PIETER SWANEPOEL STRUCTURAL ASSESSMENTS
PO Box 2218, Hermanus 7200 ● Phone 082 578 6877

WhatsApp ASSESSMENT FEE PROPOSAL TERMS AND CONDITIONS

1. PURPOSE OF THIS SERVICE
This service provides an **independent professional opinion** on visible structural behaviour and condition of a building to assist with:

- Property purchase decisions
- Pre-sale risk clarity
- Crack assessment and classification
- Foundation / floor movement concerns
- Structural risk awareness for agents, buyers, sellers, or attorneys

The assessment focuses on **structural behaviour**, not a general property inspection.

2. SCOPE OF SERVICE
The assessment includes:

- Visual inspection of accessible areas
- Identification and classification of cracks
- Evaluation of settlement or subsidence indicators
- Assessment of floor level behaviour where relevant
- Visual observation of roof condition from ground level only - professional opinion on probable cause and risk level
- Clear written report with photographs (where necessary)

3. EXCLUSIONS
The following are specifically excluded:

- Destructive testing or opening of finishes
- Compliance certification
- Waterproofing assessments
- Moisture or damp testing
- Electrical, plumbing, or mechanical systems
- Structural design verification
- Load capacity calculations
- Physical roof access

4. DELIVERABLE
Clients receive:

- A concise written structural opinion report
- Crack classification where applicable
- Risk categorisation (Low / Monitor / Investigate Further)
- Practical next-step guidance

Reports are typically issued within **2–3 working days** after inspection.

5. FEE STRUCTURE
Fees vary based on:

- Property size
- Complexity of concerns
- Travel distance
- Urgency requirements

7. TRAVEL COSTS
Travel outside Hermanus is charged at: **R 6.00 per km (round trip)**

8. PAYMENT TERMS
Reports will only be released once payment confirmation is received. An invoice will be submitted once the Report is ready for submission.
Secure digital payment methods accepted.

9. PROFESSIONAL DISCLAIMER
The assessment and any accompanying letters or summaries represent a professional, visual, non-invasive opinion based solely on conditions observed at the time of inspection. The assessment is risk-based in nature and is not a full structural investigation, compliance certificate, condition survey, valuation, guarantee, or warranty of performance. No destructive testing, measurements beyond general observation, or specialist testing is undertaken unless explicitly stated. Hidden, concealed, progressive, or future defects, including those arising from changes in use, maintenance, weather exposure, or coastal environmental conditions, may exist and are excluded from the opinion. This assessment does not remove the owner's or buyer's responsibility for ongoing maintenance and monitoring typical of coastal properties. No cost estimates, contractor recommendations, or assurances regarding future behaviour are provided. Liability is limited to the fee paid for the assessment.
Roof observations form part of the visual, non-invasive assessment only. No physical access to roof surfaces is undertaken, and no representation is made regarding water tightness, structural capacity, compliance, or concealed defects. Conditions may change due to weather exposure, maintenance, or ageing after the date of inspection.