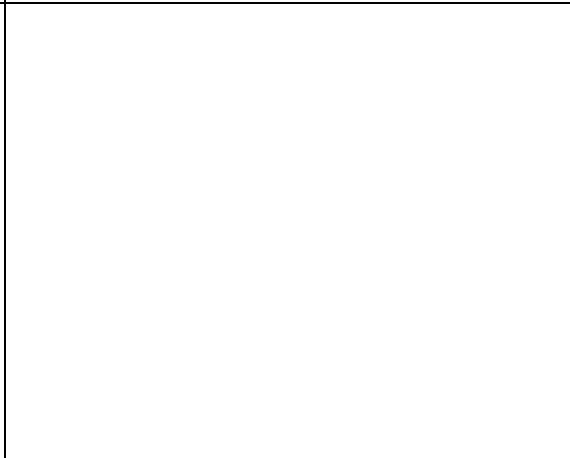
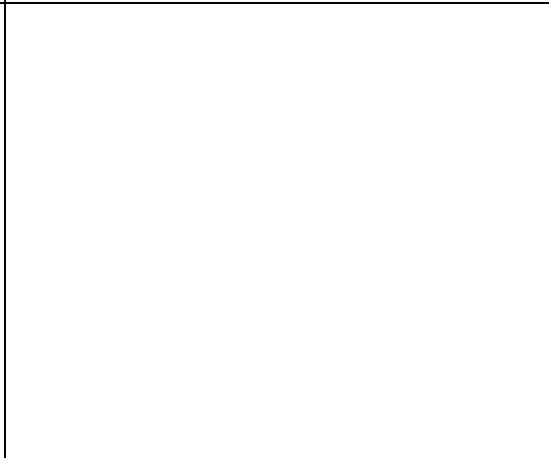
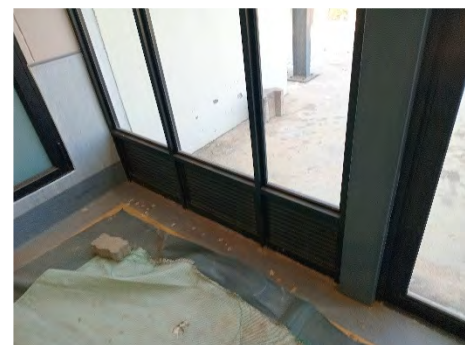
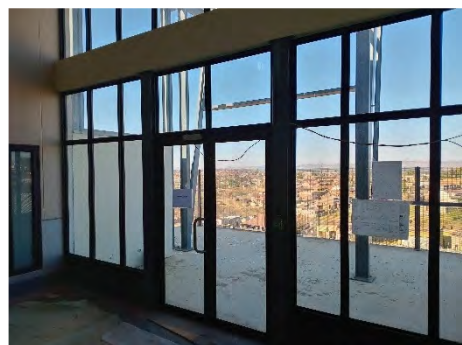
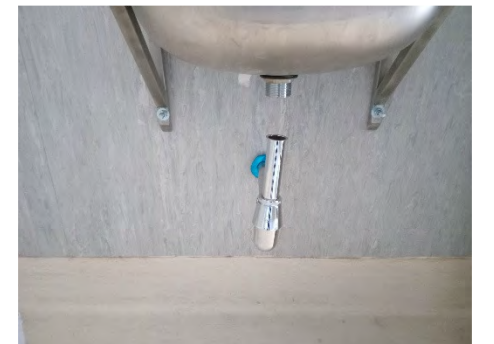
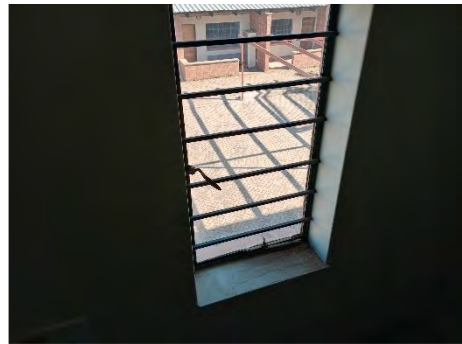
Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Block letter **K**
Block name **Mother & Child Services (MCS)**

Internal Picture gallery

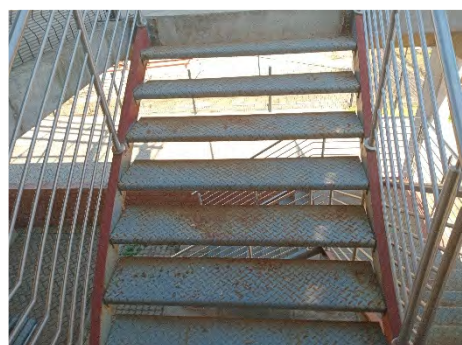
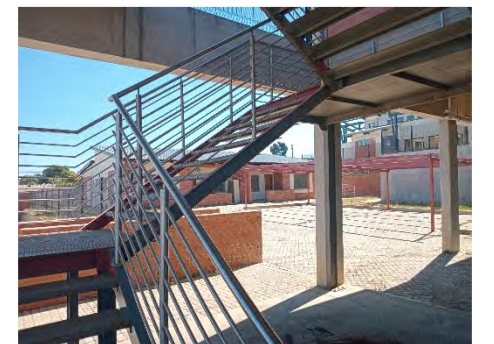


Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

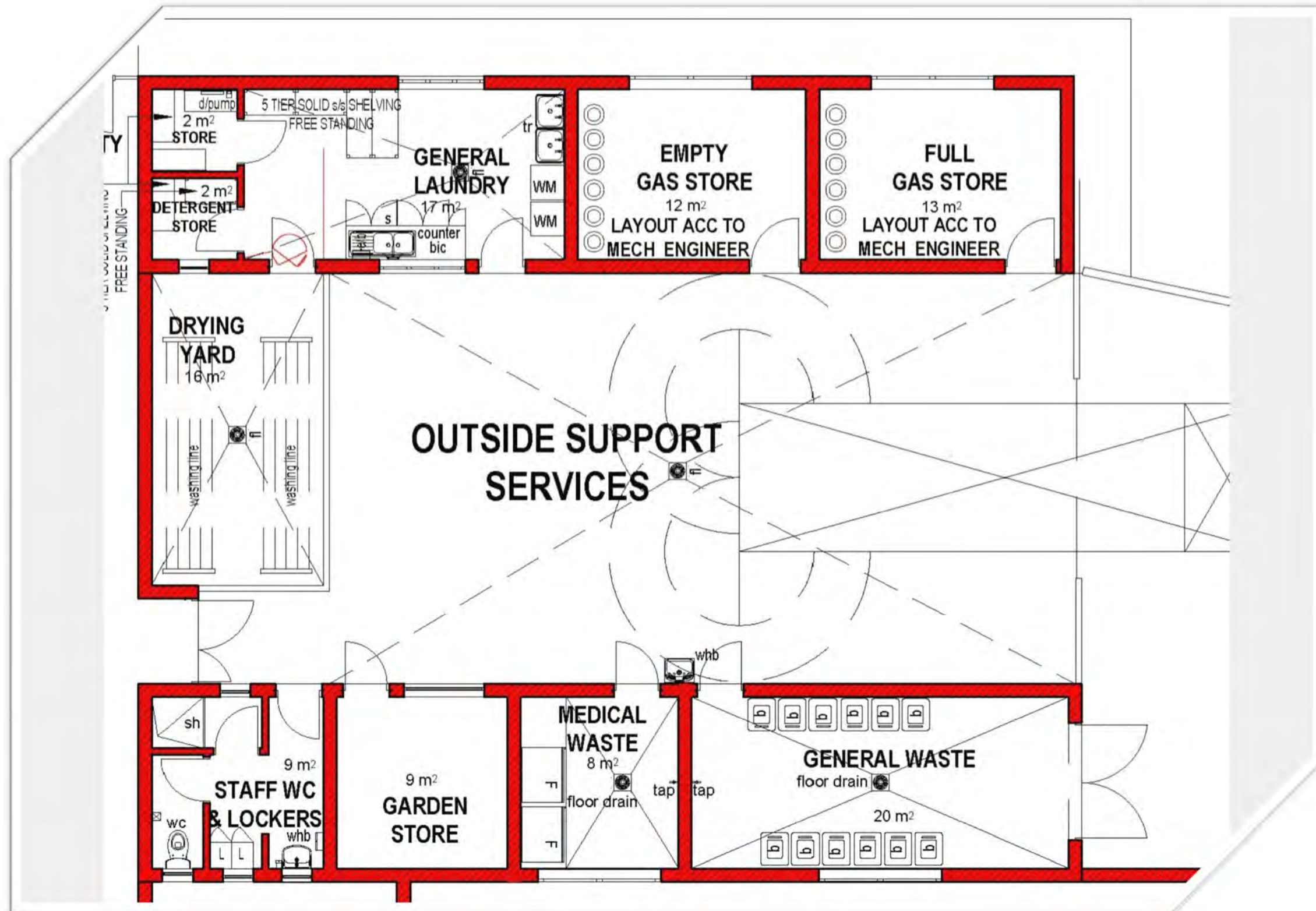


Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

External Picture gallery



OUTSIDE SUPPORT SERVICES – BLOCK L1 & L2



BLOCK PLAN



KEY PLAN

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Block ID	L1 & L2							
Block name	Outside Support Services (These blocks were not accessible internally or from courtyard)							
Recorded Status Quo / Scope of Work completed / remaining								
Internal								
Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows& Frames	Joinery and Accessories	Sanitary fittings	Other Remediation
General Laundry RM 195 Including:- – Detergent Store Rm 195a – Store Rm 195b	<ul style="list-style-type: none"> Tile Finish not done yet. Cleaning required prior to work continuing 	<ul style="list-style-type: none"> Repaint walls / Cleaning required 	<ul style="list-style-type: none"> No ceiling installed Insulation requirement to be checked 	<ul style="list-style-type: none"> Revarnish and repaint of doors Ironmongery installation incomplete. 	<ul style="list-style-type: none"> Window panels require Cleaning. 	<ul style="list-style-type: none"> Joinery not done yet. 	<ul style="list-style-type: none"> Sanitaryware not done yet. All other to be verified 	<ul style="list-style-type: none"> These Rooms need to be accessed for a full assessment
Empty Gas Store RM 196	<ul style="list-style-type: none"> Grano Floor is roughly done. Floor Finish incomplete Cleaning required 	<ul style="list-style-type: none"> Repaint walls Cleaning required 	<ul style="list-style-type: none"> No ceiling 	<ul style="list-style-type: none"> Revarnish and repaint of doors Ironmongery installation incomplete. 	<ul style="list-style-type: none"> Mesh window panels require Cleaning. 			<ul style="list-style-type: none"> These Rooms need to be accessed for a full assessment
Full Gas Store RM 197	<ul style="list-style-type: none"> Grano Floor is roughly done. Floor Finish incomplete Cleaning required 	<ul style="list-style-type: none"> Repaint walls Cleaning required 	<ul style="list-style-type: none"> No ceiling 	<ul style="list-style-type: none"> Revarnish and repaint of doors Ironmongery installation incomplete. 	<ul style="list-style-type: none"> Mesh window panels require Cleaning. 			<ul style="list-style-type: none"> These Rooms need to be accessed for a full assessment
Staff WC & Lockers RM 189	<ul style="list-style-type: none"> Tile Finish not done yet. Cleaning required 	<ul style="list-style-type: none"> Repaint walls Cleaning required 	<ul style="list-style-type: none"> No ceiling installed 	<ul style="list-style-type: none"> Revarnish and repaint of doors Ironmongery installation incomplete. 	<ul style="list-style-type: none"> Window panels require Cleaning. Window frame to be painted 	<ul style="list-style-type: none"> Joinery yet to be verified following access 	<ul style="list-style-type: none"> Sanitaryware not done yet. Confirmation required 	<ul style="list-style-type: none"> These Rooms need to be accessed for a full assessment
Garden Store RM 190	<ul style="list-style-type: none"> Grano Floor is roughly done. Floor Finish incomplete Cleaning required 	<ul style="list-style-type: none"> Repaint walls Cleaning required 	<ul style="list-style-type: none"> No ceiling installed 	<ul style="list-style-type: none"> Revarnish and repaint of doors Ironmongery installation incomplete. 	<ul style="list-style-type: none"> Mesh window panels require Cleaning. 		<ul style="list-style-type: none"> External basin not installed – to be checked again Internal tap and drain to be checked 	<ul style="list-style-type: none"> These Rooms need to be accessed for a full assessment

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary								
Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows & Frames	Joinery and Accessories	Sanitary fittings	Other Remediation
Medical Waste RM 191	<ul style="list-style-type: none"> Grano Floor is roughly done. Floor Finish incomplete Cleaning required 	<ul style="list-style-type: none"> Repaint walls / Cleaning required 	<ul style="list-style-type: none"> No ceiling installed 	<ul style="list-style-type: none"> Revarnish and repaint of doors Ironmongery installation incomplete. 	<ul style="list-style-type: none"> Window panels require Cleaning. 	<ul style="list-style-type: none"> Grano Floor is roughly done. Floor Finish incomplete Cleaning required 		<ul style="list-style-type: none"> These Rooms need to be accessed for a full assessment
General Waste RM 192	<ul style="list-style-type: none"> Grano Floor is roughly done. Floor Finish incomplete Cleaning required 	<ul style="list-style-type: none"> Repaint walls Cleaning required 	<ul style="list-style-type: none"> No ceiling Installed Roof void insulated only 	<ul style="list-style-type: none"> Revarnish and repaint of doors Ironmongery installation incomplete. Double external door to be treated as under "Other comment" 	<ul style="list-style-type: none"> Mesh window panels require Cleaning. 	<ul style="list-style-type: none"> Grano Floor is roughly done. Floor Finish incomplete Cleaning required 		<ul style="list-style-type: none"> Material stored in this room to be documented

Area name	Outside Support Services Front & Side Elevations
Recorded Status Quo / Scope of Work completed / remaining External	
Room name	Notes
Roof	The existing exposed wooden purlins require essential treatment to prevent deterioration, and the installation of fascia is yet to be completed as per specification. There are dented gable flashing on this building that may require replacement. The absence of entrance door awnings leaves access points exposed to weather elements, potentially leading to water ingress and premature wear on underlying structures and finishes.
Walls	The walls exhibit signs of weathering, with a specific need for repainting in areas where the existing paint is cracking and peeling,
Doors & Frame	<ul style="list-style-type: none"> All Doors require servicing need checking. The Ironmongery of the Door is to be completed.
Window & Frame	<ul style="list-style-type: none"> Windows require servicing across all opening mechanisms to ensure smooth operation. Additionally, cleaning is needed, and dirty cills need to be addressed.
Other Issues	<ul style="list-style-type: none"> Paving needs repair and clearing of invasive plants and growing vegetation, while steel cages require cleaning and painting due to rusting.
General Comments	

Other comments

- All External timber doors on this block have been exposed to the elements and show signs of weather beating.
- The installation of awnings and replacement of weather bars in recommended - To be confirmed.
- The Mesh panels used on storeroom areas are letting in excessive dust which will need to be a maintenance issue pointed out to the End user.

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

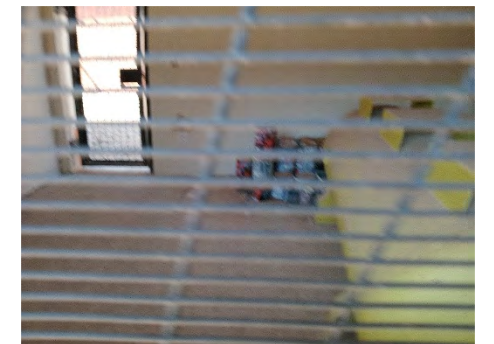
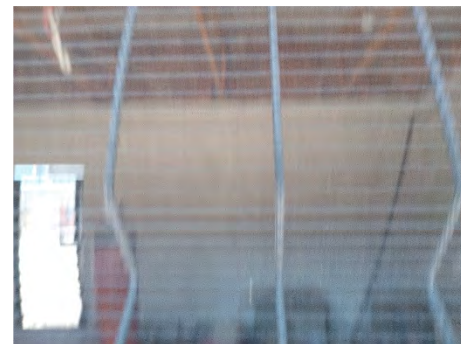
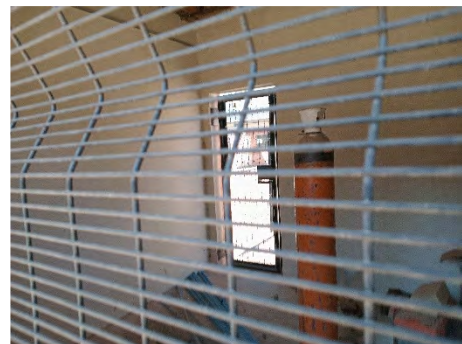
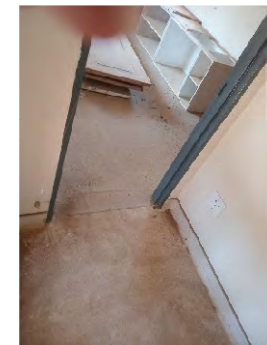
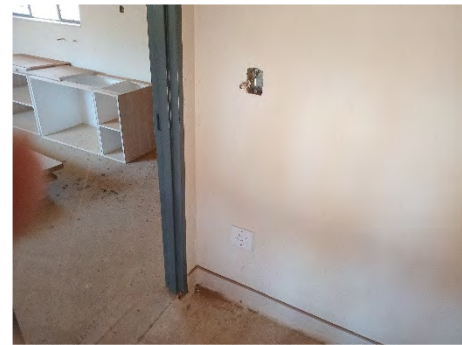
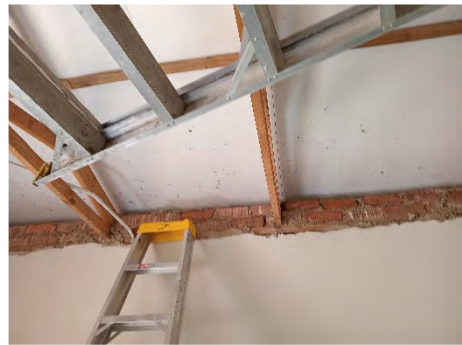
Block letter

L1 & L2

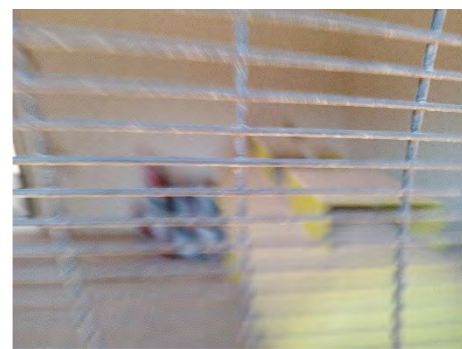
Block name

Outside Support Services

Internal Picture gallery - Only partially accessible



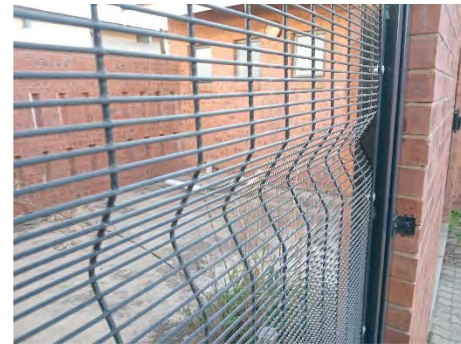
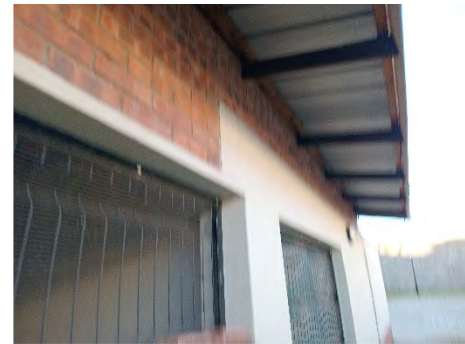
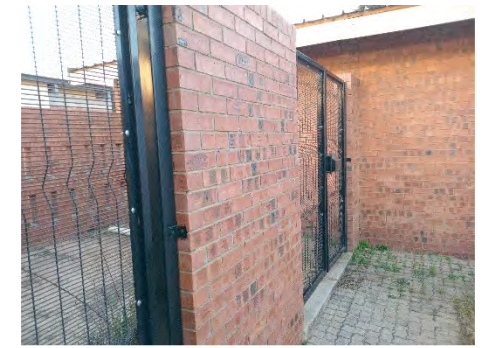
Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary



External picture gallery



Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary



Ambulance carport & Wash bay

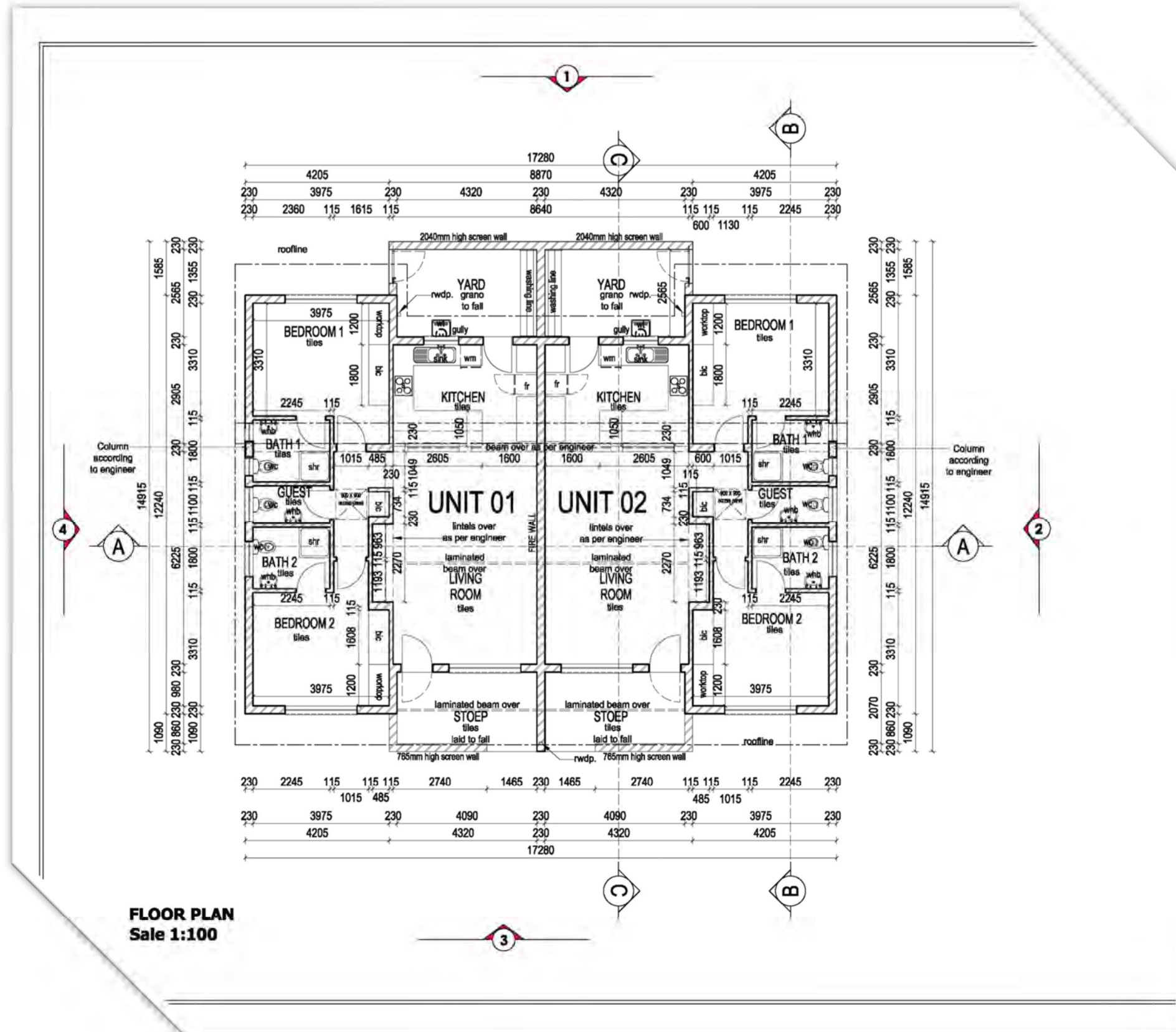


Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Walkway Link to MoU



ACCOMODATION UNITS – BLOCK M 2





KEY PLAN

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Block ID	M2						Key plan	
Block name	Upper Residential - Unit A							
Recorded Status Quo / Scope of Work completed / remaining								
Internal								
Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows & Frames	Joinery	Sanitary fittings and Accessories	Other Remediation
Living Room - Recessed Area	· -Tiling is complete -must be cleaned.	· -Same as Unit A	· -Ceiling joint drips coming. - must be cleaned.	· -Main Door is to be sealed to floor. -Same as Unit A	· -Same as Unit A	-Granite top to be placed (Recessed Area).	-Sink still to be placed. Plumbing installation not complete.	· Light switch covers missing
Bedroom 1 (Facing gate)	· -Check for hollow tiles.	-Walls to be repainted. - Bathroom walls need cleaning/repairing.	-Same as Unit A	· -Doors to be installed.	· -Window cills to be cleaned.	· -Same as Unit A	· Same as Unit A	
Passages	· -Tile joints to be checked.	· -Walls to be repainted.	· -Same as Unit A still.	· -Door still				· Toilet accessories not installed.
Bedroom 2	-Install the cornice still to be done.	-Repaint needed.	· -Cornice still to be done. - Repaint needed.	· -Doors to be installed; apply sealant around window cills and window glass.	-Window cills and Window glass to be cleaned/repared between wall and sill.	· -Same as Unit A	· Same as Unit A	Toilet accessories not installed.
Passage	· Cleaning required	· Walls to be repaint	Trap Door not installed. Cornice installation not complete. Repaint required.	· Report internal doors and frames	· Ironmongery to be done	· All cupboard doors to be checked		· DB Switch to be checked with Electrical Engineer
WC / Bath	-Tiling to be completed.	· -Same as Unit A still.	· -Doors to be installed; apply sealant around window cills and window glass.			-Sanitary sink still to be placed. Plumbing installation not complete.	· WC / Bath	· -Tiling to be completed.

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows & Frames	Joinery	Sanitary fittings and Accessories	Other Remediation
Patio	All Floor opening gaps and expansion joints to be inspected by Engineer Floor to be Cleaning and polished or power floated.	<ul style="list-style-type: none"> · Face brick to be cleaned · Walls to be repainted. · All Wall Copings to be cleaned · Fixing of all wall Joints. · All cills to be cleaned. 			<ul style="list-style-type: none"> · Window cills to be closed Frame to be repainted 			

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Block ID	M2		Key plan					
Block name	Upper Residential - Unit B							
Recorded Status Quo / Scope of Work completed / remaining								
Internal								
Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows & Frames	Joinery	Sanitary fittings and Accessories	Other Remediation
Living Room	<ul style="list-style-type: none"> -Tiling still to be completed -Skirting to be fitted 	<ul style="list-style-type: none"> Same as Unit A 	<ul style="list-style-type: none"> -Ceiling paint still to be done 	<ul style="list-style-type: none"> -Some as Unit A -Paint to be done 	<ul style="list-style-type: none"> -Glazing to be cleaned -Seal to be checked 	<ul style="list-style-type: none"> -Silicon needed between granite & walls 	<ul style="list-style-type: none"> -Fittings still to be installed (general) 	<ul style="list-style-type: none"> -Cornice to be done
Kitchen	<ul style="list-style-type: none"> -Same as above. 	<ul style="list-style-type: none"> -Wall tiles not done. 	<ul style="list-style-type: none"> -Ceiling to be completed -Paint to be done -Cornice to be completed -Coping paint to be done 	<ul style="list-style-type: none"> -Same as Unit A -Frame must be cleaned 	<ul style="list-style-type: none"> -Window head to be checked -Glazing to be cleaned 	<ul style="list-style-type: none"> -Joinery still to be completed -cupboard door not installed 	<ul style="list-style-type: none"> -Sink not installed -Mixer not installed (general) 	<ul style="list-style-type: none"> -Top granite not completed
Bedroom (Facing gate)	<ul style="list-style-type: none"> Floor finish entirely. -Tiling not complete 	<ul style="list-style-type: none"> Repaint to be completed opposite top. 	<ul style="list-style-type: none"> Ceiling cornice to be done -Paint still to be completed -Under ceiling to be repainted 	<ul style="list-style-type: none"> Door not installed 	<ul style="list-style-type: none"> -Window head to be checked -Glazing to be cleaned 	<ul style="list-style-type: none"> -Shelves not done -Cupboard door not installed 	<ul style="list-style-type: none"> -Same as Unit A 	<ul style="list-style-type: none"> -Bedroom (Facing gate) -Floor finish entirely. -Repaint to be completed -Ceiling cornice to be done -Under ceiling to be repainted
Passage	<ul style="list-style-type: none"> -No skirting -No tile around -Tiling not complete 	<ul style="list-style-type: none"> Walls to be repainted 	<ul style="list-style-type: none"> Cornice to be completed Ceiling to be remounted 	<ul style="list-style-type: none"> Doors not installed 	<ul style="list-style-type: none"> Same as Unit A 	<ul style="list-style-type: none"> -Shelf not done 	<ul style="list-style-type: none"> -Same as Unit A 	<ul style="list-style-type: none"> -Shelf not done
Bedroom	<ul style="list-style-type: none"> Floor finish not done 	<ul style="list-style-type: none"> Repaint -Wall tiles not complete 	<ul style="list-style-type: none"> Ceiling to be repainted -Ceiling in the bathroom still to be done 	<ul style="list-style-type: none"> Door not installed 	<ul style="list-style-type: none"> Same as Unit A 	<ul style="list-style-type: none"> -Shelves not done -Cupboard door not installed 	<ul style="list-style-type: none"> -Bath not installed -Bath taps not complete 	<ul style="list-style-type: none"> .

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows & Frames	Joinery	Sanitary fittings and Accessories	Other Remediation
WC / Bath	-Tiling to be completed.	· -Same as Unit A still.	· -Doors to be installed; apply sealant around window cills and window glass.			-Sanitary sink still to be placed. Plumbing installation not complete.	· WC / Bath	· -Tiling to be completed.
Patio	All Floor opening gaps and expansion joints to be inspected by Engineer Floor to be Cleaning and polished or power floated.	· Face brick to be cleaned · Walls to be repainted. · All Wall Copings to be cleaned · Fixing of all wall Joints. · All cills to be cleaned.			· Window cills to be closed Frame to be repainted			

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Block letter	M2		
Block name	Upper Staff Residence Unit 1		

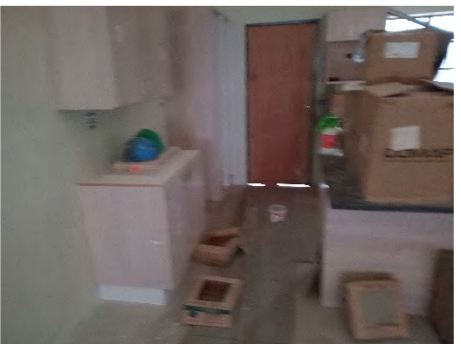
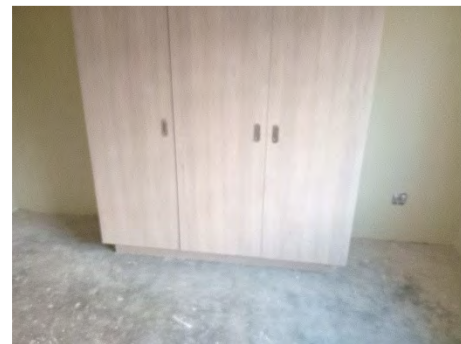
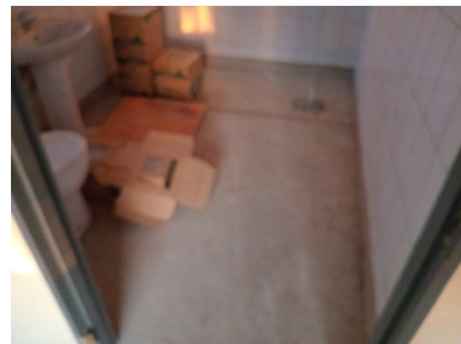
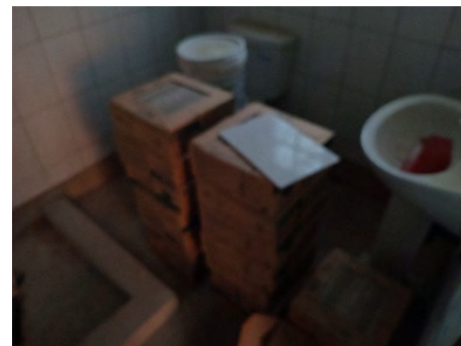
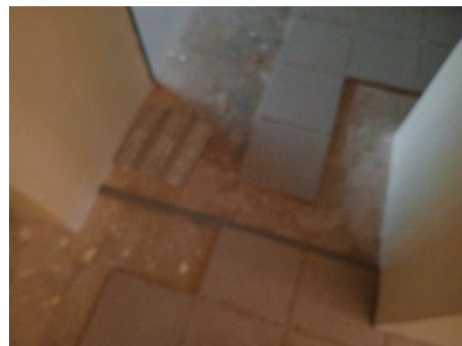
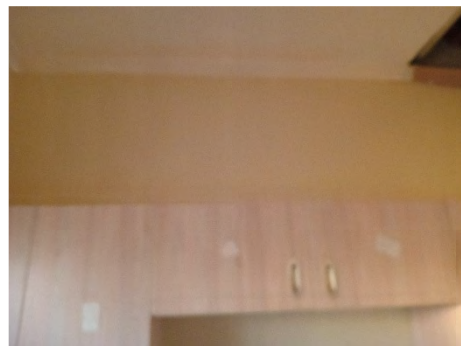
Internal Picture gallery



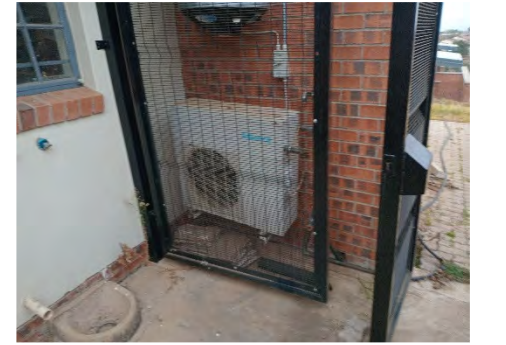
Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Block letter	M2		
Block name	Upper Staff Residence Unit 2		

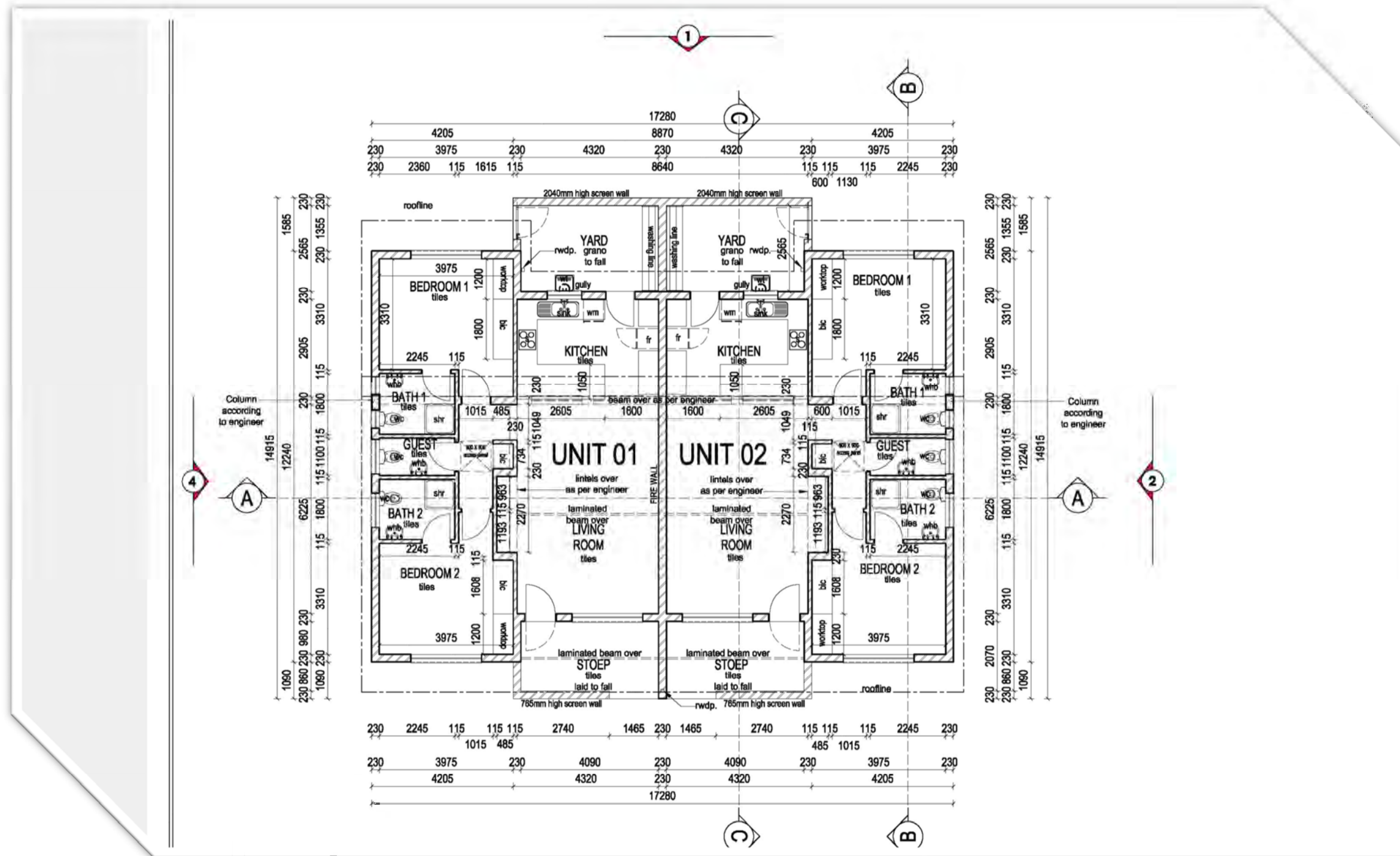
Internal Picture gallery



External Picture gallery – Unit 1 and 2



ACCOMODATION UNITS – BLOCK M 1



FLOOR PLAN



KEY PLAN

Completion of Construction of eThandakukhanya 24hr Community Health Center (CHC), Mkhondo Local Municipality								
Block ID	M1					Key plan		
Block name	Lower Residential Building - Unit A							
Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows & Frames	Joinery and Accessories	Sanitary fittings	Other Remediation
Living/ Dining	<ul style="list-style-type: none"> · Tiles Completed · Floor Tiles must be cleaned 	<ul style="list-style-type: none"> · Dust down walls, repaint needed. 	<ul style="list-style-type: none"> · Ceilings to be repainted. · Ceiling at recessed area to be repaired · Cornice to be cleaned & repainted 	<ul style="list-style-type: none"> · Doorstops required · Doors to be repaired. · Doors to be repainted · Doors have signs of deterioration and work unfinished, must be checked for holes & edge strip - Doors to be secured. 	<ul style="list-style-type: none"> · Window to be cleaned. · Windows to be repaired · Handles & locks to be checked. 	<ul style="list-style-type: none"> · - Built-in cupboards to be cleaned & repainted. 		<ul style="list-style-type: none"> · - Light switches & covers to be cleaned. · - Key plan - DB switch to be checked with Electrical Engineer -
Kitchen	<ul style="list-style-type: none"> · A row of 5-6 Floor Tiles sound hollow (becoming loose overtime) in the kitchen to be fixed. · Floor Tiles must be cleaned 	<ul style="list-style-type: none"> · Repaint required. 	<ul style="list-style-type: none"> · Ceiling to be repainted. 	<ul style="list-style-type: none"> · Unstable handle on doors to be serviced. · Doors to be repainted 	<ul style="list-style-type: none"> · Window hinges to be checked & greased. - High level windows to be checked for condensation. - Hinges & locks to be cleaned. · Repaint & windows internally 	<ul style="list-style-type: none"> · Joinery is incomplete · Cupboard handles incomplete. · Some Cupboard hinges to be fixed or replaced 	<ul style="list-style-type: none"> · All door locks to be checked against available key sets. - Excess plaster and paint to be cleaned. 	<ul style="list-style-type: none"> · All Door locks to be checked against available key sets. - All plaster & paint must be cleaned.
Bedroom 1 (facing gate)	<ul style="list-style-type: none"> · Floor Tiles to be cleaned. 	<ul style="list-style-type: none"> · Gap between frame and edge strip. · Repaint required. 	<ul style="list-style-type: none"> · Ceilings to be repainted. 	<ul style="list-style-type: none"> · Doors to be re-painted · Door Hinges to be greased - Doors to be repaired 	<ul style="list-style-type: none"> · Window hinges to be checked & greased. 	<ul style="list-style-type: none"> · Cupboards done but cupboard height to be checked 	<ul style="list-style-type: none"> · Sanitary Fittings installation incomplete · Basins to have silicon against the wall. · Shower heads, toilet seats and mixers are not installed. · Accessories not installed yet. 	

Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows & Frames	Joinery and Accessories	Sanitary fittings	Other Remediation
Bedroom 2	<ul style="list-style-type: none"> Floor Tiles sound hollow (becoming loose overtime) in the kitchen to be fixed. 2 different tiles used between bedroom and passage. 	<ul style="list-style-type: none"> Repaint required. 	<ul style="list-style-type: none"> Ceilings to be repainted. 	<ul style="list-style-type: none"> Door frames to be repainted Replace missing handles Repair locks 	<ul style="list-style-type: none"> Windows to be cleaned. Opening Gear to be serviced. 	<ul style="list-style-type: none"> Cupboards done but cupboard height to be checked 		
Passage		<ul style="list-style-type: none"> Repaint required 	<ul style="list-style-type: none"> Trap Door missing Cornice to be repaired (if missing or broken) 	<ul style="list-style-type: none"> Repaint internal door & door frames - Doors & Frames to be re-painted 				
WC/Bath	<ul style="list-style-type: none"> Floor Tiles sound hollow (becoming loose overtime) in the kitchen to be fixed. 	<ul style="list-style-type: none"> Repaint required 	<ul style="list-style-type: none"> Ceilings to be repainted. 	<ul style="list-style-type: none"> Doors to be repainted 	<ul style="list-style-type: none"> Windows to be cleaned. Opening Gear to be serviced. 		<ul style="list-style-type: none"> Sanitary Fittings installation is incomplete Toilet seat to be installed. 	
Patio	<ul style="list-style-type: none"> All Floor opening gaps and expansion joints to be inspected by Engineer Floor to be cleaned and polished or power floated. 	<ul style="list-style-type: none"> Face brick to be cleaned Walls to be repainted All wall copings to be cleaned. Fixing of wall Joints. All cills to be cleaned. 		<ul style="list-style-type: none"> Doors to be locked & secured. - All hinges to be checked & cleaned. - Locks & handles to be fixed. 	<ul style="list-style-type: none"> Window cills to be closed Frame to be repainted 			
Backyard	<ul style="list-style-type: none"> Grano Floor to be pressure cleaned 	<ul style="list-style-type: none"> Repaint required 		<ul style="list-style-type: none"> Doors to be checked for moisture and wet damage. Gate installation is incomplete. Doors to be revarnished Ironmongery is incomplete 	<ul style="list-style-type: none"> Windows to be cleaned. Opening Gear to be serviced. 			

Completion of Construction of eThandakukhanya 24hr Community Health Center (CHC), Mkhondo Local Municipality								
Block ID	M1					Key plan		
Block name	Lower Residential Building - Unit B							
Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows & Frames	Joinery and Accessories	Sanitary fittings	Other Remediation
Living/ Dining	<ul style="list-style-type: none"> · Tiles Completed · Floor Tiles must be cleaned 	<ul style="list-style-type: none"> · Dust down walls, · repaint needed. 	<ul style="list-style-type: none"> · Ceilings to be repainted. · Ceiling at recessed area to be repaired · Cornice to be cleaned & repainted 	<ul style="list-style-type: none"> · Doorstops required · Doors to be repaired. · Doors to be repainted · Doors have signs of deterioration and work unfinished, must be checked for holes & edge strip - Doors to be secured. 	<ul style="list-style-type: none"> · Window to be cleaned. · Windows to be repaired · Handles & locks to be checked. 	<ul style="list-style-type: none"> · - Built-in cupboards to be cleaned & repainted. 		<ul style="list-style-type: none"> · - Light switches & covers to be cleaned. · - Key plan - DB switch to be checked with Electrical Engineer -
Kitchen	<ul style="list-style-type: none"> · A row of 5-6 Floor Tiles sound hollow (becoming loose overtime) in the kitchen to be fixed. · Floor Tiles must be cleaned 	Repaint required.	<ul style="list-style-type: none"> · Cornice installation incomplete · Ceiling to be repainted. 	<ul style="list-style-type: none"> · Unstable handle on doors to be serviced. · Doors to be repainted 	<ul style="list-style-type: none"> · Window hinges to be checked & greased. - · High level windows to be checked for condensation. - · Hinges & locks to be cleaned. · Repaint & windows internally 	<ul style="list-style-type: none"> · Joinery is incomplete · Cupboard handles incomplete. · Some Cupboard hinges to be fixed or replaced 	<ul style="list-style-type: none"> · All door locks to be checked against available key sets. - · Excess plaster and paint to be cleaned. 	<ul style="list-style-type: none"> · All Door locks to be checked against available key sets. - · All plaster & paint must be cleaned.
Bedroom 1	<ul style="list-style-type: none"> · Floor Tiles completed · Floor Tiles to be cleaned. 	<ul style="list-style-type: none"> · Gap between frame and edge strip. · Repaint required. 	<ul style="list-style-type: none"> · Ceilings to be repainted. 	<ul style="list-style-type: none"> · Doors to be re-painted · Door Hinges to be greased - Doors to be repaired 	<ul style="list-style-type: none"> · Window hinges to be checked & greased. 	<ul style="list-style-type: none"> · Cupboards done but cupboard height to be checked 	<ul style="list-style-type: none"> · Sanitary Fittings installation incomplete · Basins to have silicon against the wall. · Shower heads, toilet seats and mixers are not installed. · Accessories not installed yet. 	

Room name	Floors	Walls	Suspended Ceiling Grid and Tiles	Doors & Frames	Windows & Frames	Joinery and Accessories	Sanitary fittings	Other Remediation
Bedroom 2	<ul style="list-style-type: none"> · Floor Tiles sound hollow (becoming loose overtime) in the kitchen to be fixed. · 2 different tiles used between bedroom and passage. 	<ul style="list-style-type: none"> · Repaint required. 	<ul style="list-style-type: none"> · Ceilings to be repainted. 	<ul style="list-style-type: none"> · Door frames to be repainted · Replace missing handles · Repair locks 	<ul style="list-style-type: none"> · Windows to be cleaned. · Opening Gear to be serviced. 	<ul style="list-style-type: none"> · Cupboards done but cupboard height to be checked 		
Passage		<ul style="list-style-type: none"> · Repaint required · Fix minor plaster patches and cuts. 	<ul style="list-style-type: none"> · Trap Door missing · Cornice to be repaired (if missing or broken) 	<ul style="list-style-type: none"> · Repaint internal door & door frames - · Doors & Frames to be re-painted 				
WC/Bath	<ul style="list-style-type: none"> · Floor Tiles sound hollow (becoming loose overtime) in the kitchen to be fixed. 	<ul style="list-style-type: none"> · Repaint required 	<ul style="list-style-type: none"> · Ceilings to be repainted. 	<ul style="list-style-type: none"> · Doors to be repainted 	<ul style="list-style-type: none"> · Windows to be cleaned. · Opening Gear to be serviced. 		<ul style="list-style-type: none"> · Sanitary Fittings installation is incomplete · Toilet seat to be installed. 	
Patio	<ul style="list-style-type: none"> · All Floor opening gaps and expansion joints to be inspected by Engineer · Floor to be cleaned and polished or power floated. 	<ul style="list-style-type: none"> · Face brick to be cleaned · Walls to be repainted · All wall copings to be cleaned. · Fixing of wall Joints. · All Cills to be cleaned. 		<ul style="list-style-type: none"> · Doors to be locked & secured. - All hinges to be checked & cleaned. - Locks & handles to be fixed. 	<ul style="list-style-type: none"> · Window cills to be closed · Frame to be repainted 			
Backyard	<ul style="list-style-type: none"> · Grano Floor to be pressure cleaned 	<ul style="list-style-type: none"> · Repaint required 		<ul style="list-style-type: none"> · Doors to be checked for moisture and wet damage. · Gate installation is incomplete. · Doors to be revarnished · Ironmongery is incomplete 	<ul style="list-style-type: none"> · Windows to be cleaned. · Opening Gear to be serviced. 			

Other Comments

- Removed weather bar on all external damages.
- Check landscaping scope, Grass maintenance needed.
- Removal of rubble at the back of the building.
- Issue of painting as Drainage pipes.
- Identify protruding services sleeves.
- Allow/provide for checking for stability of roof barge boards.

Area name	Stuff Accommodation – M1 & M2 Elevations	
Recorded Status Quo / Scope of Work completed / remaining		
External		
Area	Notes	
Roof	<ul style="list-style-type: none"> · Roof trusses to be treated. · The existing exposed wooden purlins require treatment to prevent further deterioration, and the installation of fascia is yet to be completed as per specification. · Rainwater goods installation incomplete. Guttering cleaned/re-coated. · Fascia and barge boards to repaired, treated. 	
Walls – Plaster & Paint	<ul style="list-style-type: none"> · The walls exhibit signs of weathering, with a specific need for repainting in areas where the existing paint is cracking and peeling, primarily due to moisture infiltration. 	
Walls face brick	<ul style="list-style-type: none"> · Face brick walls require recleaning with high pressure hoses- a specification will be provided after consultations with the brick supplier. 	
Doors & Frame	<ul style="list-style-type: none"> · All Doors require servicing, repaint and vanishing. · The Ironmongery system of the Entrance Door is incomplete. 	
Window & Frame	<ul style="list-style-type: none"> · Windows require servicing across all opening mechanisms to ensure smooth operation. Handles are loose and stays are at time. · Additionally, cleaning is needed, and dirty cills need to be addressed. Any damaged cills need to be identified and replaced to specification. · Through cleaning of glazing is required – Not all glazing could be checked for completeness for chipping or cracking, and a glazing audit is required. · Backyard Gates and Geyser cages are incomplete. 	
Other Issues	<ul style="list-style-type: none"> · Paving and aprons need repair and clearing of invasive plants and growing vegetation, while steel cages require cleaning and painting due to rusting. 	
General Comments	<ul style="list-style-type: none"> · Exposed Sewer Pipework to be inspected by the Wet Services engineer. 	

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Block letter	M1		
Block name	Lower Staff Residence Unit 1		

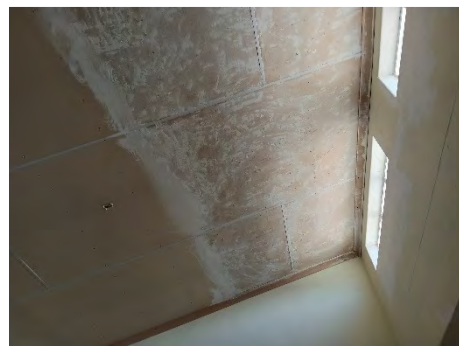
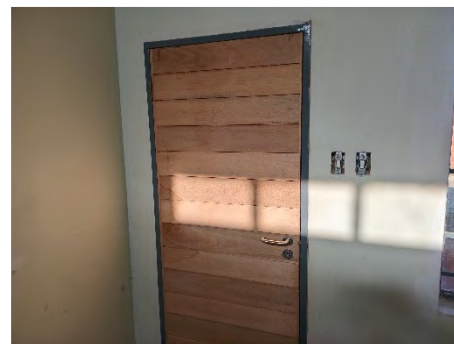
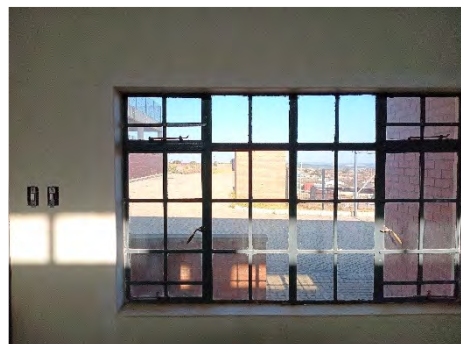
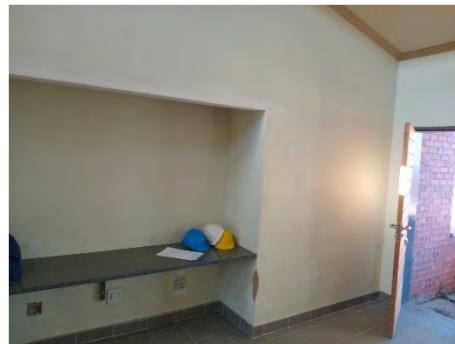
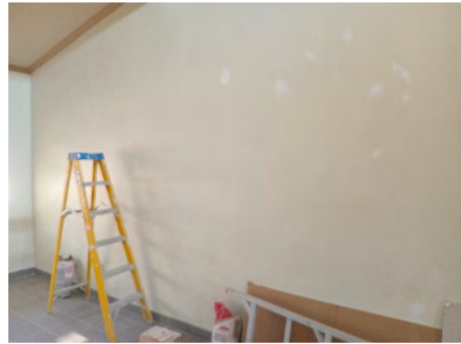
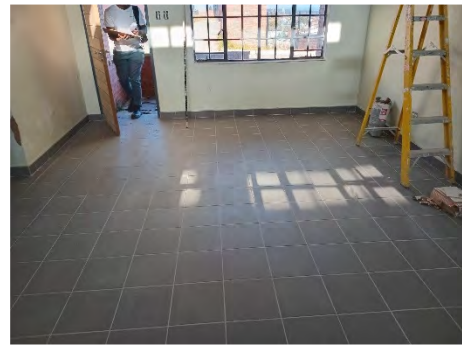
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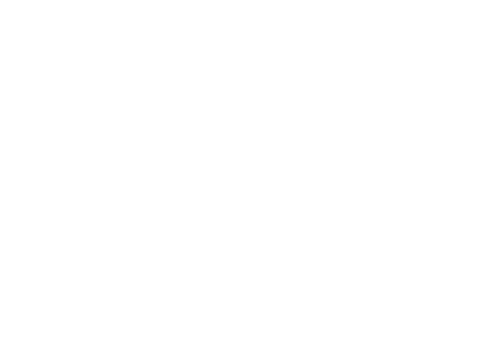
Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Block letter	M1		
Block name	Lower Staff Residence Unit 2		

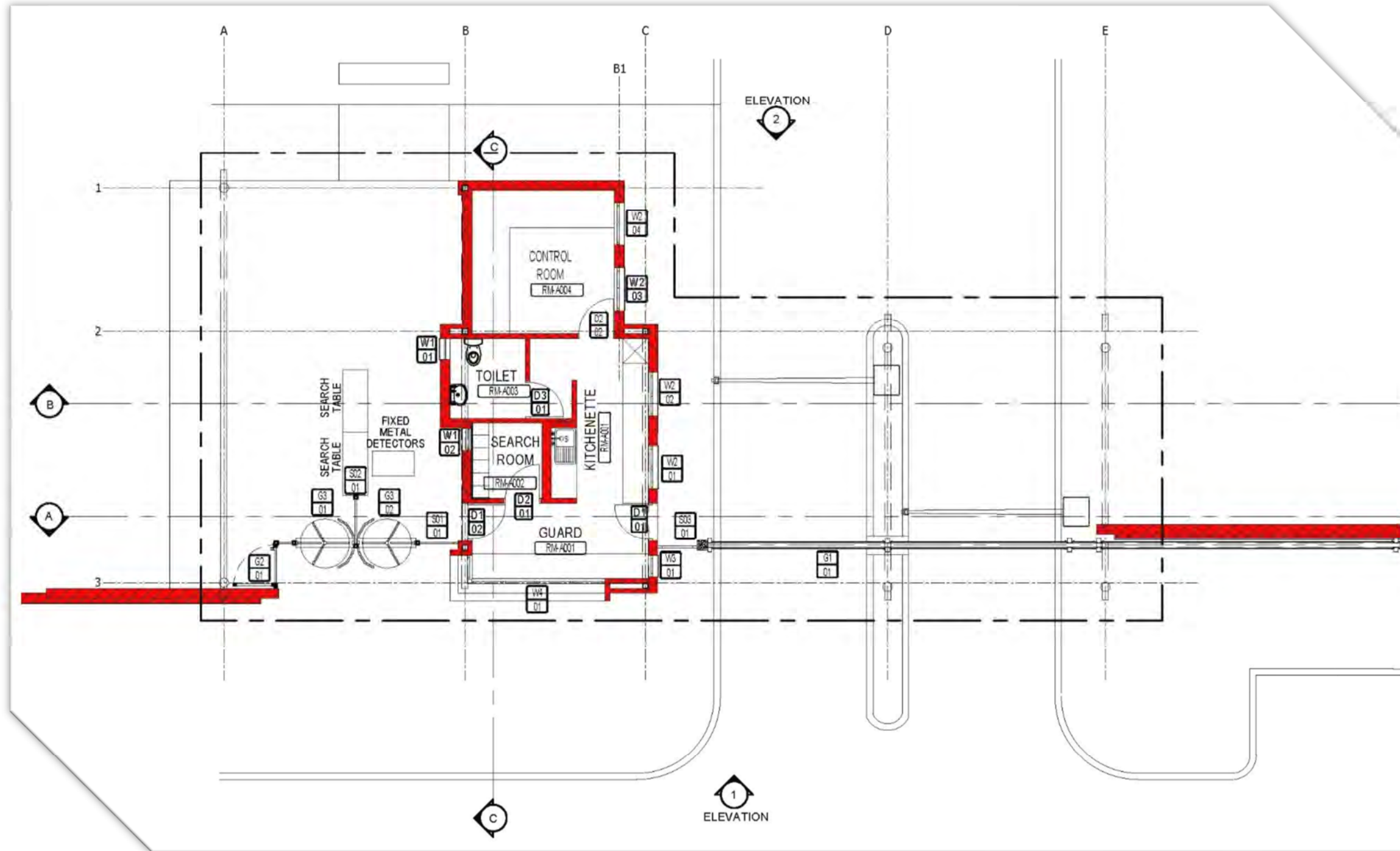
Internal Picture gallery



External Picture gallery – Unit 1 and 2



GUARDHOUSE – BLOCK P



BLOCK PLAN



KEY PLAN

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Block letter	P							
Block name	Guardhouse Internal							
Recorded Status Quo / Scope of Work completed / remaining Internal								
Room name	Floors	Walls	Ceilings	Doors & Frames	Windows & Frames	Joinery	Sanitary fittings	Other
Guard Room	<ul style="list-style-type: none"> · Floor Finish incomplete · Cleaning required 	<ul style="list-style-type: none"> · Repaint walls · Cleaning required 	<ul style="list-style-type: none"> · No ceiling 	<ul style="list-style-type: none"> · Revarnish and repaint of doors · Ironmongery installation incomplete. 	<ul style="list-style-type: none"> · Windows require Cleaning. · Opening Mechanism to be serviced. 	<ul style="list-style-type: none"> · Counter tops installed – Require leg support 		<ul style="list-style-type: none"> · No door cylinder
Passage to Control; Room	<ul style="list-style-type: none"> · No finish skirting · Floor Finish incomplete · Cleaning required 	<ul style="list-style-type: none"> · Repaint walls · Cleaning required 	<ul style="list-style-type: none"> · No ceiling 	<ul style="list-style-type: none"> · Revarnish and repaint of doors · Ironmongery installation incomplete. 	<ul style="list-style-type: none"> · Windows require Cleaning. · Opening Mechanism to be serviced. 	<ul style="list-style-type: none"> · Incomplete kitchen + sink · Came by for counter along window 		<ul style="list-style-type: none"> · No taps and sink
WC	<ul style="list-style-type: none"> · Floor Finish incomplete · Cleaning required 	<ul style="list-style-type: none"> · Repaint walls · Cleaning required 	<ul style="list-style-type: none"> · No ceiling 	<ul style="list-style-type: none"> · No door, furniture, locks etc 	<ul style="list-style-type: none"> · Windows require Cleaning. · Opening Mechanism to be serviced. 		<ul style="list-style-type: none"> · No fitting or drainage installed · No WC/ Basin /Mirror etc 	
Control Room	<ul style="list-style-type: none"> · Floor Finish incomplete · Cleaning required 	<ul style="list-style-type: none"> · Repaint walls · Cleaning required 	<ul style="list-style-type: none"> · No ceiling 	<ul style="list-style-type: none"> · Revarnish and repaint of doors · Ironmongery installation incomplete. 	<ul style="list-style-type: none"> · No hard cills installed · Windows require Cleaning. · Opening Mechanism to be serviced. 	<ul style="list-style-type: none"> · Countertop incomplete 	<ul style="list-style-type: none"> · Support legs for joinery required 	
Kitchen for change /Kit	<ul style="list-style-type: none"> · Floor Finish incomplete · Cleaning required 	<ul style="list-style-type: none"> · Repaint walls · Cleaning required 	<ul style="list-style-type: none"> · No ceiling 			<ul style="list-style-type: none"> · Kit lockers · Missing handles incomplete · Gups 		

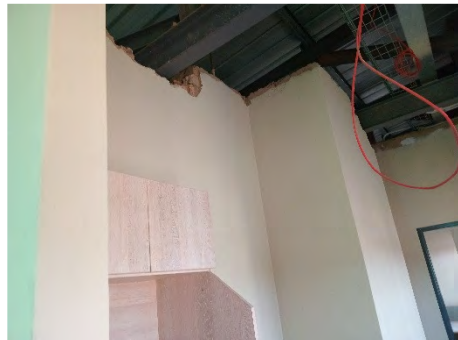
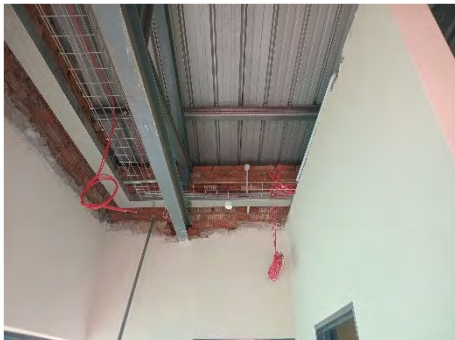
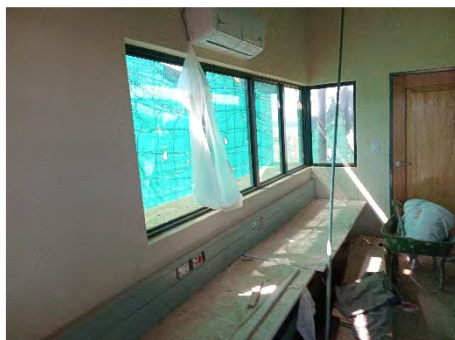
Area name	Guardhouse Front & Side Elevations	
Recorded Status Quo / Scope of Work completed / remaining		
External		
Area	Notes	
Roof	<ul style="list-style-type: none"> Roof Steel trusses to be treated. 	
Walls face brick	<ul style="list-style-type: none"> Face brick walls require recleaning with high pressure hoses- a specification will be provided after consultations with the brick supplier. 	
Doors & Frame	<ul style="list-style-type: none"> All Doors require servicing, repaint and vanishing. The Ironmongery system of the Door is incomplete. 	
Window & Frame	<ul style="list-style-type: none"> Windows require servicing across all opening mechanisms to ensure smooth operation. Handles are loose and stays are at time. Additionally, cleaning is needed, and dirty cills need to be addressed. Any damaged cills need to be identified and replaced to specification. Through cleaning of glazing is required – Not all glazing could be checked for completeness for chipping or cracking, and a glazing audit is required.. 	
Other Issues	<ul style="list-style-type: none"> Paving and aprons need repair and clearing of invasive plants and growing vegetation, while steel cages require cleaning and painting due to rusting. 	
General Comments	<ul style="list-style-type: none"> Boom gates and Turnstiles not installed yet. 	

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

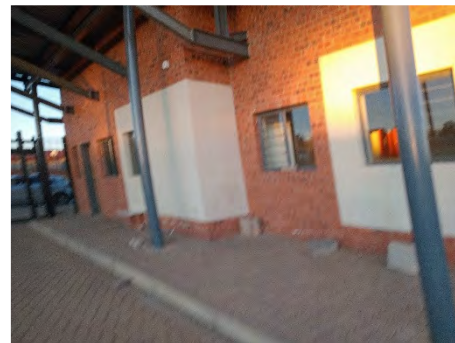
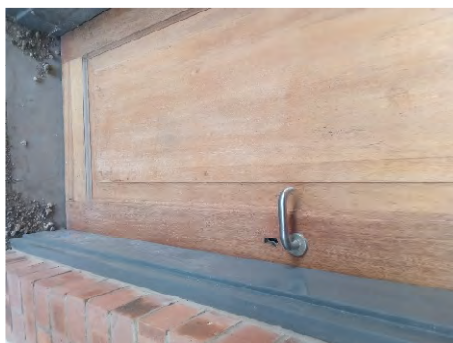
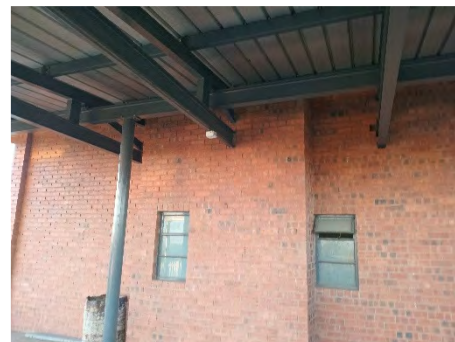
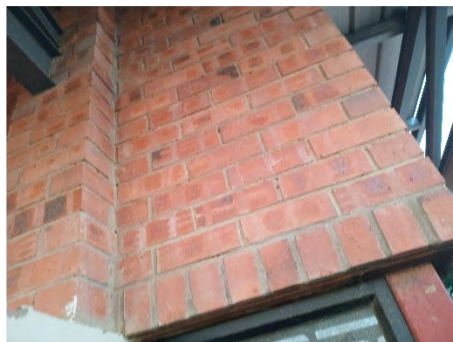
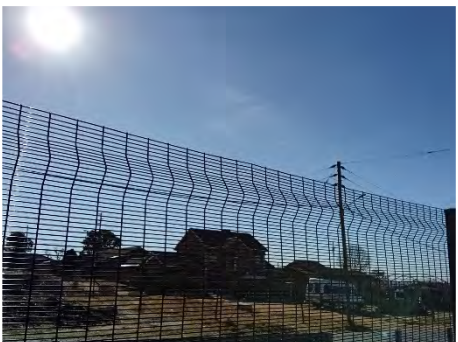
Block letter

Block name Guardhouse

Internal Picture gallery



External Picture gallery



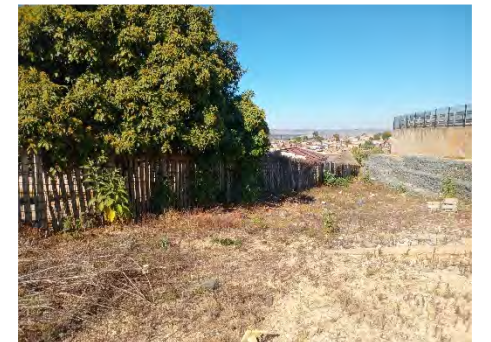
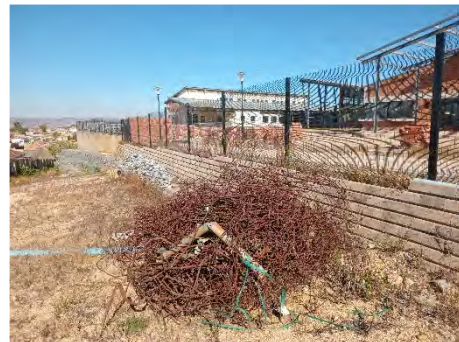
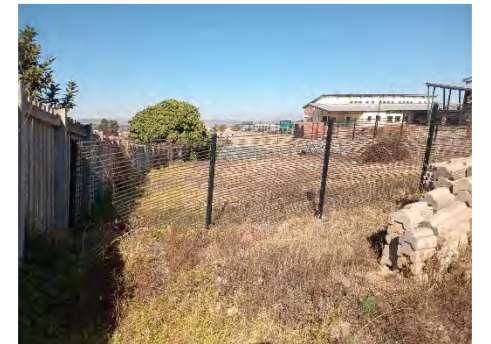
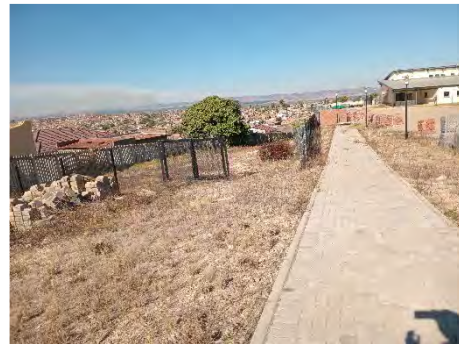
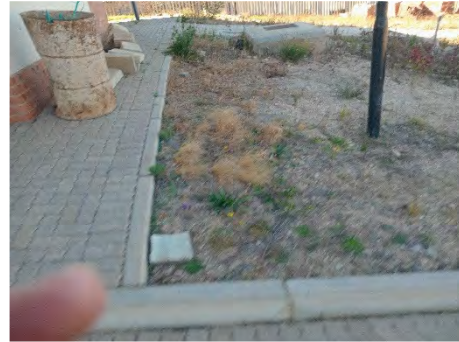
Landscape, Roadways and Walkways

Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary		
Block letter		Key plan
Area name	Landscape, Roadways and Walkways	
Recorded Status Quo / Scope of Work completed / remaining		
External		
Area	Notes	
Walkways	<ul style="list-style-type: none"> External walkway paving is incomplete, and the paving around the columns of the carports needs completion. Cleaning and maintenance of the culvert at the gate entrance are required. Paving is stained in certain areas across the facility around the buildings because of raining drops on the paving aprons – sand blasting required for cleaning of the stains. Small sections at the Main Entrance need rectification and replacement of kerbs (5). The paving and kerbs need to be cleaned of dirt and tire marks at the Accommodations Parking area. Small invasive plants in the area are to be removed using chemicals on the walkways and Driveway. 	
Driveways	<ul style="list-style-type: none"> Paving in the public parking area needs to be resurfaced. Make good paving around poles Cleaning and maintenance of the culvert at the gate entrance are required. Road marking not done yet. 	
Landscaping	<ul style="list-style-type: none"> Paving – Stained Make good paving around poles Weeds 	
Carports	<ul style="list-style-type: none"> The carport's roof sheeting is not yet completed. Roof Sheetting still to be done. 	
Fencing	<ul style="list-style-type: none"> Public Parking- Palisade fence needs repairs in the section on the damaged column. Fill blocks around the clear view fence need completion between Main Gate entrance and Public Parking. The fence needs inspection and repair in areas where it is lying on the ground (specifically the Palisade fence) along the public parking area. 	
Landscape	<ul style="list-style-type: none"> The typography area behind the Guardhouse should be covered with wild grass or low-maintenance grass. Grass is not yet done behind the guard house. Reeds, rubbish dumps, and bricks (used material) need to be removed behind the Guardhouse. The landscape around the building needs to be maintained. 	

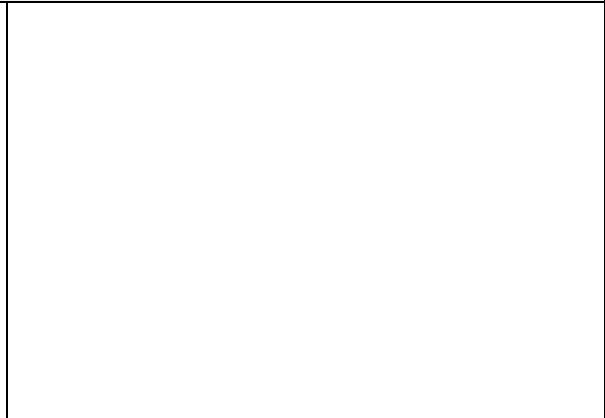
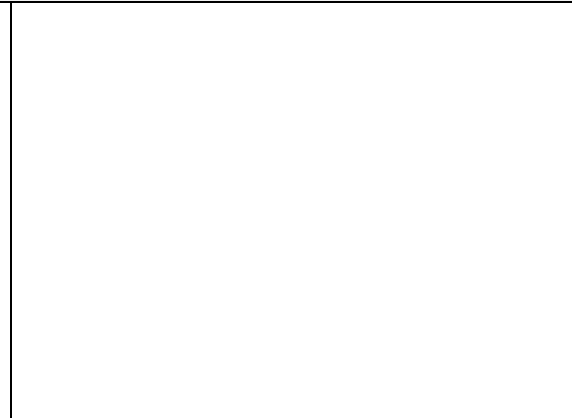
Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Landscaping

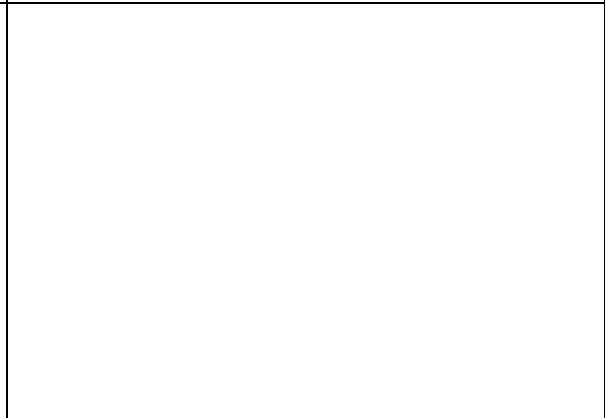
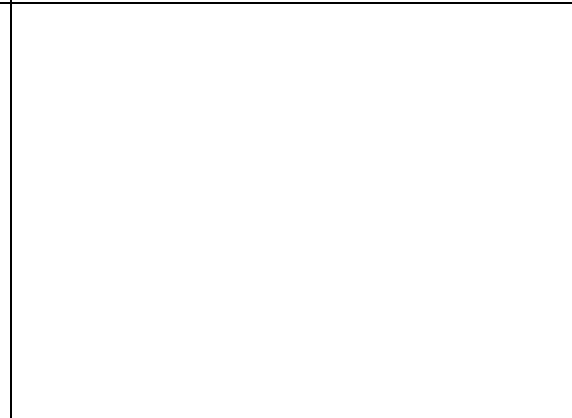
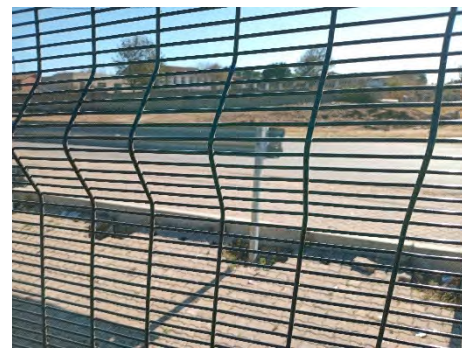
North East Surrounds – Guardhouse areas



Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

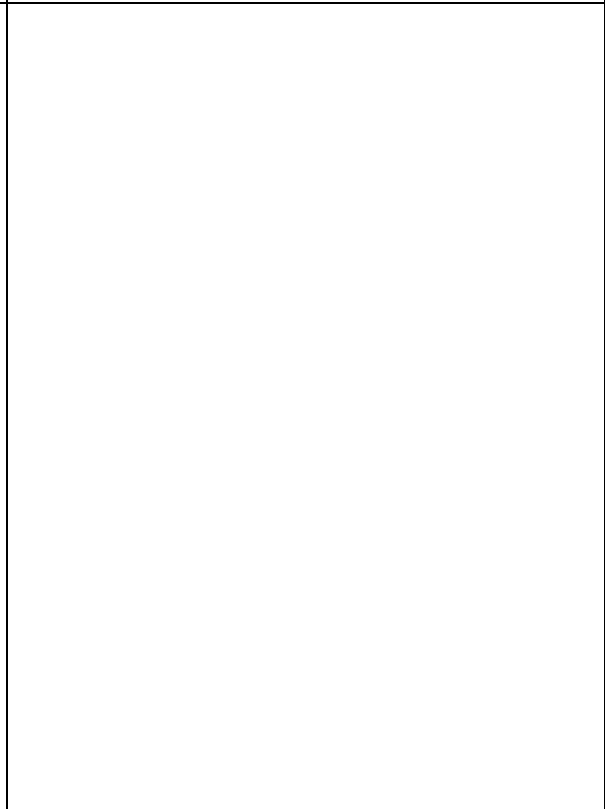
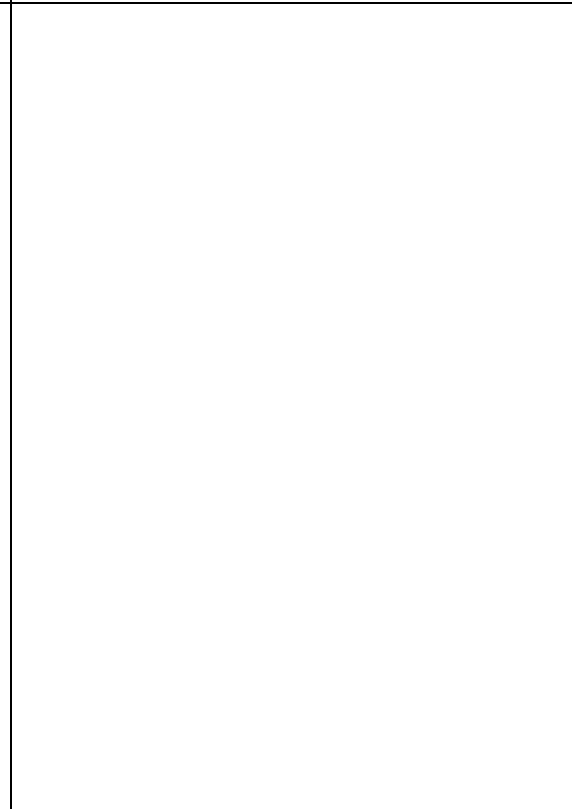


Public Parking & Surrounds



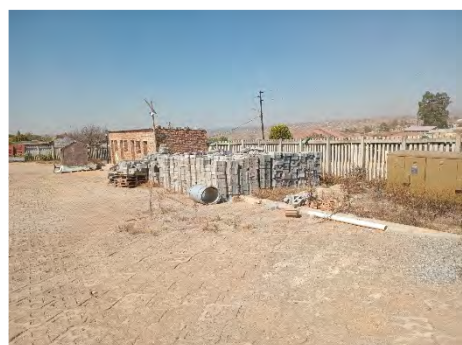
Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

North West boundary area

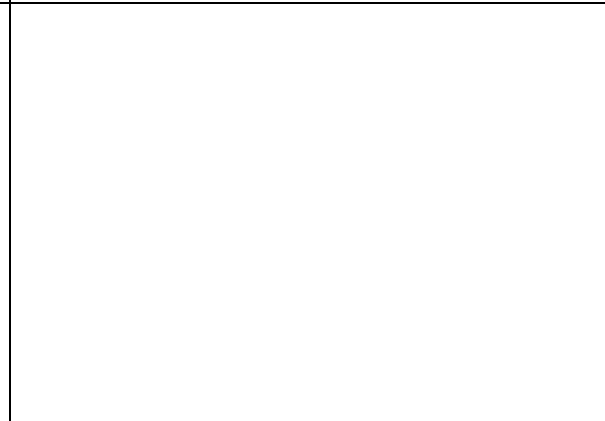
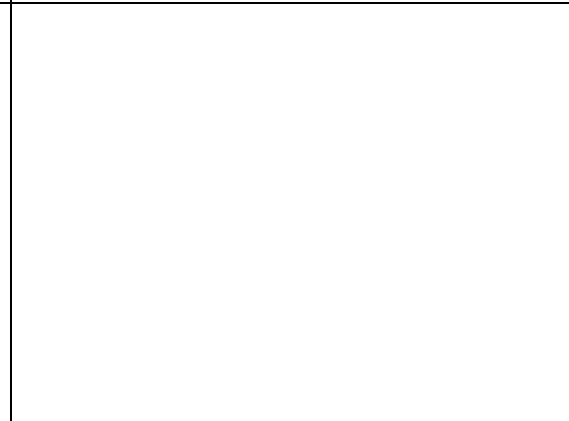
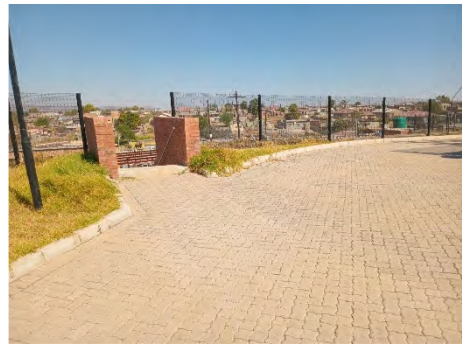


Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary

Southern Surrounds area



Completion of Ethandakukhanya CHC – Architects Due Diligence data capturing summary



SUMMARY & CONCLUSION

The Architects Due Diligence Report for the Ethandakukhanya Community Health Centre has identified as many issues as possible that must be addressed before the facility can be safely and fully occupied. Key deficiencies span multiple areas: The above detailed items do not cover services that may need to be re-exposed thus possibly affecting completed work. The impact of this needs to be assessed.

Structural and Exterior:

- Problems include incomplete entrance roofs, exposed and rotting purlins, and missing fascia, which compromise the building's integrity against weather damage.
- Installation of sun louvres has not been done on the entrances.

Finishing and Aesthetic:

- Extensive repainting is needed due to cracking and peeling, particularly where moisture is present.
- The report also highlights areas of poor concrete floor quality – especially external areas.
- There are also areas with incomplete tiling and vinyl
- The building has been prone to excessive dust build up and bird and insect nesting throughout.

Ceiling grids and tiles

- Many areas lack final grids and tiles that are incomplete or defective
- The impact of possibly reopening areas to complete services installation will need to be assessed.

Joinery and Fittings:

- Many areas lack final fittings, that are necessary for incomplete or defective installed joinery, shelving and units.

Sanitary Fittings:

Many areas lack final fittings, with issues outstanding for incomplete or installed sanitary accessories

Directional Signage –

- There is not directional signage installed on or in the building – This item needs to be added to the scope of works

Vertical Blinds –

- There are no vertical blinds installed in the building – This item needs to be added to the scope of works

Bed curtain tracks and curtains –

- There are no bed curtain tracks and curtains installed in the building – This item needs to be added to the scope of works if not part of Health Technology installation.

Installation of public seating –

- Most seating has been delivered to site and is stored loosely in various locations.
- The final installation of this item needs to be added to the scope of works..

Installation of fixed / unfix steel shelving –

- Shelving has been delivered to site and is also stored loosely in various locations. Some areas do have fixed shelving installed; however this item is not complete
- The final installation of this item needs to be added to the scope of works..

External areas

- There are a range of issues with the landscaping, car ports, concrete palisade fence repairs and clearing of the site. These item needs to be added to the scope of works
- External areas also require attention, including paving repairs and the removal of invasive plants

Safety and Operational:

- Several safety and operational hazards require immediate attention, including non-functional door latches, incomplete window and door hardware, and rusted external steel cages. The report also calls for engineering inspection of the concrete, exposed sewer pipes, and exposed wiring.

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