



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

ASSESSMENT REQUEST FORM

PIETER SWANEPOEL STRUCTURAL ASSESSMENTS
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Contact Person: Pieter Swanepoel
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Instruction & Scope Confirmation

Client Name: _____

- Role: Buyer
 Seller
 Estate Agent
 Owner

Contact Number: _____ Email Address: _____

PROPERTY DETAILS

Property Address: _____

Property Type:

- Free-standing
 Apartment
 Townhouse
 Other

Approximate Age of Property (if known): _____

PRIMARY CONCERN (MAXIMUM THREE)

Please tick the issues you want assessed:

- Visible cracking
 Possible movement/settlement
 Roof deformation
 Coastal corrosion / rust
 Damp / mould / moisture
 Buyer concern / sale delay
 General coastal condition

Brief description (optional):

LEVEL OF CERTAINTY REQUIRED (REFER TO OPTIONS BELOW)

- Property Structural Risk Assessment
- Crack Classification Letter
- Pre-Sale Engineering Confidence Pack
- Not sure – please advise

LEVEL OF CERTAINTY OFFERED

<p>1 Pre-Sale Engineering Confidence Pack Designed specifically for property listings:</p> <ul style="list-style-type: none">- Structural Risk Assessment- Crack Classification Letter (if applicable) <p>Result: Fewer objections. Faster decisions. Reduced renegotiation.</p>	<p>2 Crack Classification Letter A short, formal letter that:</p> <ul style="list-style-type: none">- Classifies cracks as cosmetic, serviceability-related or structural- Provides buyer and insurer reassurance- Prevents unnecessary deal delays <p>Ideal for: Panic situations where one issue is holding up a sale.</p>	<p>3 Property Risk Assessment A concise, professional report that:</p> <ul style="list-style-type: none">- Is an independent structural assessment- Is based on professional judgement- Is visual and non-invasive- Focuses on cracking, settlement, subsidence and structural behaviour- Classifies visible cracking- Flags items likely to concern buyers- Provides clear action priorities (ignore / monitor / address)- Is designed to inform decisions and next steps <p>Ideal for: Buyers and sellers who want clarity before problems escalate.</p>
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IMPORTANT SCOPE CONFIRMATION (PLEASE READ)

The assessment will be:

- Visual and non-invasive
- Risk-based, not compliance-based
- Limited to conditions observed at the time of inspection

The following are **excluded** unless separately instructed:

- Destructive investigation
- Compliance certification
- Repair cost estimates
- Contractor recommendations

I confirm that I understand and accept the scope above.

Signature: _____ Date: _____

Name and Surname in print _____

Email the Request Form: info@TheStructuralEngineer.co.za Subject: Assessment Request

DISCLAIMER

The assessments and any accompanying letters or summaries represent a professional, visual, non-invasive opinion based solely on conditions observed at the time of inspection. The assessments are 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. The assessments do 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 cavities or 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.