

Hi-Tech Performance Apparels Ltd.

26/3/2 2nd Colony, Mazar Road, Mirpur-1, Dhaka-1216.

(23.792159,90.349368)

11 March 2025



1. Building Information

1. Shed-1
2. Shed-2
3. Shed-3
4. Shed-4
5. Shed-5
6. Shed-6
7. Building-1 (Generator Room)
8. Building-2 (Security & Childcare Room)

2. Observations

Observation 1: Lack of design documents (Shed 1).



Description: As per BNBC, every building or structure designed shall have its design documents prepared per the provision of Section 1.9.1. During the inspection, the design report and as-built structural drawing were unavailable on site.

The building engineer is required to prepare a set of design documents including as-built drawings and a design report based on in-situ material strength and software-based analysis which shall be prepared in compliance with section 1.9.1, part-6 of BNBC.

Observation-2: Lack of as-built drawings (Shed 1).



Description: As-built drawing of the structure was not available on-site. Also, a credible construction drawing of the structure is not available. The building engineer is required to survey the full structure and prepare the as-built drawing based on the as-constructed.

Observation 3: Lack of design documents (Shed 2).



Description: As per BNBC, every building or structure designed shall have its design documents prepared per the provision of Section 1.9.1. During the inspection, the design report and as-built structural drawing were unavailable on site.

The building engineer is required to prepare a set of design documents including as-built drawings and a design report based on in-situ material strength and software-based analysis which shall be prepared in compliance with section 1.9.1, part-6 of BNBC.

Observation-4: Lack of as-built drawings (Shed 2).



Description: As-built drawing of the structure was not available on-site. Also, a credible construction drawing of the structure is not available. The building engineer is required to survey the full structure and prepare the as-built drawing based on the as-constructed.

Observation-5: Lack of as-built drawing and inadequate connection (Shed 3).



Description: During the inspection, the safety check report and as-built structural drawing were not available on site. Also, inadequate connections were observed against the uplift pressure of the wind.

The building engineer is required to check the connection of roof frames for these structures and prepare as-built drawings and safety check reports suggesting proper alternatives following Accord Building Standards.

Observation 6: Lack of design documents (Shed 4 and Shed 5).



Shed 4



Shed 5

Description: As per BNBC, every building or structure designed shall have its design documents prepared per the provision of Section 1.9.1. During the inspection, the design report and as-built structural drawing were not available on site.

The building engineer is required to prepare a set of design documents including as-built drawings, and a design report based on in-situ material strength and software-based analysis which shall be prepared in compliance with section 1.9.1, part-6 of BNBC.

Observation-7: Inadequate connection and member. (Shed 6).



Shed-6

Description: Lack of lateral stability system (strut and bracing), apparent inadequate members and non-engineered connection were observed. The building engineer is required to check the connection of roof frames for these structures and prepare safety check reports suggesting proper alternatives following the Accord Building Standard.

Observation-8: Lack of as-built drawings (Shed 4, 5, 6, Toilet Block, Building 1, and Building 2).



Shed 4



Shed 5



Shed 6



Toilet Block



Building 1



Building 2

Description: As-built drawings of the structures were not available on-site. Also, credible construction drawings of the structures are not available. The building engineer is required to survey the full structure and prepare the as-built drawing based on the as-constructed.

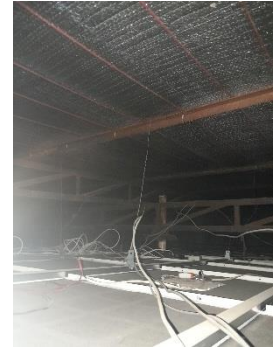
Observation-9: Corrosion observed on steel member.



Toilet Block



Shed 3



Shed 4

Description: During the inspection, corrosion was observed on steel members at several sheds. The building engineer is required to remove corrosion and provide anti-corrosive coating.

Observation-10: Crack on brick wall (Shed 1)



Description: During the inspection, cracks in brick walls were observed at several places in Shed 1. The building engineer is required to produce a crack investigation report and suggest proper remedial measures. The factory is required to repair the crack as per the investigation report.

Observation-11: Dampness on the brick wall. (Shed 1 and Shed 4)



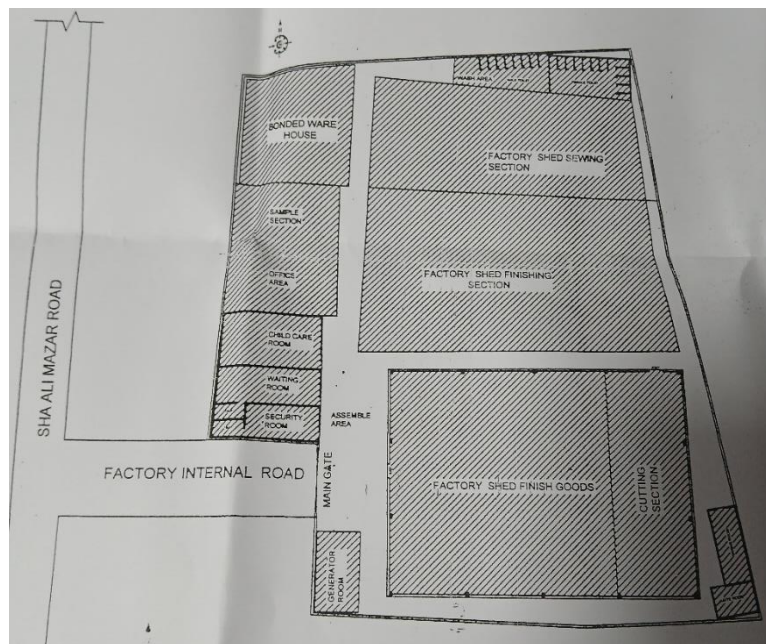
Shed 1



Shed 4

Description: During the inspection, dampness was observed at the brick wall of shed 1 and shed 4. The building engineer is required to investigate the extent of dampness and suggest proper remedial measures.

Observation-12: Lack of local authority approval drawing.



Description: During the inspection, no local authority approval drawings were found on-site. The factory is required to collect local authority-approved drawings for all structures.

3. Action Plan

SL	Observation	Action Plan	Timeline
1.	Lack of design documents (Shed 1).	The building engineer is required to prepare a set of design documents including as built drawings and a design report based on in-situ material strength and software-based analysis which shall be prepared in compliance with section 1.9.1, part-6 of BNBC.	within 6 weeks
2.		Carry out suggested remedial work where required.	within 6 months
3.	Lack of as built drawings (Shed 1).	The building engineer is required to survey the full structure and prepare the as-built drawing based on the as-constructed.	within 6 weeks
4.	Lack of design documents (Shed 2).	The building engineer is required to prepare a set of design documents including as built drawings and a design report based on in-situ material strength and software-based analysis which shall be prepared in compliance with section 1.9.1, part-6 of BNBC.	within 6 weeks
5.		Carry out suggested remedial work where required.	within 6 months
6.	Lack of as built drawings (Shed 2).	The building engineer is required to survey the full structure and prepare the as-built drawing based on the as-constructed.	within 6 weeks
7.	Lack of as built drawing and inadequate connection (Shed 3).	The building engineer is required to check the connection of roof frames for these structures and prepare as-built drawing and safety check reports suggesting proper alternatives following Accord Building Standard.	within 6 weeks
8.		Carry out remedial works if required.	within 6 months
9.	Lack of design documents (Shed 4).	The building engineer is required to prepare a set of design documents including as built drawings, and a design report based on in-situ material strength and software-based analysis which shall be prepared in compliance with section 1.9.1, part-6 of BNBC.	within 6 weeks
10.		Carry out remedial work if required.	within 6 months

11.	Lack of design documents (Shed 5).	The building engineer is required to prepare a set of design documents including as built drawings, and a design report based on in-situ material strength and software-based analysis which shall be prepared in compliance with section 1.9.1, part-6 of BNBC.	within 6 weeks
12.		Carry out remedial work if required.	within 6 months
13.	Inadequate connection and member. (Shed 6).	The building engineer is required to check the connection of roof frames for these structures and prepare safety check reports suggesting proper alternatives following Accord Building Standard.	within 6 weeks
14.		Carry out remedial work if required.	within 6 months
15.	Lack of as-built drawings (Shed 4, 5, 6, Toilet Block, Building 1, and Building 2).	The building engineer is required to survey the full structure and prepare the as-built drawing based on the as-constructed.	within 6 weeks
16.	Corrosion observed on steel member.	The building engineer is required to remove corrosion and provide anti corrosive coating.	within 6 months
17.	Crack on brick wall (Shed 1)	The building engineer is required to produce a crack investigation report and suggest proper remedial measures. The factory is required to repair the crack as per the investigation report.	within 6 weeks
18.	Lack of local authority approval drawing.	The factory is required to collect local authority-approved drawings for all structures.	within 6 weeks

Survey Limitations and Assumptions

This report is for the private and confidential use of RSC for whom it was prepared together with their professional advisors as appropriate. It should not be reproduced in whole or in part or relied upon by third parties for any use without the express written permission of RSC.

This report can be used in discussion with the supplier or factory owner as a means to rectify or address any observations made. The report is not comprehensive and is limited to what could be observed during a visual inspection of the building.

This Report is not intended to be treated as a generalized inspection and does not cover the deterioration of structural members through dampness, fungal or insect attack, nor does it deal with problems and defects of a non-structural nature. Other non-structural aspects of the building such as fire safety have not been assessed in this survey.

Except as otherwise noted, drains and other services were not viewed or tested during our inspection and are therefore similarly excluded from this Report. We have not inspected any parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

External inspection of the façade walls has generally been carried out from ground level only by visual sighting. No opening up works were carried out (except as noted) and we rely on the Architects and Engineers drawings provided to us for our views on concealed parts of the structure and in particular foundations. Strengths of materials and components are untested, and we recommend that the factory owners Building Engineer carries out in situ testing over and above those suggested to satisfy themselves with the material strengths and component details.

Recommendations, where given, are for the purpose of providing indicative advice only, are not exhaustive, relate solely to identifying key and obvious structural defects as identified in this presentation, and do not take the form of or constitute a specification for works. We take no responsibility for the works as constructed. This report does not interfere with the factory owners Building Engineers responsibility for the structural performance of this building, The Building Engineer remains fully responsible for the structural adequacy of the building.

This report does not comment in detail on the future seismic performance of the building and only highlights the fact that the building may experience significant damage or collapse in a seismic event along with many others in the Dhaka region.

The observations in this report are based on the Engineering Judgement of the lead surveyor/engineer at the time of the survey. We assume in making these observations that no covering up of faults, defects, filling or plastering over cracking or significant repair work has been carried out by the building owner. Any future alteration or additional work by the building owner will void this report.