



NELSON MANDELA PRISON HOUSE

**DESCRIPTION OF THE WORKS AND TECHNICAL SPECIFICATIONS  
FOR REPAIRS AND MAINTENANCE**

**PREPARED BY:** OSMOND LANGE ARCHITECTS

**ISSUE DATE:** AUGUST 2025

Nelson Mandela Prison House

Property Identification & Background



**Address:** Watervliet, Schuurmansfontein Rd, Paarl, 7670

**GPS coordinates:** 33°49'56.4"S 18°59'05.4"E

**Erf Numbers:** FARM 942/ 2

**Ownership:** Department of Public Works.

**Heritage grading:** Graded I (national heritage sites of high significance).

Nelson Mandela Prison House (see Architectural drawings)

A.1. EXTERIOR CONDITION ASSESSMENT:

1. Exterior walls of main house:

Walls were originally white during Nelson Mandela's incarceration, but in recent years they have been painted a cream colour. Localised areas of minor cracking in paint/plaster and weathering are evident. Wall cracks are to be repaired. Heritage Architect recommends that a paint specialist investigate the paint layers to establish the historic paint used. All external walls of the main house are to be repainted in accordance with the specialist's report and recommendations.

2. Stoep/ arcade walls:

Stoep/ arcade walls have minor cracking in paint/plaster, and signs of weathering is evident. Heritage Architect recommends that a paint specialist investigate the paint layers to establish the historic paint used. All stoep/ arcade walls are to be repainted according to the specialist's report and recommendations.

3. Garden walls:

The garden walls have more localised areas of cracking in paint/plaster, and signs of more severe weathering is evident that is to be repaired before repainting. A portion of the garden wall remains in the original paint colour. Heritage architect recommends a paint specialist investigation. The garden walls are to be repainted according to the specialist's report and recommendations.

4. Vibracrete wall:

The vibracrete wall between the Main House and Guard House is in an acceptable condition with signs of weathering. The vibracrete wall is to be cleaned.

5. Terrazzo tiled surface:

The pavement areas that are finished with terrazzo tiles are in acceptable condition considering their age, but they are severely weathered. There are localised areas where a tile has cracked or is coming loose from the surface it was mounted to. There is also evidence of poor past repair.

6. Concrete pavement:

There are various types of concrete paving around the house, and they are in varying states of dilapidation.

Concrete paved area type 1: This type refers to small paved concrete areas. The paving shows signs of severe weathering, mild to moderate cracks forming in the concrete, and minor vegetation growth affecting the pavement. The cracks are to be repaired, vegetation is to be removed, and concrete paving is to be power-washed.

Concrete paved area type 2: This type refers to a larger paved concrete area with cast-in-stone. The paving shows signs of severe weathering, and the paving is lifting in areas due to tree root growth. It was noted that the large, paved area has a drainage issue, allowing water to pond in places. The paving is to be demolished, the concrete paving is to be recast, and the tree root issues are to be addressed by a landscaper.

7. Windows:

Windows have a varnished timber frame. The exterior conditions vary from window to window. Some are in good to acceptable condition, while others are moderately to severely dilapidated. Those that are moderately dilapidated require holes to be filled with wood filler and revarnished. For those that are severely dilapidated, the architect recommends a complete replacement to match the existing. Bedroom 4 (G17) has a broken glass pane. Sitting room (G02) has a portion of black tape, which the architectural team assumes to be covering damage to the interior face of the window; there are scratch marks on the timber windowsill and frame, and the centre glass pane is broken. Stoep 4 (G24), one of the windows, the putty has eroded, and the glass pane has shifted. Bedroom 2(G14) One of the panes has a starburst crack in the glass. Broken glass panes to be repaired.

8. Doors:

External timber doors are in good condition. The sliding door, leading to the swimming pool, has the frame pulling loose from the glass pane and appears to be detached from the sliding track. The sliding door needs to be repaired and placed back on its rail. There are two single timber garage doors with tongue and groove horizontal boarding that have been varnished. One of the garage doors is missing its topmost horizontal board.

9. Roof:

The roof appears to be in acceptable condition with indications of weathering. There was a leak that had been repaired in passage 2 (G09). In bedroom 4 (G17), there is evidence of a water leak that is to be found & repaired. The roof appears to be sound for the most part, but the architect suspects the tiles are asbestos and recommends a sample be sent for testing. Roof tiles are to be repainted.

10. Rainwater goods:

Rainwater goods have recently been replaced with PVC. They appear to be in acceptable condition with localised issues. Gutters and downpipes to be inspected and cleaned.

**11. Fascia boards:**

All fascia boards show signs of weathering, and in some areas, there is evidence of poor past repairs. Damaged and dilapidated fascia board sections are to be replaced to match the existing and repainted.

**12. Bargeboards:**

All barge boards show signs of weathering. Barge boards are to be replaced with new ones and repainted. One of the barge boards has a decorative finial that is to be replicated and installed on the other barge boards.

**13. Swimming pool:**

The swimming pool is in bad condition. The pool pump is broken and needs to be repaired. The swimming pool needs a deep clean. The existing swimming pool net was found in the garage, but its condition is unknown. The swimming pool net is to be reinstated or replaced with a new one.

**14. Thatch Umbrellas:**

The thatch umbrellas adjacent to the swimming pool are in a dilapidated condition and require rethatching.

**15. Outdoor pillar lamp:**

There are two pillar lamps located in the garden area. The concrete fluted pillars show signs of severe weathering and minor damage to the pillar surface. The damaged surfaces of the pillar are to be repaired and repainted. The lamp's light bulbs need to be corrected to stand in the upright position. One of the lamps has a broken glass pane and is missing its top cap, which is to be reinstalled.

**16. Window awning:**

Window 12 has a collapsible aluminium awning that appears to be in good condition, with localised issues of flaking paint. The aluminium awning is to be serviced, repaired if needed and repainted to match the existing.

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ROOM NR	REPAIR EXTERIOR WALL OF HOUSE	REPAIR STOEP/ ARCADE WALLS	REPAIR GARDEN WALL	CLEAN VIBRACRETE WALL	REPAINT WALL	CLEAN TERRAZO TILE	REPLACE TERRAZZO TILE	REPAIR TERRAZZO TILE	REFIX TERRAZZO TILE TO SURFACE	CLEAN CONCRETE PAVEMENT	REPAIR CONCRETE PAVED AREA TYPE 1	REPAIR CONCRETE PAVED AREA TYPE 2	REPAIR SLIDING DOOR	REPAIR GARAGE DOOR	REVARNISH TIMBER DOOR	REPLACE ROOF TILES	INSPECT & CLEAN RAINWATER GOODS	INSPECT & PAINT FASCIA BOARD	REPAIR & REPAINT BARGE BOARD	REPAIR & REPAINT ROOF EAVES	REPAIR POOL PUMP	CLEAN SWIMMING POOL	REINSTATE SWIMMING POOL SAFETY NET	REPAIR THATCH UMBRELLAS
G20 (Stoop 1)		X			X	X	X	X	X				X											
G21 (Stoop 2)	X	X			X	X				X					X									
G22 (Swimming Pool)			X		X	X				X	X										X	X	X	
G23 (Stoop 3)	X	X			X	X		X	X															
G24 (Stoop 4)		X			X	X									X									
G25 (Garden 1)			X	X						X		X												
G26 (Alleyway)			X		X			X			X													
G27 (Braai Area)			X		X					X	X													X
G28 (Garden 2)			X		X					X	X													
G29 (Driveway)	X		X		X					X				X	X									
ROOF																X	X	X	X	X				
ALL																								

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EXTERIOR










ROOM NR	CLEAN & PAINT FIBREGLASS TABLE	REPAIR WHITE PRECAST CONCRETE COLUMN	REPAINT WHITE CONC. COLUMN	REPAIR PILLAR LIGHT	REPAIR STOEP LIGHT	REVERNISH PERGOLA	REPAIR OUTDOOR BRAAI	CLEAR CHANNEL	REPAIR FENCE & PAINT FENCE	REPAIR & PAINT GATE 1	REPAIR & PAINT GATE 2	REPAIR & PAINT GATE 3	REPAIR & PAINT GATE 4	REPAIR & PAINT GATE 5	REPAIR & PAINT GATE 6	REPAIR & PAINT GATE 7	REPAIR & PAINT GATE 8	REPAIR OUTSIDE SINK	GENERAL MAINTENANCE
G20 (Stoep 1)			X			X													
G21 (Stoep 2)					X			X											
G22 (Swimming Pool)								X											
G23 (Stoep 3)										X									
G24 (Stoep 4)						X					X	X						X	
G25 (Garden 1)									X				X	X		X			
G26 (Alleyway)		X	X			X									X				
G27 (Braai Area)	X						X												
G28 (Garden 2)		X	X	X				X									X		
G29 (Driveway)																			
ROOF																			
ALL																			X








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NOTE: All repair work is to be done in strict accordance with architectural specifications. Any alternative methods of repair must be discussed and approved by the architect before being carried out.

NOTE: All repair work should be conducted carefully to avoid damaging the original state of the significant heritage building.




TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
REPAIR EXTERIOR WALL OF HOUSE	<div></div>	<div><div>1.</div><div>2.</div><div>2.1.</div><div>2.2.</div><div>3.</div><div>3.1</div><div>3.2.</div><div>4.</div><div>4.1.</div><div>4.2.</div><div>4.3.</div></div>	<div><p><b>Inspection:</b> Visually inspect all exterior wall plaster surfaces of the Nelson Mandela Prison House and identify areas that require repair i.e. Plaster cracks, hollow plaster, damaged cement areas.</p><p><b>Preparation:</b></p><p>2.1. Clean surfaces with a Sugar soap/water solution, or a similar product, to remove all surface contaminants and chalky residue. Rinse thoroughly with clean water and allow to dry.</p><p>2.2. Prepare surfaces by removing all paint coatings, friable deposits, grease, dirt, etc. Sand thoroughly to break the surface to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean. (Use of water jet NOT allowed)</p><p><b>Fine Crack Repair</b></p><p>3.1 Spread Professional Bridging Compound, or similar, to be thinned 5-10 % with water over the entire fine cracked area to a wet film thickness of 400 µm (a medium pile or short pile roller may be used with thinned material to avoid texturing the coating. Stipples should be smoothed out while still wet using a water wet brush).</p><p>3.2. Crazed cracking: A second diluted coat will be required after a drying time of two hours to fill and bridge these cracks.</p><p><b>More Severe Crack Repair</b></p><p>4.1. Open damaged area sufficiently to allow repair material to be adequately filled to achieve a mechanical bond.</p><p>4.2. Clean away dust, grease and grime from surface.</p><p>4.3. Fill areas with the appropriate Masonry Patching Plaster using a putty knife or trowel. Smooth off whilst still wet. Allow to dry for 24hours. Patch prime using newly repaired areas with the appropriate primer, and allow 16 hours drying at 23°C. NB: Texture on repaired areas must be finished off to match the existing profile.</p></div>
REPAIR STOEP/ ARCADE WALLS	<div></div>	<div><div>1.</div><div>2.</div><div>2.1.</div><div>2.2.</div><div>3.</div></div>	<div><p><b>Inspection:</b> Visually inspect all wall plaster surfaces of stoep / arcade walls and identify areas that require repair i.e. Plaster cracks, hollow plaster, damaged cement areas.</p><p><b>Preparation:</b></p><p>2.1. Clean surfaces with a Sugar soap/water solution, or a similar product, to remove all surface contaminants and chalky residue. Rinse thoroughly with clean water and allow to dry.</p><p>2.2. Prepare surfaces by removing all paint coatings, friable deposits, grease, dirt, etc. Sand thoroughly to break the surface to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean. (Use of water jet NOT allowed)</p><p><b>Small Crack Repair</b></p><p>Professional Bridging Compound, or similar, to be thinned 5-10 % with water over the entire fine cracked area to a wet film thickness of 400 µm (a medium pile or short pile roller maybe used with thinned material to avoid texturing the coating. Stipples should be smoothed out while still wet using a water wet brush).</p></div>

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TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
REPAIR STOEP/ ARCADE WALLS CONTINUED		<div>4.</div> <div>4.1.</div> <div>4.2.</div> <div>4.3.</div>	<p><b>More Severe Crack Repair:</b></p> <p>Open damaged area sufficiently to allow repair material to be adequately filled to achieve a mechanical bond.</p> <p>Clean away dust, grease and grime from surface.</p> <p>Fill areas with the appropriate Masonry Patching Plaster using a putty knife or trowel. Smooth off whilst still wet. Allow to dry for 24hours. Patch prime using newly repaired areas with the appropriate primer, and allow 16 hours drying at 23°C. NB: Texture on repaired areas must be finished off to match the existing profile.</p>
REPAIR GARDEN WALL	<div></div> <div></div> <div></div> <div></div>	<div>1.</div> <div>2.</div> <div>2.1.</div> <div>2.2.</div> <div>3.</div> <div>3.1</div> <div>3.2.</div> <div>4.</div> <div>4.1.</div> <div>4.2.</div> <div>4.3.</div>	<p><b>Inspection:</b></p> <p>Visually inspect all wall plaster surfaces of the garden wall, on both sides, and identify areas that require repair i.e. Plaster cracks, hollow plaster, damaged cement areas.</p> <p><b>Preparation:</b></p> <p>Clean surfaces with a Sugar soap/water solution, or a similar product, to remove all surface contaminants and chalky residue. Rinse thoroughly with clean water and allow to dry.</p> <p>Prepare surfaces by removing all paint coatings, friable deposits, grease, dirt, etc. Sand thoroughly to break the surface to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean. (Use of water jet NOT allowed)</p> <p><b>Fine Crack Repair:</b></p> <p>Professional Bridging Compound, or similar, to be thinned 5-10 % with water over the entire fine cracked area to a wet film thickness of 400 µm (a medium pile or short pile roller maybe used with thinned material to avoid texturing the coating. Stipples should be smoothed out while still wet using a water wet brush).</p> <p>Crazed cracking: A second diluted coat will be required after a drying time of two hours to fill and bridge these cracks.</p> <p><b>More Severe Crack Repair:</b></p> <p>Open the damaged area sufficiently to allow repair material to be adequately filled in to achieve a mechanical bond.</p> <p>Clean away dust, grease and grime from surface.</p> <p>Fill areas with the appropriate patching plaster using a putty knife or trowel. Smooth off whilst still wet. Allow to dry for 24hours. Patch prime using newly repaired areas with the appropriate primer, and allow 16 hours drying at 23°C. NB: Texture on repaired areas must be finished off to match the existing profile.</p>
CLEAN VIBRACRETE WALL		<div>1.</div> <div>2.</div>	<p><b>Preparation:</b></p> <p>Sensitively trim vegetation, only as needed, to allow access to the vibracrete wall.</p> <p><b>Pressure Wash:</b></p> <p>Pressure wash the vibracrete wall of grime, moss and other forms of weathering. Care must be taken not to damage the wall or its surrounds.</p>





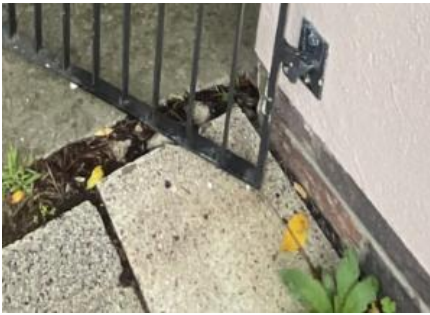




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TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
REPAINT WALL		<div>1.</div> <div>1.1</div> <div>1.2</div> <div>2.</div> <div>2.1.</div> <div>2.2.</div> <div>3.</div> <div>3.1.</div> <div>4.</div> <div>5.</div>	<p><b>Investigation:</b></p> <p>A paint specialist is to investigate the historic paint and texture finish, if possible and determine what was used on the exterior of the Nelson Mandela Prison House. The type, colour and texture finish, if possible, found after the investigation is to be reported to the architectural team.</p> <p>The new paint is to be created to match the historic paint type &amp; colour as far as reasonably possible, according to the paint specialist report and recommendations.</p> <p><b>Preparation:</b></p> <p>Clean surfaces with a Sugar Soap /water solution, or similar, to remove all surface contaminants and chalky residue. Rinse thoroughly with clean water and allow to dry.</p> <p>Prepare surfaces by removing all paint coatings, friable deposits, grease, dirt, etc. Sand thoroughly to break the surface to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean. (Use of water jet NOT allowed)</p> <p><b>Priming:</b></p> <p>Apply an appropriate primer to the wall surface following the manufacturer's specifications.</p> <p><b>Undercoat:</b></p> <p>Apply one coat of appropriate paint undercoat. Note: Paint is to be applied in strict accordance with the manufacturer's specifications.</p> <p><b>Finishing Coats:</b></p> <p>Apply two to three finishing coats of an appropriate exterior paint, per the paint specialist's report and recommendation, to achieve a closed film and solid colour. Note: Paint is to be applied in strict accordance with the manufacturer's specifications.</p>
CLEAN TERRAZO TILE		<div>1.</div> <div>2.</div> <div>2.1</div> <div>2.2.</div> <div>2.3.</div> <div>2.4.</div>	<p><b>Preparation:</b></p> <p>Clean the surface by removing loose debris, sand and leaves using a broom</p> <p><b>Clean tile:</b></p> <p>Clean tile using a mild dish soap mixed with warm water. Note: Harsh chemical cleaners are not to be used.</p> <p>Apply cleaning mixture to the tiles using a sponge or a mop and allow to sit for 10 minutes.</p> <p>Gently scrub the tiles with a soft-bristle brush to remove the grime.</p> <p>Rinse tiled surface thoroughly with clean water and allow to dry.</p>
REPLACE TERRAZZO TILE		<div>1.</div> <div>2.</div> <div>2.1</div> <div>2.2.</div>	<p><b>Preparation:</b></p> <p>Remove leftover tile &amp; mortar bedding. Ensure the area where the tile is to be installed is clean of dirt and grease.</p> <p><b>Replace tile:</b></p> <p>Replace tile with an existing spare tile stored onsite. Care must be taken not to damage the tile while cutting it to size. The remaining tile is to be stored and returned to Iziko.</p> <p>Install tile using an appropriate cement-based adhesive in accordance with the manufacturer's specifications</p>







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TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
REPAIR TERRAZZO TILE		<div>1.</div> <div>1.1.</div> <div>1.2.</div> <div>2.</div> <div>2.1.</div> <div>2.2.</div> <div>2.3.</div> <div>2.5.</div>	<p><b>Preparation:</b></p> <p>Clean the damaged area of terrazzo tile thoroughly with a brush to remove debris, grease and dirt.</p> <p>If there are floor coatings present around the damaged area, they must be sanded down to allow proper adhesion of the epoxy.</p> <p><b>Epoxy tile into place:</b></p> <p>Mix an appropriate durable outdoor epoxy according to the manufacturer's specifications.</p> <p>Secure the tile in place to prevent it from shifting out of place while the epoxy dries.</p> <p>Apply epoxy mix to the crack using a syringe. Stop pouring epoxy mix before it overflows from the crack. Ensure to wipe away any excess epoxy with an appropriate solvent while epoxy is still wet.</p> <p>Allow epoxy to cure according to the manufacturer's specifications.</p>
REFIX TERRAZZO TILE TO SURFACE	<div></div> <div></div> <div></div> <div></div>	<div>1.</div> <div>2.</div> <div>2.1.</div> <div>2.2.</div> <div>3.</div> <div>3.1.</div> <div>3.2.</div> <div>4.</div>	<p><b>Remove grout:</b></p> <p>Carefully cut grout lines surrounding tiles to weaken bonds between the tiles and substrate.</p> <p><b>Tile Removal:</b></p> <p>Chisel the edge of the tile. With a hammer, gently tap the chisel, gradually creating space between the tile and substrate.</p> <p>Work your way around the tile's edges, continuing to tap and pry until it becomes loose. Once loosened, use a pry bar to lift tile away from surface. Be cautious not to damage the underlying substrate.</p> <p><b>Cleaning the substrate:</b></p> <p>After all the tiles have been removed. Remove the residual adhesive or set-in substrate with a chisel. Take care not to gouge or damage the surface.</p> <p>Clean substrate thoroughly to ensure it is smooth and free of debris.</p> <p><b>Reinstall terrazzo tile:</b></p> <p>Reinstall the existing terrazzo tile using the appropriate cement adhesive. Cement adhesive to be mixed and applied to the substrate in accordance with the manufacturer's specifications</p>
CLEAN CONCRETE PAVEMENT	<div></div> <div></div>	<div>1.</div>	<p><b>Pressure Wash:</b></p> <p>Pressure wash the concrete pavement of grime, moss and other forms of weathering. Care must be taken not to damage the pavement or its surroundings.</p>



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TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
REPAIR CONCRETE PAVED AREA TYPE 1		<div>1.</div> <div>2.</div> <div>2.1.</div> <div>2.2.</div> <div>2.3.</div> <div>2.4.</div> <div>3.</div> <div>3.1.</div> <div>3.2.</div>	<p><b>Inspection:</b> Visually inspect all concrete pavement surfaces and identify areas that require repair, such as cracks. Discuss and agree extent of remedial work with the architect before proceeding.</p> <p><b>Preparation:</b></p> <p>Remove all loose debris, vegetation and deteriorated concrete.</p> <p>Open the damaged area sufficiently to allow repair material to be adequately filled in to achieve a mechanical bond.</p> <p>Once cracks have been grinded out, clean the area again of debris and dust.</p> <p>Wet the surface of the concrete or apply an appropriate bonding agent.</p> <p><b>Application</b></p> <p>Apply an appropriate concrete repair mix to the newly opened cracks in strict accordance with the manufacturer's instructions</p> <p>Allow the concrete repair mix to properly cure following the manufacturer's instructions</p>
REPAIR CONCRETE PAVED AREA TYPE 2		<div>1.</div>	<p><b>NOTE: Consult the landscaper regarding the removal or trimming down of tree roots that are affecting the pavement.</b></p> <p>The concrete and stone mixed paving in this area is to be demolished and reconstructed, following the architectural and structural engineer's details. The details are to be issued at a later date. Prior to demolition, the paving is to be measured up and documented. Quantity surveyor to allow for the reconstruction of the pavement to match the existing and grinding down of the surface to make it level between finishes.</p>
REPAIR SLIDING DOOR TO LOINGE (G04)		<div>1.</div> <div>2.</div> <div>2.1</div> <div>2.2.</div> <div>3.</div>	<p><b>Inspection:</b> It appears that the frame is pulling loose from the glass panel and the rubber seal. A sliding door expert is to inspect the sliding door to assess the extent of the damage, whether or not it must be screwed back into place, whether or not reusing existing screws is possible, or if the screws are to be replaced. The sliding door also appears to be derailed.</p> <p><b>Repair sliding door frame:</b></p> <p>Tighten the silding door frame screws. Ensure that the rubber seal is in place correctly before rescrewing the frame.</p> <p>If existing srews are to be replaced, the sliding door expert is to recommend a suitable replacement screws.</p> <p><b>Realign sliding door:</b> Sliding door to be placed back on its guiding rail.</p>
REPAIR GARAGE DOOR		<div>1.</div>	<p><b>Install new timber slat:</b> A new horizontal timber slat is to be installed to replace the missing one of the single garage door. New timber slat is to match the existing as far as reasonably possible.</p>

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TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
REVARNISH TIMBER DOOR		<div>1.</div> <div>1.1.</div> <div>1.2.</div> <div>1.3.</div> <div>2.</div>	<p><b>Preparation:</b></p> <p>Sound varnish must be wiped down with mineral turpentine to remove any wax, oil or silicone. Lightly sand the surface with 320-grit sandpaper. Remove dust. Wipe or rinse the surface with clean tap water.</p> <p>Varnish that is cracked and flaked must be stripped to bare wood either by sanding or by the use of a paint stripper. Note: If a paint stripper is used, care must be taken not to dry out the historic timber any further by leaving the paint stripper on the surface too long. Sand any discoloured areas to fresh wood. Sand down wood, including the end grain to a smooth even surface finish using 100 -150 grit sandpaper, sanding in the direction of the wood grain. Note: If nail holes or wood crevices need to be filled with wood filler, then fill and allow drying and sand to a smooth finish as part of the final sanding.</p> <p>Prior to revarnishing, all ironmongery is to be taped closed with masking tape. Once varnishing is completed masking tape is to be removed.</p> <p><b>New varnish:</b></p> <p>Apply Dulux Woodgard Interior/Exterior Timbavarnish, or similar, in an even thickness and finish in the direction of the grain. Thin the first coat up to 10% with Mineral Turpentine to aid penetration on raw wood. Allow to dry overnight and sand lightly with 320-grit sandpaper. Apply second and third coats undiluted, sanding lightly between coats. Varnish is to be applied according to the manufacturer's instructions.</p>
REPLACE ROOF TILES	<div></div> <div></div> <div></div> <div></div>	<div>1.</div> <div>1.1.</div> <div>1.2.</div> <div>2.</div> <div>3</div> <div>3.1.</div> <div>3.2.</div> <div>3.3.</div> <div>3.4.</div>	<p><b>Investigate:</b></p> <p>A roof tile is to be removed as a sample and submitted for asbestos testing in accordance with the Asbestos Abatement Regulation of 2020, published under Government Notice R1196 in GG 43893 of 10 November 2020.</p> <p>If the results indicate Asbestos (fibrous silicates) are present, the roof tiles are all to be removed by a type 3 registered asbestos contractor with the chief inspector.</p> <p>Note: The contractor must allow Iziko the "asbestos client", 7 days to notify the Provincial Director before the commencement of work.</p> <p><b>Preparation:</b></p> <p>Remove all roof tiles.</p> <p><b>New installation:</b></p> <p>Once roof tiles are removed, install new 80 mm IsoBoard insulation or similar insulation board under battens, between the rafters. New insulation to be installed as per the manufacturer's specifications. Allow for total new installation.</p> <p>Install new Sisalation FR430 fire retardant or similar is to be installed as per the manufacturer's specifications. Allow for total new installation.</p> <p>Tiles are to be replaced with new fibre cement Nutec roof tiles, or similar shingle tiles to match the existing roof tile profile. Allow for total replacement of the surface. Tiles to be re-laid to match the existing pattern. COLOUR: Charcoal Slate (Mitred) to match existing. Note: Roof tile is to be installed manufacturer's specifications.</p> <p>Replace existing roof ridge flashings with new galvanised ridge flashings before re-laying ridge tiles with new fibre cement Nutec roof tiles, or similar shingle tile.</p>



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TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
INSPECT & CLEAN RAINWATER GOODS	 	<div>1.</div> <div>1.1.</div> <div>1.2.</div>	<div><b>Servicing Rainwater Goods:</b></div> <div>Inspect gutters and downpipes to see if they are functioning properly.</div> <div>Clear gutters and downpipes of blockages.</div>
INSPECT & PAINT FASCIA BOARD	    	<div>1.</div> <div>2.</div> <div>2.1.</div> <div>2.2.</div> <div>2.3.</div> <div>2.4.</div> <div>3.</div> <div>3.1.</div> <div>3.2.</div> <div>3.3.</div> <div>3.4.</div> <div>4.</div> <div>4.1.</div> <div>4.2.</div> <div>5.</div> <div>6.</div>	<div><b>Inspection:</b></div> <div>A roofing specialist is to inspect the fascia boards to assess if it is possible to partially replace damaged portions of the fascia boards.</div> <div><b>Partical Replacement:</b></div> <div>If roofing specialist deems a partial replacement of fascia board is possible, the gutter attached to the damaged portion is to be carfully removed and stored for reinstallation.</div> <div>Carefully cut out the damaged fascia board back to the first unaffected rafter. Care must be taken while detaching it from the rafters as not to damage them.</div> <div>New timber fascia to match the height and thickness of the existing timber fascia. It is to be cut to size to fit the section that was removed.</div> <div>Fix new timber fascia portion to rafters. The seam where the new timber fascia meets the existing one is to be sealed with an appropriate caulking and painted to match the rest of the fascia board.</div> <div><b>Total Replacement</b></div> <div>If the roofing specialist deems partial replacement is not possible, a total replacement of the timber fascia board will need to be done.</div> <div>For the portions where whole sections of fascia boards are to be totally replaced, the gutter sections attached to them are to be carefully removed and stored for reinstallation.</div> <div>New timber fascia to match the height and thickness of the existing timber fascia. It is to be cut to size to fit the section that was removed.</div> <div>Fix new timber fascia portion to rafters. The seam where the new timber fascia meets the existing one is to be sealed with an appropriate caulking and painted to match the rest of the fascia board.</div> <div><b>Preparation</b></div> <div>Wipe down timber fascia boards to remove grime, dust and flaking paint. Sand wood with 120 grit paper and finish off with 220 grit paper in the direction of the grain. Dust off.</div> <div>Fill holes and defects using an appropriate wood filler following the manufacturer's instructions. Note: the wood filler must be paint compatible. Once holes and defects have been filled, ensure to remove excess wood filler while it is wet. Allow 8 hours to dry. Sand to a smooth finish.</div> <div><b>Primer:</b></div> <div>Apply one coat of an appropriate timber primer to achieve a continuous film. Primer is to be applied following the manufacturer's specifications.</div> <div><b>Fishing coat:</b></div> <div>Apply an appropriate exterior paint following the manufacturer's instructions.</div> <div>Paint colour: WHITE</div>

IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS  
EXTERIOR



TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
REPAIR & REPAINT BARGE BOARD		<div>1</div> <div>1.1</div> <div>1.2</div> <div>1.3</div> <div>2.</div> <div>3.</div>	<p><b>Preparation</b></p> <p>Remove the decorative finial from the barge board. It is to be replicated using a piece of timber and installed on all barge boards in the same position as the existing one.</p> <p>Wipe down timber barge boards to remove grime, dust and flaking paint. Sand wood with 120 grit paper and finish off with 220 grit paper in the direction of the grain. Dust off.</p> <p>Fill holes and defects using an appropriate wood filler following the manufacturer's instructions. Note: the wood filler must be paint compatible. Once holes and defects have been filled, ensure to remove excess wood filler while it is wet. Allow 8 hours to dry. Sand to a smooth finish.</p> <p><b>Primer:</b></p> <p>Apply one coat of an appropriate timber primer to achieve a continuous film. Primer is to be applied following the manufacturer's specifications.</p> <p><b>Fishing coat:</b></p> <p>Apply an appropriate exterior paint following the manufacturer's instructions. Paint colour: WHITE</p>
REPAIR & REPAINT ROOF EAVES		<div>1.</div> <div>1.1.</div> <div>1.2.</div> <div>2.</div> <div>3.</div> <div>4.</div>	<p><b>Total Replacement:</b></p> <p>The roof eave lining is to be completely replaced with an appropriate material to match the existing. The replacement lining is to be installed to match the existing.</p> <p>Quantity surveyour to allow for the total replacement of the half round timber strips.</p> <p><b>Priming:</b></p> <p>Spot prime-filled areas with appropriate primer once the crack filler has dried properly. Note: Failure to allow complete drying out of the crack filler will result in uneven sheen levels between the repaired and normal areas.</p> <p><b>Undercoat:</b></p> <p>Apply one coat of appropriate paint undercoat. Note: Paint is to be applied in strict accordance with the manufacturer's specifications.</p> <p><b>Finishing Coats:</b></p> <p>Apply two to three finishing coats of an appropriate exterior paint, per the paint specialist's report and recommendation, to achieve a closed film and solid colour. Paint colour: WHITE</p>
REPAIR POOL PUMP		<div>1.</div> <div>2.</div>	<p><b>NOTE: All repair work related to the swimming pool is to be completed by a swimming pool specialist.</b></p> <p><b>Investigate:</b></p> <p>The pool pump is to be inspected to identify the scope and extent of pump damage. Pool pump specialist to report findings to the architect.</p> <p><b>Repair</b></p> <p>The pool pump is to be repaired by a pool pump specialist.</p>



IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS  
EXTERIOR







TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
CLEAN SWIMMING POOL		1.	<p><b>NOTE: All repair work related to the swimming pool is to be completed by a swimming pool specialist.</b></p> <p><b>Deep clean swimming pool</b> The swimming pool is to be deep-cleaned following the advice of a swimming pool specialist. Once drained a descision will be taken regarding the repair or refinishing of the interior surface of the swimming pool.</p>
REINSTATE SWIMMING POOL SAFETY NET		1.  2.	<p><b>NOTE: All repair work related to the swimming pool is to be completed by a swimming pool specialist.</b></p> <p><b>1. Inspect</b> The existing swimming pool net is to be inspected to see if it can be reused. The condition of the swimming pool net is to be reported to the architect.</p> <p><b>2. New Swimming Pool Net</b> If existing net is not reusable, a new swimming pool net must be fitted to the existing pool net clips. Swimming pool net to comply with SANS 10134.</p>
REPAIR THATCH UMBRELLAS	 	1.  2.  3.  4.	<p><b>NOTE: All repair work related to the thatch umbrellas is to be completed by a thatching specialist.</b></p> <p><b>1. Remove old thatch &amp; ridge cap:</b> Carefully remove all old thatch, taking care not to damage the metal frame. The thatching expert should take note of the existing fasteners/wires used to secure the thatch to the frame, as the same method of fastening is to be used. The existing ridge cap is to be removed and safely stored for reuse.</p> <p><b>2. Preparation:</b> Inspect and prepare the metal frame to ensure it is clean and sound before applying new thatch. Any structural damage is to be repaired by the specialist.</p> <p><b>3. New thatch:</b> Apply new thatch in layers, securing it to the frame with the same method used on the existing structure. The thatch is to be applied in strict accordance with the manufacturer's instructions.</p> <p><b>4. Umbrella Ridge:</b> Special care must be taken to ensure the ridge is finished properly and that the existing ridge cap is reinstalled or replicated to match existing if damgaed.</p>
CLEAN & PAINT THATCH FIBREGLASS TABLE	 	1. 1.1. 1.2. 1.3.  1.4. 2.  3.	<p><b>1. Preparation</b></p> <p>1.1. Clean the fibreglass table with a soap solution to ensure it is clean and free of dirt &amp; grease.</p> <p>1.2. Fill cracks with an appropriate filler.</p> <p>1.3. Sand the fibreglass table with a 150-grit sandpaper to remove the glossy layer. Once that is completed, gradually increase to a 220-grit sandpaper to achieve a smooth, even surface. Care must be taken not to sand too aggressively. Wipe away dust once sanding is complete.</p> <p>1.4. Tape off the thatch umbrella pole to prevent paint from spliiling onto it.</p> <p><b>2. Primer:</b> Apply a thin, even layer of an appropriate fibreglass primer.</p> <p><b>3. Top coat:</b> Apply thin, even layers of an appropriate fibreglass top coat, to be applied following the manufacturer's instructions. Paint colour WHITE.</p>

IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS  
EXTERIOR




TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
REPAIR WHITE PRECAST CONCRETE COLUMN		<div>1.</div> <div>2.</div> <div>2.1.</div> <div>2.2.</div> <div>3.</div> <div>3.1.</div> <div>3.2.</div> <div>4.</div> <div>4.1.</div> <div>4.2.</div> <div>4.3.</div>	<p><b>Inspection:</b> Visually inspect all concrete columns and identify areas that require repair, i.e. Cracks, hollow sections and damaged areas.</p> <p><b>Preparation:</b> 2.1. Clean surfaces with a Sugar soap/water solution, or a similar product, to remove all surface contaminants and chalky residue. Rinse thoroughly with clean water and allow to dry.</p> <p>2.2. Prepare surfaces by removing all paint coatings, friable deposits, grease, dirt, etc. Sand thoroughly to break the surface to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean. (Use of water jet NOT allowed)</p> <p><b>Fine Crack Repair:</b> 3.1. Professional Bridging Compound, or similar, to be thinned 5-10 % with water over the entire fine cracked area to a wet film thickness of 400 µm (a medium pile or short pile roller maybe used with thinned material to avoid texturing the coating. Stipples should be smoothed out while still wet using a water wet brush).</p> <p>3.2. Crazed cracking: A second diluted coat will be required after a drying time of two hours to fill and bridge these cracks.</p> <p><b>More Severe Crack Repair:</b> 4.1. Open the damaged area sufficiently to allow repair material to be adequately filled in to achieve a mechanical bond.</p> <p>4.2. Clean away dust, grease and grime from surface.</p> <p>4.3. Fill areas with the appropriate patching plaster using a putty knife or trowel. Smooth off whilst still wet. Allow to dry for 24hours. Patch prime using newly repaired areas with the appropriate primer, and allow 16 hours drying at 23°C. NB: Texture on repaired areas must be finished off to match the existing profile.</p>
REPAINT CONCRETE COLUMN		<div>1.</div> <div>1.1.</div> <div>1.2.</div> <div>2.</div> <div>3.</div> <div>4.</div>	<p><b>Preparation:</b> 1.1. Clean surfaces with a Sugar Soap /water solution, or similar, to remove all surface contaminants and chalky residue. Rinse thoroughly with clean water and allow to dry.</p> <p>1.2. Prepare surfaces by removing all paint coatings, friable deposits, grease, dirt, etc. Sand thoroughly to break the surface to provide a uniform finish. Brush down and wash to remove dust and surface contamination and wipe clean. (Use of water jet NOT allowed)</p> <p><b>Priming:</b> 2. Apply an appropriate primer to the column surface following the manufacturer's specifications.</p> <p><b>Undercoat:</b> 3. Apply one coat of appropriate paint undercoat. Note: Paint is to be applied in strict accordance with the manufacturer's specifications.</p> <p><b>Finishing Coats:</b> 4. Apply two to three finishing coats of an appropriate exterior paint. Paint is to be applied in strict accordance with the manufacturer's specifications. Paint colour: WHITE</p>



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EXTERIOR






TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
REPAIR PILLAR LIGHT		<div>1.</div> <div>2.</div> <div>2.1.</div> <div>2.2.</div> <div>2.3.</div>	<p><b>NOTE: All electrical/electronic accessories are to be inspected by an electrical engineer. NOTE: All electrical/electronic work to be carried out by a qualified electrician.</b></p> <p><b>1. Outdoor pillar lighting</b> To be repaired as per the electrical engineer's specifications.</p> <p><b>2. Reinstate pillar light casing</b></p> <p>2.1. Dismount the pillar light frame and clean it all of old coatings, dirt and grease.</p> <p>2.2. Powder coat the metal frame. Powder coating to be done in strict accordance with the manufacturer's instructions. Colour: BLACK</p> <p>2.3. The missing glass of the light is to be have a new glass section to be installed. The new glass is to match the existing, as reasonably possible.</p>
REPAIR STOEP LANTERN LIGHTS	 	<div>1.</div> <div>2.</div> <div>2.1.</div> <div>2.2.</div> <div>2.3.</div>	<p><b>NOTE: All electrical/electronic accessories are to be inspected by an electrical engineer. NOTE: All electrical/electronic work to be carried out by a qualified electrician.</b></p> <p><b>1. Wall-Mounted Lantern Lighting</b> To be repaired as per the electrical engineer's specifications.</p> <p><b>2. Reinstate pillar light casing</b></p> <p>2.1. Dismount the pillar light frame and clean it all of old coatings, dirt and grease.</p> <p>2.2. Powder coat the metal frame. Powder coating to be done in strict accordance with the manufacturer's instructions. Colour: BLACK</p> <p>2.3. The missing glass of the light is to be have a new glass section to be installed. The new glass is to match the existing, as reasonably possible.</p>
REVARNISH PERGOLA	  	<div>1.</div> <div>1.1.</div> <div>1.2.</div> <div>1.3.</div> <div>2.</div> <div>3.</div>	<p><b>1. Preparation:</b></p> <p>1.1. Sound varnish must be wiped down with mineral turpentine to remove any wax, oil or silicone. Lightly sand the surface with 80-grit sandpaper and increase to 100-grit, then 120-grit. Remove dust. Wipe or rinse the surface with clean tap water.</p> <p>1.2. Varnish that is cracked and flaked must be stripped to bare wood either by sanding or by the use of a paint stripper. Note: If a paint stripper is used, care must be taken not to dry out the historic timber any further by leaving the paint stripper on the surface too long. Sand any discoloured areas to fresh wood. Sand down wood, including the end grain to a smooth even surface finish using 100 -150 grit sandpaper, sanding in the direction of the wood grain. Note: If nail holes or wood crevices need to be filled with wood filler, then fill and allow drying and sand to a smooth finish as part of the final sanding.</p> <p>1.3. Prior to revarnishing, all areas not to be varnished are to be covered or taped off to prevent spills or dripping.</p> <p><b>2. New varnish:</b> Apply Dulux Woodgard Interior/Exterior Timbavarnish, or similar in an even thickness and finish in the direction of the grain. Thin the first coat up to 10% with Mineral Turpentine to aid penetration on raw wood. Allow to dry overnight and sand lightly with 320 grit sandpaper. Apply second and third coats undiluted, sanding lightly between coats. Note: Care must be taken NOT to varnish the window shut and varnish is to be applied according to manufacturer instructions.</p> <p><b>3. Clean up:</b> Clean area of any varnish splatter or tape adhesive using an appropriate cleaner.</p>

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EXTERIOR

TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
REPAIR OUTDOOR BRAAI		1.	<b>Reconstruction of Braai</b> The braai is to be partially demolished and reconstructed according to architectural details to be issued at a later date. Prior to demolition, the braai is to be measured up and documented. Quantity surveyor to allow for the reconstruction of the braai.
CLEAR CHANNEL		1. 1.1.  1.2.	<b>Servicing Water Channels:</b> 1.1. Inspect water channels to identify if any portions require demolition or renovation, and agree on the scope of work with the architect  1.2. Clear the water channels of blockages.
REPAIR & PAINT GATE 1- 8		1. 1. 1.2. 1.3.  2. 2.1.  2.2.	<b>Preparation:</b> 1. Clean steel gate with a mild cleaner to ensure it is free of grime and dirt.  1.2. Scrape off loose paint and rust. If needed scrub down rust with a wire brush and wipe it clean.  1.3. Treat rusted areas with an appropriate rust remover. Rust remover should be applied strictly in accordance with the manufacturer's instructions.  <b>2. Paint Steel Gate</b> 2.1. Apply an appropriate metal primer to steel fence posts. Metal primer to be applied following the manufacturer's instructions.  2.2. Apply an appropriate metal paint to fence posts. Paint is to be applied strictly in following the manufacturer's instructions. Colour: BLACK



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EXTERIOR

TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
REPAIR OUTSIDE SINK		<div>1.</div> <div>2.</div>	<p><b>Preparation:</b> Clean steel sink with a mild cleaner to ensure it is free of grime and dirt.</p> <p><b>Remove rust:</b> Apply an appropriate rust remover to the stainless steel sink. Care must be taken not to cause further damage to the sink while removing rust. It is recommended to use a gentle rust removal solvent and a heavy-duty nylon scouring pad. Avoid cleaning methods that require the use of a wire brush, sandpaper or steel wool.</p>
GENERAL MAINTENANCE	<div></div>	<div>1.</div> <div>1.1.</div> <div>1.2.</div> <div>1.3.</div> <div>1.4.</div> <div>1.5.</div>	<p><b>Clean up and remove</b></p> <p>1.1. All wasp and hornet nests on the exterior of the house are to be removed.</p> <p>1.2. Clean the external window sills of bird droppings.</p> <p>1.3. All bird nests that affect the historic fabric of the Nelson Mandela Prison House are to be removed.</p> <p>1.4. Rake up and remove all fallen leaves.</p> <p>1.5. Inspect all gullies and clear them of fallen leaves, dirt, etc.</p>

A.2. INTERIOR CONDITION ASSESSMENT:

1. Floor:  
The house has a variety of floor finishes in varying conditions.
- 1.1. Kitchen tile:  
The kitchen floor tile is in an acceptable condition with localised areas of damage.

1.2. Cream-coloured carpet:  
The cream coloured carpet that runs from the master bedroom through to the passage shows signs of wear and tear, with a patch of severe water damage in a localised area where the roof used to leak, which has been repaired. Architects recommend a like-for-like replacement of this area. The carpet in the dining room (G03) and the sitting room (G02) is in a slightly better condition.

1.3. Old patterned carpet:  
The old patterned carpets in secondary bedrooms (G12, G14, G17) are in acceptable condition. Architect recommends installing a transparent, heavy-duty carpet runner to protect the carpet from wear and tear once the museum opens to the public.

1.4. Novilon sheeting on screed:  
The Novilon floor sheeting in the pantry (G07) is in an acceptable condition considering its age. It has two minor tears that have been glued back onto the screed surface to prevent further tearing.

1.5. Vinyl floor tile in bathrooms:  
The vinyl floor tiles in each of the bathrooms vary in colour from one to another. One (G11) has blue tiles, one (G15 & G16) has grey, and one(G13) has beige vinyl tiles. Overall, they are in excellent condition considering their age. It should be noted that Ensuite 1 was covered in carpet during Mandela's incarceration; this is to be reinstated.
2. Skirting:  
Similar to the floor, there is more than one type of skirting evident in the house, in varying conditions.
- 2.1. Varnished timber skirting:  
The varnished timber skirting can be found in most rooms of the house. They are in excellent condition with localised areas of damage.

2.2. Painted timber skirting:  
The main bedroom has white painted timber skirting. The skirting is in an acceptable condition, with localised areas where it is starting to pull away from the wall.

2.3. Vinyl skirting:  
The vinyl skirting can be found in the bathroom areas. They are in good condition with localised areas where they are pulling loose from the wall.
3. Walls:  
Interior walls appear to be in good condition.
- 3.1. Plaster and painted:  
All interior walls that are plastered have been painted white. There are areas of localised minor cracking in the plaster/ paint.

3.2. Wall tiles:  
A variety of historic wall tiles are present. All of the tiles are in excellent condition considering their age, with minor localised issues.  
The kitchen (G05) & scullery (G06) have beige veined wall tiles. Ensuite 1 (G11) has a blue tile with a floral pattern. There is evidence of past repairs in the bathroom, where original tiles were replaced with a simple white tile. Ensuite 2 (G13) has a beige tile with a leaf pattern present on some tiles. Toilet (G15) has a white tile with cream floral wreath patterns. Bathroom (G16) has a cream kaleidoscopic tile pattern. There is evidence of past repairs in the bathroom, where original tiles were replaced with a simple white tile.
4. Ceilings:  
The house has gypsum plasterboard ceilings that are painted white. Passage 1 (G08), passage 2 (G09), main bedroom (G10), study /clinic (G18), entrance lobby (G01), sitting room (G02) and dining room (G03) have a ceiling medallion. Pantry (G07), bathroom (G16) & bedroom 4 (G17) have half-round ceiling strip joints. All other rooms have a plain standard ceiling. The ceilings are in excellent condition with localised cracks and minor water damage evident.
5. Cornice:  
Three different cornices were used inside the house. In the kitchen (G05), bathrooms (G11, G13, G15 &G16 ), scullery (G06), pantry (G07), bedroom 3 (G14). Secondary bedrooms (G12, G14, G17) have a 75mm standard gypsum coved cornice, painted white. In the main bedroom (G10), passageways (G08 & G09), study/clinic (G18), entrance lobby (G01), and dining room (G03), have a 135 mm standard gypsum garland cornice, painted white. The sitting room (G02) has an unidentifiable triple band cornice that is unique to this room. The cornices are in an acceptable condition with localised issues.



6. Internal light fittings:  
The house features a variety of old light fittings that have had their bulbs replaced with modern ones. Only Bedroom 4 (G17) and Bathroom (G16) have lights that aren't working. Furthermore, it appears that Bedroom 4 (G17) historic light fitting has been replaced with a bowl lightshade fitting
7. Pelmets:  
Most curtain pelmets are in acceptable condition with localised damage. Pelmets are made from timber boards that have been painted white, except for the study/clinic (G18), which has a varnished timber pelmet.
8. Internal Doors:  
The house features many hollow-core doors in a pressed metal frame that has been painted white. The door finish varies from door to door. Some have a varnished timber veneer, while others have a pressed pattern hardboard face that has been painted white. The study/clinic (G18) has an arched timber-framed single opening door with a varnished veneered finish, and two side panels finished the same as the door. Doors are in acceptable condition. In bedroom 2 (G12), the bottom portion of the door stile at the locking mechanism appears to be pulling loose.
9. Ironmongery:  
The house features a variety of ironmongery that appears to be in acceptable condition with localised issues. The Scullery (G06) window has a side-opening leaf that is missing its bottom hinge. In the main bedroom (G10), most of the internal cupboard closers are broken. In bedroom 2 (G12), a new, historically incorrect door handle has been installed where a round brass doorknob used to be.
10. Bathroom fixtures:  
The house features a variety of historic bathroom fixtures that appear to be in working condition. In Ensuite 01 (G11) the right-hand basin shows evidence of a leaking tap, and the toilet has a slow leak.  
  
*For noting: Ensuite 02(G13), the basin is showing signs of surface cracking. Toilet room (G15), the cistern lid shows signs of cracking. These two items are to be left as is; no repair work is to be done.*
11. Joinery:  
There are a variety of joinery elements from kitchen and bathroom cabinetry to built-in cupboards with a variety of finishes. They are in good condition considering their age, with localised damage. In the Ensuite 01 (G11) bathroom vanity, the timber bolection moulding is coming loose, and there is a missing doorknob.  
  
*For noting: Bedroom 2 (G12), the built-in cupboard shows signs of interior water damage, and the backing board is coming loose. Bedroom 4 (G 17), the built-in cupboards' interior shows signs of severe water damage. These two items are to be left as is; no repair work is to be done.*

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INTERIOR

ROOM NR	CLEAN CERAMIC FLOOR TILE	REPLACE CREAM CARPET	INSTALL NEW CARPET OVER VINYL TILE	CLEAN CREAM CARPET	REPAIR VARNISHED TIMBER SKIRTING	REFIX PAINTED SKIRTING	REPAIR VINYL SKIRTING	REPAIR WALL CRACKS	REPAIR WALL WATER DAMAGE/ BLISTERING PAINT	REPAINT WALL	INSPECT & REFIX WALL TILE TO SURFACE	REPAIR CEILING CRACK	CLEAN STAINED CEILING	REPAINT CEILING	REPAIR 75MM STANDARD GYPSUM COVERED CORNICE	REPAIR TRIPLE BAND CORNICE	REPAIR 135 MM STANDARD GYPSUM GARLAND CORNICE
G01 (Entrance Lobby)	X													X			
G02 (Sitting room)		X		X				X	X	X				X		X	
G03 (Dining Room)		X		X				X		X							
G04 (Lounge room)	X											X	X	X	X		
G05 (Kitchen)	X							X		X		X		X			
G06 (Scullery)	X																
G07 (Pantry)																	
G08 (Passage 1)		X						X		X							
G09 (Passage 2)		X						X		X		X		X	X		
G10 (Main Bedroom)		X				X		X		X							
G11 (Ensuite 1)			X								X						
G12 (Bedroom 2)								X	X	X							X
G13 (Ensuite 2)								X		X		X		X			
G14 (Bedroom 3)								X	X	X		X		X			
G15 (Toilet)							X										
G16 (Bathroom)							X										
G17 (Bedroom 4)					X			X	X	X							
G18 (Study / Clinic)		X			X			X	X	X							
G19 (Garage)																	

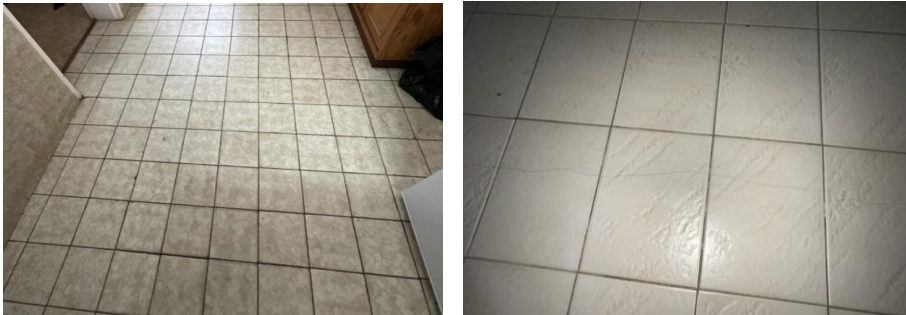


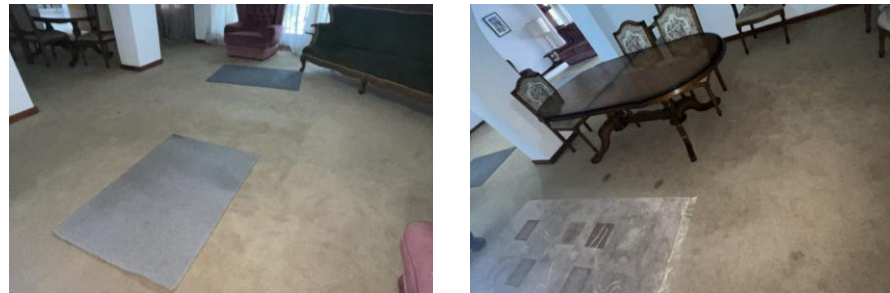
IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE SCHEDULE  
INTERIOR

ROOM NR	REPAIR LIGHT	REPAIR TIMBER BOARD PELMET JOINT	INSPECT & REATTACH PELMET COVER STRIP	REPAIR BEDROOM 2 (G12) DOOR STILE	INSTALL NEW BRASS DOORKNOB BEDROOM 2 (G12)	REPAIR TAP LEAK IN ENSUITE 1 ( G11)	TOILET LEAK IN ENSUITE 1 (G11)	REPAIR BOLECTION ENSUITE 1 (G11)	MISSING DOOR KNOB ON BATHROOM CABINET IN ENSUITE 1 (G11)	REPAIR STEEL SINK
G01 (Entrance Lobby)										
G02 (Sitting room)										
G03 (Dining Room)										
G04 (Lounge room)	X									
G05 (Kitchen)										
G06 (Scullery)										X
G07 (Pantry)										
G08 (Passage 1)										
G09 (Passage 2)										
G10 (Main Bedroom)		X	X							
G11 (Ensuite 1)			X			X	X	X	X	
G12 (Bedroom 2)			X	X	X					
G13 (Ensuite 2)			X							
G14 (Bedroom 3)			X							
G15 (Toilet)			X							
G16 (Bathroom)	X		X							
G17 (Bedroom 4)	X									
G18 (Study / Clinic)										
G19 (Garage)										

IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS  
INTERIOR




NOTE: All repair work is to be done in strict accordance with architectural specifications. Any alternative methods of repair must be discussed and approved by the architect before being carried out.

NOTE: All repair work should be conducted carefully to avoid damaging the original state of the significant heritage building.

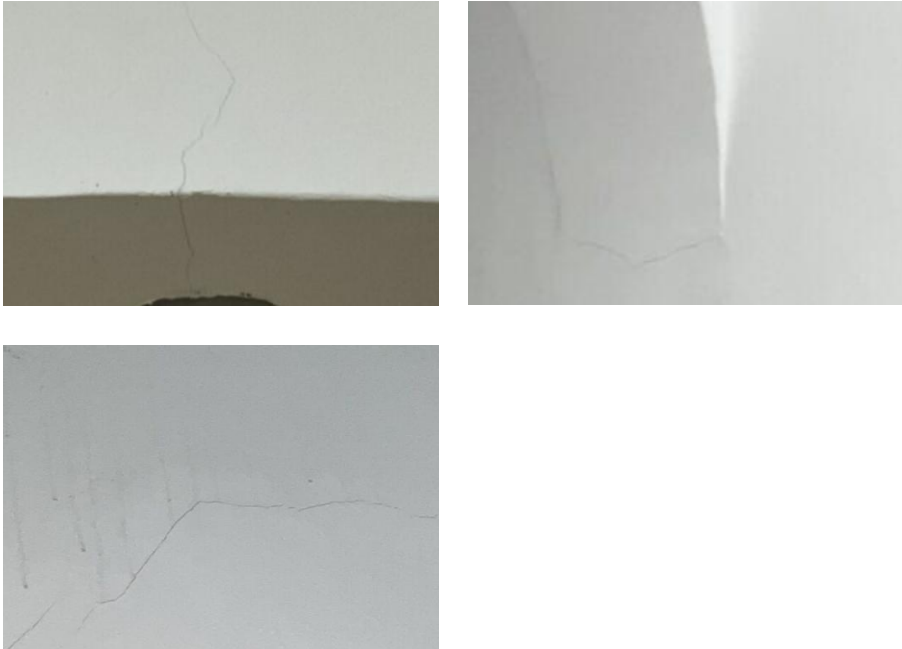

TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
CLEAN CERAMIC FLOOR TILE		1.	<b>Application:</b> Using soft brushes, mild detergents, and deionized water to remove dirt and grime without damaging the tiles. For more stubborn stains, carefully selected chemical agents can be used. It's essential to test these agents on a small, inconspicuous area first to ensure they do not cause harm.
REPLACE CREAM CARPET		1.  2.  3.  4.	<b>Preparation:</b> Clear the rooms and passageways of furniture. The Furniture that is to be removed is to be handled with care and must be safely stored while new carpet is installed.  <b>Investigation:</b> A carpet specialist is to investigate the existing cream coloured carpet and recommend a like-for-like replacement.  <b>Remove existing cream coloured carpet:</b> Investigate if the carpet is glued down or stretch fitted (alternative name: broadloom stretch fitted) and use the appropriate method to remove the carpet. Note: extreme care must be taken not to damage the existing skirting board.  <b>New cream carpet:</b> New carpet to be installed according to the carpet specialist's specifications and detail. Colour and type of carpet to strictly adhere to the recommendations of the carpet specialist.
INSTALL NEW CARPET OVER VINYL TILE		1.	<b>New cream carpet:</b> New carpet to be installed according to the carpet specialist's specifications and detail. Colour and type of carpet to strictly adhere to the recommendations of the carpet specialist. This carpet is to match the other new cream coloured carpet to be installed.
CLEAN CREAM CARPET		1.  1.1.  1.2.  1.3.	<b>NOTE: Carpet cleaning is to be done by a carpet cleaning specialist.</b>  <b>Preparation:</b> The carpet is to be cleaned using an appropriate carpet cleaner. Care must be taken not to damage the carpet.  A carpet cleaning specialist is to test the cleaning material in an inconspicuous area before cleaning the whole carpet to ensure the cleaning material does not damage the historical fabric of the building.  Note only the rooms indicated on the schedule are to have their carpets cleaned.






IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS  
INTERIOR

TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
REPAIR VARNISHED TIMBER SKIRTING		<div>1.</div> <div>2.</div> <div>3.</div> <div>4</div> <div>4.1.</div> <div>4.2.</div> <div>5.</div>	<p><b>Inspection:</b> Visually inspect all varnished skirting and identify areas that require repair, such as holes and minor damaged areas.</p> <p><b>Preparation - Wood Filler:</b> Ensure timber surfaces are clean, sound, and dry.</p> <p><b>Wood Filler Application:</b> Fill holes and defects using an appropriate wood filler following the manufacturer's instructions. Note: the wood filler must be varnish compatible.</p> <p><b>Preparation - Varnish:</b> 4.1. Sound varnish must be wiped down with mineral turpentine to remove any wax, oil or silicone. Lightly sand the surface with 320-grit sandpaper. Remove dust. Wipe or rinse the surface with clean tap water. 4.2. Prior to revarnishing, cover the surrounding surfaces that are not to be varnished to prevent unwanted areas from getting damaged or marked</p> <p><b>New varnish:</b> Apply an appropriate timber varnish, to match existing varnish colour, in an even thickness and finish in the direction of the grain. Varnish is to be applied according to the manufacturer's instructions.</p>
REFIX PAINTED SKIRTING		<div>1.</div> <div>1.1</div> <div>1.2</div> <div>2.</div> <div>3.</div> <div>4.</div>	<p><b>Inspection:</b> 1.1 Visually inspect all painted skirting and identify areas that require to be refixed to wall. 1.2 Inspect nails of affected areas to identify if they are loose.</p> <p><b>Refixing skirting:</b> Loose nails are to be carefully hammered back into place with a hammer. Care must be taken not to damage the skirting board.</p> <p><b>Preparation - Recaulking:</b> Ensure timber painted skirting surfaces are clean of dirt, dust, loose paint and old caulking material or wood filler.</p> <p><b>Small Gaps:</b> For small gaps, apply a bead of an appropriate caulking material or wood filler along the opening. Ensure the caulking is finished off smoothly. The caulking material is to be applied following the manufacturer's specifications. Colour: WHITE</p>
REPAIR VINYL SKIRTING		<div>1.</div> <div>1.1.</div> <div>1.2.</div> <div>1.3.</div> <div>2.</div>	<p><b>Refix Loose Vinyl Skirting:</b> 1.1. Visually inspect all vinyl skirting and identify areas that require to be refixed to the wall surface. 1.2. Remove old adhesive from vinyl skirting. Care must be taken not to damage skirting. 1.3. Using an appropriate adhesive, refix loose vinyl skirting to the wall surface. The adhesive must not cause damage to the historic wall tile or vinyl skirting. The adhesive must be applied in accordance with the manufactures specifications.</p> <p><b>New Vinyl Skirting to match existing:</b> Quantity surveyor to allow for total replacement. Total replacement to be confirmed at a later stage.</p>

IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS  
INTERIOR





TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
REPAIR INTERIOR WALL CRACKS		<div>1.</div> <div>2.</div> <div>2.1.</div> <div>2.2.</div> <div>3.</div> <div>3.1</div> <div>3.2.</div> <div>3.3</div>	<p><b>Inspection:</b> Visually inspect all interior wall plaster surfaces of the Nelson Mandela Prison House and identify areas that require repair i.e. Plaster cracks, hollow plaster, damaged cement areas.</p> <p><b>Preparation:</b></p> <p>2.1. Clean surfaces with a Sugar soap/water solution, or a similar product, to remove all surface contaminants and chalky residue. Rinse thoroughly with clean water and allow to dry.</p> <p>2.2. Prepare surfaces by removing all paint coatings, friable deposits, grease, dirt, etc. Sand thoroughly to break the surface to provide a uniform finish. Brush down and wash to remove dust and surface contamination.</p> <p><b>Fine Crack Repair</b></p> <p>3.1 Spread Professional Bridging Compound, or similar, to be thinned 5-10 % with water over the entire fine cracked area to a wet film thickness of 400 µm (a medium pile or short pile roller maybe used with thinned material to avoid texturing the coating. Stipples should be smoothed out while still wet using a water wet brush).</p> <p>3.2. Crazed cracking: A second diluted coat will be required after a drying time of two hours to fill and bridge these cracks.</p> <p>3.3 Sand down the newly repaired plaster and feather the edges of the remaining paint layer to allow for a smooth transiniton between the new and old paint layers when repainted</p>
REPAIR WALL WATER DAMAGE / BLISTERING PAINT		<div>1.</div> <div>2.</div> <div>2.1.</div> <div>2.2.</div> <div>2.3.</div>	<p><b>Inspection:</b> Visually inspect indicated rooms and identify wall areas that have blistering paint or mould.</p> <p><b>Preparation:</b></p> <p>2.1. If mould is present, it is to be treated with an appropriate mould treatment. It is recommended to use a bleach or specialised mould-removing treatment. The treatment must be applied following the manufacturer's specifications. Care must be taken not to spill any of the mould treatment contents on the historic carpets, etc or cause any damage to the historic fabirc of the building .</p> <p>2.2. Using a scraper or putty knife, scrape loose all blistering paint.</p> <p>2.3. After scraping away blistered paint, sand down the affected area and feather the edges of the remaining paint layer to allow for a smooth transiniton between the new and old paint layers.</p>
REPAINT WALL		<div>1.</div> <div>1.1</div> <div>1.2.</div>	<p><b>New Paint:</b></p> <p>1.1 Repaired plaster cracked areas and repaired water-damaged/ blistering paint areas are to be primed with an appropriate primer, applied according to the manufacturer's instructions.</p> <p>1.2. Repaired plaster cracked areas and repaired water-damaged/ blistering paint areas are to be repainted with an appropriate PVA Paint. Paint to be applied following the manufacureres instructions. Colour: WHITE</p>

IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS  
INTERIOR

TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
INSPECT & REFIX WALL TILE TO SURFACE		<p><b>1</b></p> <p>1.1.</p> <p>1.2.</p> <p><b>2.</b></p> <p>2.1.</p> <p>2.2.</p> <p><b>3.</b></p>	<p><b>NOTE: This only applies to the tiles inside the shower of ensuite 1 that are delaminating.</b></p> <p><b>Tile Removal:</b></p> <p>Delaminated tiles are to be carefully removed in consultation with the architect.</p> <p>If an electronic item is found underneath removed tile, it is to be repported immediately to the architectural team and work is to be halted until furether instuctions are issued.</p> <p><b>Cleaning The Substrate:</b></p> <p>After all the delaminated tiles have been removed, the contractor is to remove the residual adhesive. Take care not to gouge or damage the surface.</p> <p>Clean substrate thoroughly to ensure it is smooth and free of debris.</p> <p><b>Reinstall Historic Wall Tile:</b></p> <p>Reinstall the existing tiles using the appropriate tile adhesive. Adhesive to be mixed and applied to the substrate following the manufacturer's specifications</p>
CLEAN WALL TILE		<p><b>1.</b></p>	<p><b>Application:</b></p> <p>Using soft brushes, mild detergents, and deionized water to remove dirt and grime without damaging the tiles. For more stubborn stains, carefully selected chemical agents can be used. It's essential to test these agents on a small, inconspicuous area first to ensure they do not cause harm.</p>
REPAIR CEILING CRACKS		<p><b>1.</b></p> <p>1.1</p> <p>1.2.</p> <p>1.3.</p> <p><b>2.</b></p> <p>2.1.</p> <p>2.2.</p> <p>2.3.</p>	<p><b>Preparation:</b></p> <p>Visually inspect all ceilings for cracks.</p> <p>Clean the area where the crack was identified by removing loose paint or debris using a scrapper. Note care must be taken not to further damage the ceiling.</p> <p>Apply an appropriate joint compound to the area. The joint compound to be applied in accordance with manufactureres specifications.</p> <p><b>Crack Repair:</b></p> <p>Repair crack by applying an appropriate drywall tape over the cracked ceiling portion.</p> <p>Apply a layer appropriate joint compound over the drywall tape. Ensure to feather the edges to blend with the surrounding ceiling.</p> <p>Once joint compound is dry, sand it down and prime for repainting.</p>





IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS  
INTERIOR


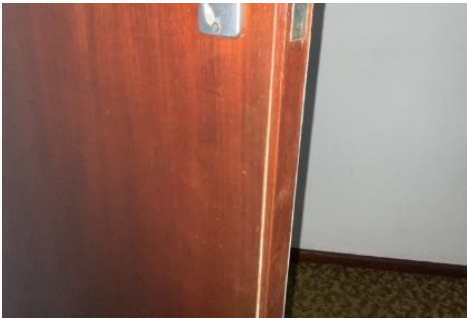

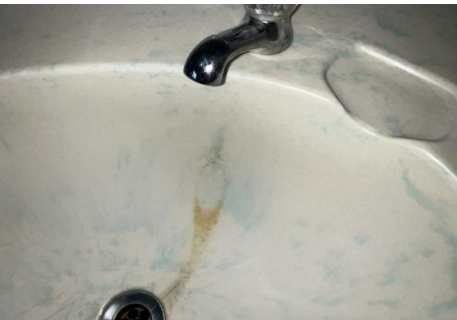

TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
CLEAN STAINED CEILING		1.	<b>Clean Water Damaged Area</b> Clean ceiling with an appropriate mould remover or bleach. Care must be take not to spill the mould remover or bleach onto any other surface.
REPAINT CEILING		1.	<b>New Paint:</b> Repaired damaged ceiling areas and repaired water-damaged areas are to be primed with an appropriate primer, applied according to manufacturer's instructions  Repaired damaged ceiling areas and water-damaged areas are to be repainted with an appropriate PVA Paint. Paint to be applied following the manufacturer's instructions. Colour: WHITE
REPAIR 75MM STANDARD GYPSUM COVED CORNICE	 	1.  2.  3. 3.1. 3.2. 4. 4.1. 4.2.	<b>Investigation:</b> Visually inspect all standard cornices to identify small cracks and areas where it is pulling loose from the ceiling or wall.  <b>Preparation</b> Ensure the affected cornice area is clean of dirt, flaking paint, and debris.  <b>Small Cracks</b> 3.1. Apply an appropriate crack filler to the affected area following manufacturer instructions. 3.2. Sand down and prime the repaired area with an appropriate primer.  <b>Cornice Pulling Loose</b> 4.1. Apply an appropriate acrylic sealant to the areas where cornice is pulling loose. 4.2. Touch up repaired areas with a PVA paint. Colour: WHITE
REPAIR TRIPLE BAND CORNICE		1.  2.  3. 3.1. 3.2. 4. 4.1. 4.2.	<b>Investigation:</b> Visually inspect all standard cornices to identify small cracks and areas where it is pulling loose from the ceiling or wall.  <b>Preparation</b> Ensure the affected cornice area is clean of dirt, flaking paint, and debris.  <b>Small Cracks</b> 3.1. Apply an appropriate crack filler to the affected area following manufacturer instructions. 3.2. Sand down and prime the repaired area with an appropriate primer.  <b>Cornice Pulling Loose</b> 4.1. Apply an appropriate acrylic sealant to the areas where cornice is pulling loose. 4.2. Touch up repaired areas with a PVA paint. Colour: WHITE






IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS  
INTERIOR

TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
REPAIR 135 MM GYPSUM GARLAND CORNICE		<div>1.</div> <div>2.</div> <div>3.</div> <div>3.1.</div> <div>3.2.</div> <div>4.</div> <div>5.</div> <div>5.1.</div> <div>5.2.</div>	<p><b>Investigation:</b> Visually inspect all standard cornices to identify small cracks, poorly repaired portions of decorative garland and areas where it is pulling loose from the ceiling or wall.</p> <p><b>Preparation</b> Ensure the affected cornice area is clean of dirt, flaking paint, and debris.</p> <p><b>Small Cracks</b> 3.1. Apply an appropriate crack filler to the affected area following manufacturer instructions. 3.2. Carefully sand down and prime the repaired area with an appropriate primer.</p> <p><b>Damaged Decorative Garland</b> Repair / recreate decorative garland band using gypsum plaster. Gypsum plaster to be mixed and applied following manufacturers' instructions.</p> <p><b>Cornice Pulling Loose</b> 5.1. Apply an appropriate acrylic sealant to the areas where cornice is pulling loose. 5.2. Touch up repaired areas with a PVA paint. Colour: WHITE</p>
REPAIR LIGHT		<div>1.</div>	<p><b>NOTE: All electrical/electronic accessories are to be inspected by an electrical engineer.</b> <b>NOTE: All electrical/electronic work to be carried out by a qualified electrician.</b></p> <p><b>1. Indoor lighting</b> To be repaired as per the electrical engineer's specifications.</p>
REPAIR TIMBER BOARD PELMET JOINT		<div>1.</div> <div>2.</div> <div>3.</div> <div>3.1.</div> <div>3.2.</div> <div>3.3.</div> <div>3.4.</div>	<p><b>Inspection:</b> Contractor to inspect the pelmet fixings to ensure any loose screws etc. are tightened and that the pelmet is properly fixed to wall.</p> <p><b>Preparation:</b> Remove dirt, old glue or damaged timber from the pelmet joint using a scraper or chisel as needed.</p> <p><b>Repair Pelmet:</b> 3.1. Glue the two parts of the pelmet together with an appropriate wood glue. 3.2. Fix the two parts of the pelmet together by installing a 40 mm x 40 mm stainless steel bracket behind the joint where the two pelmets meet, where it will not be visible. 3.3. The stainless steel bracket is to be attached to the pelmet with screws. Note screw must not stick out the front of the pelmet. 3.4. Once the two are joined, seal the front of the pelmet joint with an appropriate caulking material that is paint friendly. Ensure the joint is neat.</p>

IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS  
INTERIOR

TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
INSPECT & REATTACH PELMET COVER STRIP		<div>1.</div> <div>2.</div>	<p><b>Inspection:</b> All white painted pelmet cover strips are to be inspected. The cover strip are to be detached carefully and stored for re-instalment. Should electronic wiring or electronic devices be found, it is to be reported to the architectural team immediately, and further repair work on the white painted pelmet will be put on hold until further notice.</p> <p><b>Reinstallation of Pelmet Cover Strip</b> If nothing is found during the inspection, the cover strips are to be reinstalled into their original position.</p> <p>If gaps appear between the cover strip and the pelmet, it is to be sealed with an appropriate acrylic sealant. Sealent is to be applied according to the manufacturers instructions.</p>
REPAIR BEDROOM 2 (G12) DOOR STILE		<div>1.</div>	<p><b>Refix door stile</b> Using an appropriate wood glue, refix door stile to the verneer potion that it is pulling away from.</p>
INSTALL NEW BRASS DOORKNOB BEDROOM 2 (G12)		<div>1.</div> <div>2.</div>	<p><b>Preparation</b> Remove the existing lever door handle. Care must be taken not to damage the door.</p> <p><b>New door knob</b> Install new Union Weaver Knob Furniture Euro Escut PL, or similar round brass knob with round brass rose, following the manufacturer's instructions. Finish: BRASS <i>Note: The Union Weaver Knob Furniture Euro Escut PL is the closest locally available knobset to match the knob furniture that was present in 2013 when the CMP was compiled.</i></p>
REPAIR TAP LEAK IN ENSUITE 1 ( G11)		<div>1.</div>	<p><b>NOTE: All sanitarware is to be inspected by a qualified plumber.</b> <b>NOTE: All sanitaryware repairs to be carried out by a qualified plumber.</b></p> <p><b>Leaking Tap</b> To be repaired as per the recommendation of a plumber.</p>
TOILET LEAK IN ENSUITE 1 (G11)		<div>1.</div>	<p><b>NOTE: All sanitarware is to be inspected by a qualified plumber.</b> <b>NOTE: All sanitaryware repairs to be carried out by a qualified plumber.</b></p> <p><b>Leaking Toilet</b> To be repaired as per the recommendation of a plumber.</p>

IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS  
INTERIOR

TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
REPAIR BOLECTION IN ENSUITE 1 (G11)		1. 1.1. 1.2.	<b>Refix Bolection</b> Carfully loosen the displaced bolection pieces. Extra care must be taken not to damage bathroom cabinet door.  With an appropriate wood glue, refix the bolection pieces to the bathroom cabinet door. Care must be taken to place the bolection pieces in the upright position. The wood glue is to be applied following the manufacturer's instructions. The glue must be applied neatly and preferably dry clear.
MISSING DOOR KNOB ON BATHROOM CABINET IN ENSUITE 1 (G11)		1.	<b>Install New Similar Door Knob</b>  Install a new door knob of a similar size as the existing knob with the flower motif or other replacement knob present. Knob colour: WHITE
REPAIR STEEL SINK		1.1. 1.2.	<b>Preparation:</b> Clean steel sink with a mild cleaner to ensure it is free of grime and dirt.  <b>Remove rust:</b> Apply an appropriate rust remover to the stainless steel sink. Care must be taken not to cause further damage to the sink while removing rust. It is recommended to use a gentle rust removal solvent and a heavy-duty nylon scouring pad. Avoid cleaning methods that require the use of a wire brush, sandpaper or steel wool.

Unit Type							
Element ID	WD - 01	WD - 02	WD - 03	WD - 04	WD - 05	WD - 06	WD - 07
W x H Size	1,900×1,200	2,450×1,270	580×990	2,000×765	2,000×1,200	1,145×987	577×2,000
Quantity	1	1	1	1	1	1	1
Elevation							
2D Plan Preview							
Condition Assessment	In acceptable condition with minor damage to frame and timber beads. Glass panes are damaged as indicated in drawing above. window to be revarnished	In acceptable condition with minor damage to frame and timber beads. Glass panes are damaged as indicated in drawing above. window to be revarnished	Window in good condition. To be revarnished	Good Condition. Window frame requires revarnishing.	In acceptable condition with minor damage to frame. Glass panes are damaged as indicated in drawing above. window to be revarnished	In acceptable condition with minor damage to frame and timber beads. Window to be revarnished. Larger side opening leaf is missing its bottom hinge	Bad Condition. Replace window.
Frame Repair Instruction	Refer to repair window frame 1 specification.	Refer to repair window frame 1 specification.	N/A	N/A	Refer to repair window frame 1 Refer to repair timber bead 1 specification.	Refer to repair window frame 2 specifications.	Refer to replace window frame 1 specification.
Glazing Repair Specification	Refer to replace glass pane 1 specification.	Refer to replace glass pane 1 specification.	N/A	N/A	Note: Refer to replace glass pane 2	N/A	Glazing to be reused. Refer to glazing reuse specification.
Ironmongery Repair Instruction	N/A	N/A	N/A	N/A	N/A	Replace missing hinge as per architectural specifications.	NA
Finish	Refer to revarnish timber frame specification.	Refer to revarnish timber frame specification.	Refer to revarnish timber frame specification.	Refer to revarnish timber frame specification.	Refer to revarnish timber frame specification.	Refer to revarnish timber frame specification.	Refer to revarnish timber frame specification.

Window Schedule

1:1



ARCHITECT:  
**Osmond Lange**  
**Architects and Planners**  
**(Pty) Ltd**  
**Cape Town**

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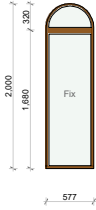
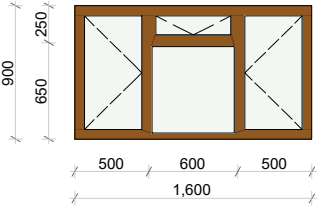
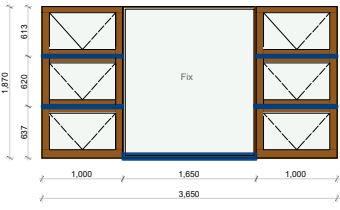
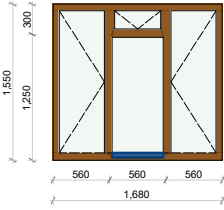
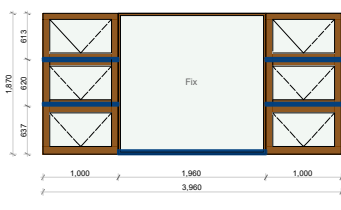
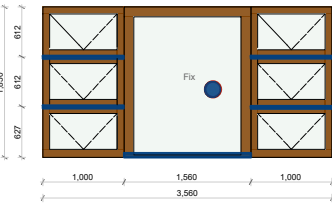
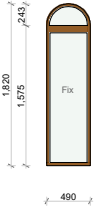
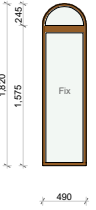

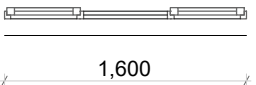
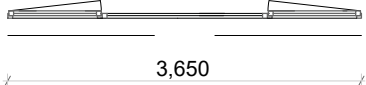
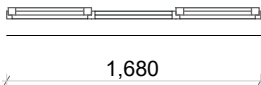
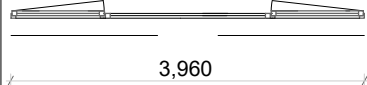
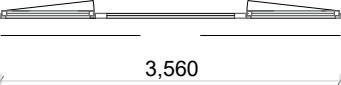


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PROJECT: **Iziko Nelson Mandela** Prison house  
Repairs and Maintenance

BIMOLA Template  
ON ####, ####

PROJECT No.	DRAWING NUMBER	REVISION
		REV 02



WD - 08	WD - 09	WD - 10	WD - 11	WD - 12	WD - 13	WD - 14	WD - 15
577×2,000	1,600×900	3,650×1,870	1,680×1,550	3,960×1,870	3,560×1,850	490×1,820	490×1,820
1	1	1	1	1	1	1	1
							
							
Bad Condition. Replace window.	Good Condition. Window frame requires revarnishing.	Bad Condition. Window frame requires a total replacement.	Good Condition. Timber bead needs repair.	Bad Condition. Window frame requires total replacement.	Good Condition. Minor damage to frame. Damaged glass pane	Good Condition. Window frame requires revarnishing.	Good Condition. Window frame requires varnishing.
Refer to replace window frame 1 specification.	N/A	Refer to replace window frame 2 specification.	Refer to timber bead 1 specification.	Refer to replace window frame 3	Refer to repair window frame 1 specification.	N/A	N/A
Glazing to be reused. Refer to glazing reuse specification.	N/A	Glazing to be reused. Refer to glazing reuse specification.	N/A	Clean and prepare glazing to be re-use as per architectural specifications	Refer to replace glass pane 1	N/A	N/A
NA	N/A	Refer to ironmongery reuse specification	N/A	N/A	N/A	N/A	N/A
Refer to revarnish timber frame specification.	Refer to revarnish timber frame specification.	Refer to revarnish timber frame specification.	Refer to revarnish timber frame specification.	Refer to revarnish timber frame specification.	Refer to revarnish timber frame specification.	Refer to revarnish timber frame specification.	Refer to revarnish timber frame specification.

Window Schedule

1:1



ARCHITECT:  
**Osmond Lange**  
Architects and Planners  
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RevID	ChID	Change Description	Date	IssID

PROJECT: **Iziko Nelson Mandela** Prison house  
Repairs and Maintenance

BIMOLA Template  
ON ####, ####

PROJECT No.	DRAWING NUMBER	REVISION REV 02
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WD - 16	WD - 17	WD - 18	WD - 19	WD - 20	WD - 21	WD - 22
1,680×1,560	1,700×1,550	1,130×985	1,130×985	960×980	1,600×1,500	1,600×1,500
1	1	1	1	1	1	1
Good Condition. Window frame requires varnishing.	Acceptable Condition. frame requires varnishing. Minor repairs needed of timber bead.	Good Condition. Window frame requires varnishing.	Acceptable Condition. frame in need of minor repair .	Acceptable Condition. Replace crumbling putty with timber bead	Bad Condition. Window frame requires total replacement.	Bad Condition. Window frame requires total replacement.
N/A	Refer to repair window frame 1 Refer to repair timber bead 2	Refer to repair timber bead 1	Refer to repair window frame 1 Refer to repair timber bead 1.	Refer to repair timber bead 2	Refer to repair window frame 4 specification.	Refer to repair window frame 5 specification.
N/A	N/A	N/A	Clean and prepare glazing as per architectural specifications.	N/A	Refer to glazing reuse specification	Refer to glazing reuse specification
N/A	N/A	N/A	Service ironmongery products as per architectural specifications.	N/A	N/A	Service ironmongery products as per architectural specifications.
Refer to revarnish timber frame specification.	Refer to revarnish timber frame specification.	Refer to revarnish timber frame specification.	Refer to revarnish timber frame specification.	Refer to revarnish timber frame specification.	Refer to revarnish timber frame specification.	Refer to revarnish timber frame specification.

Window Schedule

1:1



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RevID	ChID	Change Description	Date	IssID

PROJECT: **Iziko Nelson Mandela** Prison house  
Repairs and Maintenance  
BIMOLA Template  
ON ####, ####




PROJECT No.	DRAWING NUMBER	REVISION
		REV 02

IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS  
WINDOWS

TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
REPAIR WINDOW FRAME 1		<div>1.</div> <div>2.</div> <div>3.</div>	<p><b>Inspection:</b> Visually inspect relevant timber windows and identify areas that require repair, such as holes, minor damaged areas.</p> <p><b>Preparation - Wood Filler:</b> Ensure timber frame surfaces are clean, sound, and dry.</p> <p><b>Wood Filler Application:</b> Fill holes and defects using an appropriate wood filler following the manufacturer's instructions. Note: the wood filler must be varnish compatible.</p>
REPAIR WINDOW FRAME 2		<div>1.</div> <div>2.</div> <div>2.1.</div> <div>2.2</div> <div>2.3</div>	<p><b>Inspection:</b> Visually inspect relevant timber windows and identify areas that require repair, such as larger chiped or missing timber corners.</p> <p><b>Install New Timber</b></p> <p>2.1. Prepare existing frame by cutting away at frame to create a clean edge to allow for proper fitting of new timber replacement portion.</p> <p>2.2 Measure and cut to size new Meranti timber portion onsite. New timber to match existing as far as reasonably possible</p> <p>2.3 Using an appropriate wood glue, glue new timber portion to existing frame. Wood glue to be applied following manufacturers insturctions.</p>
REPLACE WINDOW FRAME 1		<div>1</div> <div>1.1</div> <div>1.2.</div> <div>2.</div> <div>3.</div> <div>3.1.</div> <div>3.2</div>	<p><b>Preparation:</b></p> <p>1.1 Remove all old putty or sealant around the glass pane and window frame where it meets the wall using a putty knife.</p> <p>1.2. Glazing to be carefully removed and stored for reuse.</p> <p><b>Unfasten the window from the wall</b> Loosen nails securing fame and pry the frame loose.</p> <p><b>New timber window frame:</b></p> <p>3.1. Replace the window frame with a new custom Meranti timber to match the existing in all aspects. Frames are to be with wedged motise and tennon joints. The frame is to be installed in strict accordance with the manufacturer's instructions</p> <p>3.2 Install custom timber bead to later detail to secure glazing. Note on existing window: the timber bead rotted away and was replaced with putty.</p>
REPLACE WINDOW FRAME 2		<div>1.</div> <div>1.1</div> <div>1.2.</div> <div>2.</div> <div>3.</div> <div>3.1.</div> <div>3.2</div>	<p><b>Preparation:</b></p> <p>1.1 Remove all old putty or sealant around the glass pane and window frame where it meets the wall using a putty knife.</p> <p>1.2. Glazing to be carefully removed and stored for reuse.</p> <p><b>Unfasten the window from the wall</b> Loosen nails securing fame and pry the frame loose.</p> <p><b>New timber window frame:</b></p> <p>3.1. Replace the window frame with a new custom Meranti timber to match the existing in all aspects. Frames are to be with wedged motise and tennon joints. The frame is to be installed in strict accordance with the manufacturer's instructions</p> <p>3.2 Install custom timber bead to later detail to secure glazing. Note on existing window: the timber bead rotted away and was replaced with putty.</p>



IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS  
WINDOWS







TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
REPLACE WINDOW FRAME 3		<div>1.</div> <div>1.1</div> <div>1.2.</div> <div>2.</div> <div>3.</div> <div>3.1.</div> <div>3.2</div>	<p><b>Preparation:</b></p> <p>Remove all old putty or sealant around the glass pane and window frame where it meets the wall using a putty knife.</p> <p>Glazing to be carefully removed and stored for reuse.</p> <p><b>Unfasten the window from the wall</b></p> <p>Loosen nails securing fame and pry the frame loose.</p> <p><b>New timber window frame:</b></p> <p>Replace the window frame with a new custom Meranti timber to match the existing in all aspects. Frames are to be with wedged motise and tennon joints. The frame is to be installed in strict accordance with the manufacturer's instructions</p> <p>Install custom timber bead to later detail to secure glazing. Note on existing window: the timber bead rotted away and was replaced with putty.</p>
REPLACE WINDOW FRAME 4		<div>1.</div> <div>1.1</div> <div>1.2.</div> <div>2.</div> <div>3.</div> <div>3.1.</div> <div>3.2</div>	<p><b>Preparation:</b></p> <p>Remove all old putty or sealant around the glass pane and window frame where it meets the wall using a putty knife.</p> <p>Glazing to be carefully removed and stored for reuse.</p> <p><b>Unfasten the window from the wall</b></p> <p>Loosen nails securing fame and pry the frame loose.</p> <p><b>New timber window frame:</b></p> <p>Replace the window frame with a new custom Meranti timber to match the existing in all aspects. Frames are to be with wedged motise and tennon joints. The frame is to be installed in strict accordance with the manufacturer's instructions</p> <p>Install custom timber bead to later detail to secure glazing. Note on existing window: the timber bead rotted away and was replaced with putty.</p>
REPLACE WINDOW FRAME 5		<div>1.</div> <div>1.1</div> <div>1.2.</div> <div>2.</div> <div>3.</div> <div>3.1.</div> <div>3.2</div>	<p><b>Preparation:</b></p> <p>Remove all old putty or sealant around the glass pane and window frame where it meets the wall using a putty knife.</p> <p>Glazing to be carefully removed and stored for reuse.</p> <p><b>Unfasten the window from the wall</b></p> <p>Loosen nails securing fame and pry the frame loose.</p> <p><b>New timber window frame:</b></p> <p>Replace the window frame with a new custom Meranti timber to match the existing in all aspects. Frames are to be with wedged motise and tennon joints. The frame is to be installed in strict accordance with the manufacturer's instructions</p> <p>Install custom timber bead to later detail to secure glazing. Note on existing window: the timber bead rotted away and was replaced with putty.</p>




IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS  
WINDOWS

TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
REPLACE GLASS PANE 1		<div>1.</div> <div>1.1.</div> <div>2.</div> <div>2.1.</div> <div>2.2.</div> <div>3.</div> <div>4.</div> <div>4.1.</div> <div>4.2.</div> <div>4.3.</div>	<p><b>Preparation:</b> Cover broken glass pane with tape to prevent further cracking.By the window lay down a drop cloth to catch falling putty ect.</p> <p><b>Remove glass pane:</b> Using a putty knife, cut carefully loose along the edge of the putty or timber glazing bead of the affected glass pane where it meets the frame. Then lever it gently away from the timber frame using the putty knife.</p> <p>Once putty and glazing points have been removed, gently push the broken glass pane out the back of the frame.</p> <p><b>Clean rebate:</b> Using a scraper or putty knife, carefully remove the remaining putty or debris from the rebate. Care should be taken not to damage the frame. If there is any damage to the frame, it is to be repaired before the new glass pane is installed.</p> <p><b>Installing The New Glass Pane</b> New glass pane as specialist recommendation. Glazing must comply with Part N of SANS. Replace only the damaged glass pane. New glass pane to be fitted to existing frame onsite.</p> <p>Gently set the new glass pane into the putty beading along the frame rebate. Putty colour: TEAK. Ensure there is a small gap between the glass and the frame along all the sides and insert glazing points</p> <p>Install a new timber bead of the same size and colour to the existing using small nails that are to be gently hammered into place with a rubber malet.</p>
REPLACE GLASS PANE 2		<div>1.</div> <div>1.1.</div> <div>2.</div> <div>2.1.</div> <div>2.2.</div> <div>3.</div> <div>4.</div> <div>4.1.</div> <div>4.2.</div> <div>4.3.</div>	<p><b>Preparation:</b> Cover broken glass pane with tape to prevent further cracking.By the window lay down a drop cloth to catch falling putty ect.</p> <p><b>Remove Glass Pane:</b> Using a putty knife, cut carefully loose along the edge of the putty or timber glazing bead of the affected glass pane where it meets the frame. Then lever it gently away from the timber frame using the putty knife.</p> <p>Once putty and glazing points have been removed, gently push the broken glass pane out the back of the frame.</p> <p><b>Clean rebate:</b> Using a scraper or putty knife, carefully remove the remaining putty or debris from the rebate. Care should be taken not to damage the frame. If there is any damage to the frame, it is to be repaired before the new glass pane is installed.</p> <p><b>Installing The New Glass Pane &amp; Tinted Reflective Flim</b> New glass pane and tinted reflective film as per specialist recommendation. Glazing must comply with Part N of SANS. Replace only the damaged glass pane. New glass pane to be fitted to existing frame onsite. Film to match existing as far as reasonably possible.</p> <p>Gently set the new glass pane into the putty beading along the frame rebate. Putty colour: TEAK. Ensure there is a small gap between the glass and the frame along all the sides and insert glazing points</p> <p>Install a new timber bead of the same size and colour to the existing using small nails that are to be gently hammered into place with a rubber malet.</p>

IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS  
WINDOWS

TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
REVARNISH TIMBER FRAME	  	<div>1.</div> <div>1.1.</div> <div>1.2.</div> <div>1.3.</div> <div>2.</div> <div>3.</div>	<p><b>Preparation:</b></p> <p>Sound varnish must be wiped down with mineral turpentine to remove any wax, oil or silicone. Lightly sand the surface with 320-grit sandpaper. Remove dust. Wipe or rinse the surface with clean tap water.</p> <p>Varnish that is cracked and flaked must be stripped to bare wood either by sanding or by the use of a paint stripper. Note: If a paint stripper is used, care must be taken not to dry out the historic timber any further by leaving the paint stripper on the surface too long. Sand any discoloured areas to fresh wood. Sand down wood, including the end grain to a smooth even surface finish using 100 -150 grit sandpaper, sanding in the direction of the wood grain. Note: If nail holes or wood crevices need to be filled with wood filler, then fill and allow drying and sand to a smooth finish as part of the final sanding.</p> <p>Prior to revarnishing, all ironmongery to be taped close with masking tape. Once varnishing is completed it is to be removed.</p> <p><b>New varnish:</b></p> <p>Apply Dulux Woodgard Interior/Exterior Timbavarnish, or similar in an even thickness and finish in the direction of the grain. Thin the first coat up to 10% with Mineral Turpentine to aid penetration on raw wood. Allow to dry overnight and sand lightly with 320 grit sandpaper. Apply second and third coats undiluted, sanding lightly between coats. Note: Care must be taken not to varnish the window shut. Varnish is to be applied according to the manufacturer's instructions.</p> <p><b>Clean up:</b></p> <p>Clean glazing of any vanish splatter or tape adhesive using an appropriate cleaner.</p>
REPAIR TIMBER BEAD 1		<div>1.</div> <div>1.1.</div> <div>1.2.</div> <div>1.3.</div>	<p><b>Inspection</b></p> <p>Visually inspect timber beads to identify if it is possible to refix timber beads to timber frame.</p> <p>If it is possible, carefully hammer the fixing nail back into place with a hammer. Care must be taken not to damage the window.</p> <p>Seal the timber bead using an appropriate sealant following the manufacturer's instructions. Sealent must dry transparent and be varnish-friendly.</p>
REPAIR TIMBER BEAD 2	 	<div>1.</div> <div>2.</div> <div>3.</div> <div>3.1.</div> <div>3.2.</div> <div>3.3.</div> <div>3.4.</div>	<p><b>Preparation - Installation of new timber bead:</b></p> <p>Using a putty knife, remove the remaining undamaged portion of the timber bead and temporary repair putty. Care must be taken not to damage the glass pane.</p> <p><b>Replace window timber beading:</b></p> <p>Replace damaged or missing timber beading to be replaced with new. Timber colour finish, type of timber beading and size of timber bead to match the existing as far as possible. In the case missing bead, it will be detail at a later date.</p> <p><b>Timber bead installation:</b></p> <p>Cut timber bead to size, ensuring it fits properly.</p> <p>Where two timber beads meet at corners a neat mitre joint cut is to be used.</p> <p>Secure timber beading with small nails, hammered into place with a hammer and ensure that the timber beading is flush with the frame and glass pane. Nails to be flush with the timber bead surface.</p> <p>Seal the timber bead using an appropriate sealant following the manufacturer's instructions.</p>

IZIKO NELSON MANDELA PRISON HOUSE REPAIR AND MAINTENANCE INSTRUCTIONS  
WINDOWS

TYPE OF REPAIR	IMAGE	NR	REPAIR INSTRUCTION
Service & Repaint Collapsible Window (W12) Awning		<div>1.</div> <div>2.</div> <div>3.</div> <div>3.1.</div> <div>3.2.</div>	<p><b>NOTE: All repair work related to the aluminium awning is to be completed by an aluminium awning specialist.</b></p> <p><b>1. Inspection</b> An aluminium awning specialist to inspect the collapsible awning for functionality. Specialist to report the condition of the awning to the architects.</p> <p><b>2. Service &amp; Repair</b> Aluminium awning specialist to service and repair awning in collaboration with architect as per the recommendations in their report.</p> <p><b>3. Repaint</b></p> <p>3.1. The aluminium awning specialist is to specify the method for repainting the awning and an appropriate paint.</p> <p>3.2. Awning is to be repainted following the specifications of the awning specialist.</p>