

CBM International Ltd

28, Milkvita Road, Section #07, Mirpur

(23.819841, 90.359713)

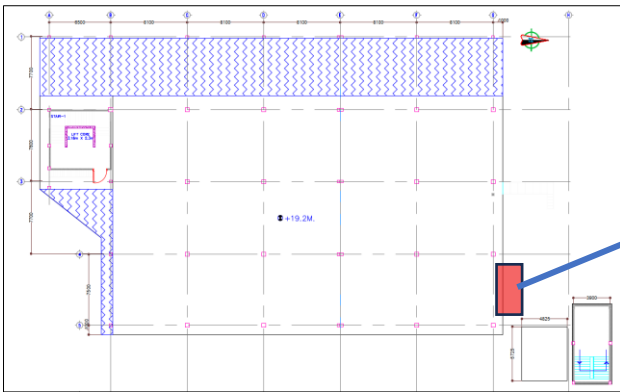
9 March 2026



1. Building Information

1	Production Building (Shared)	Six-Storied
2	Sub Station Shed (Shared)	Single-Storied
3	Generator Shed	Single-Storied
4	Boiler Room	Single-Storied
5	Medical & Childcare (Shared)	Single-Storied
6	Fire Hydrant Room (Shared)	Single-Storied
7	Fire Control & Guard Room (Shared)	Single-Storied

Observation 2: Undocumented lightweight structures on the 5th floor (Production Building).



Description: Undocumented lightweight extensions were observed on the 5th floor. Building engineer is required to remove the light-weight structures or revise the design documents for the whole building (including connection and member adequacy check) and submit to RSC.

Observation-3: Severe dampness on beam-slab and walls (Production Building).



Description: Dampness was found on the beam-slab and walls in several locations of the building. Building engineer is required to investigate the source of dampness and prepare an investigation report with suitable repair methods. Carry out remedial work in accordance with the investigation report.

Observation-4: Lack of Structural drawings (CMB Generator Shed, CMB Boiler Room, Fire Hydrant Room, Fire Control Room).



Description: As-built structural drawings were not available for these structures. Building engineer is required to survey the whole structure and prepare a full set of as-built structural drawings.

Observation-5: Improper connection and missing lateral load transfer media (CMB Generator Shed, Fire Hydrant Room).



CMB Generator shed



Fire Hydrant Room

Description: Truss frames or steel angles are connected with brick walls. Also, lateral load transfer media (bracing & strut) were found missing. The building engineer is required to check the basic level safety for the connection & stability system for the whole structure, following the Accord Building Standard and suggest proper alternatives accordingly.

Observation 6: Dampness on the slab and cracks in the walls (CMB Boiler Room, Fire Control Room).



CMB Boiler Room



Fire Control Room

Description: Significant dampness on the slab and cracks were found on the walls. Building engineer is required to investigate the cause of dampness and repair it with a suitable method. Also, repair the cracks in the walls.

3. Action Plan:

Item No	Observation	Action Plan	Timeline
01	Cracks and spalling of concrete in several locations, mainly on the 4th and 5th floors, roof beam-slab. (Production Building).	The factory must immediately engage a consultant to investigate the cracks & concrete spalling. Any safety measures, if required as suggested by the consultant, must be taken immediately to ensure safety. The consultant must perform a detailed concrete condition assessment to evaluate the extent of deterioration and to identify any potential impacts on the structural integrity of the concrete elements.	Immediate
02		This assessment must include a delamination survey of all distressed structural elements of the overall building, as well as non-destructive testing (NDT) methods—such as ultrasonic pulse velocity (UPV), carbonation depth, chloride content, and cover meter measurements—to determine the depth and propagation of cracks, the location and extent of deterioration, and the overall condition of the concrete.	Immediate
03		Based on these verified properties and observed damage, the consultant must reassess the structural capacity of the members and compare it with original design requirements, ultimately providing recommendations for repair, strengthening, or replacement as necessary to ensure structural integrity and serviceability.	within 6 weeks
04		The investigation report, along with the detailed repair methodology, must be submitted to RSC. The remediation work must be completed within the timeline specified in the investigation report acceptance email issued by the RSC. RSC must be updated with pictorial evidence on work progress.	within 6 weeks
05		Incorporate the outcome of the investigation report in the existing Detail Engineering Assessment (DEA) report and check the required remediation.	within 6 weeks
06		Implement remediation work as required.	within 6 weeks
07		Implement the accepted floor loading plan.	within 6 weeks

08	Undocumented lightweight structures on the 5 th floor (Production Building).	Building engineer is required to remove the lightweight structures or revise the design documents for the whole building (including connection and member adequacy check) and submit to RSC.	within 6 weeks
09	Severe dampness on beam-slab and walls (Production Building).	Building engineer is required to investigate the source of dampness and prepare an investigation report with suitable repair methods. Submit the investigation report to RSC for review.	within 6 weeks
10		Carry out remedial work in accordance with the investigation report.	within 6 weeks
11	Lack of Structural drawings (CMB Generator Shed).	Building engineer is required to survey the whole structure and prepare a full set of as-built structural drawings.	within 6 weeks
12	Improper connection and missing lateral load transfer media (CMB Generator Shed).	The building engineer is required to check the basic level safety for the connection & stability system for the whole structure, following the Accord Building Standard and suggest proper alternatives accordingly. Submit the safety check report to the RSC for review.	within 6 weeks
13		Implement remediation work as required.	within 6 months
14	Lack of Structural drawings (CMB Boiler Room).	Building engineer is required to survey the whole structure and prepare a full set of as-built structural drawings.	within 6 weeks
15	Dampness on the slab and cracks in the walls (CMB Boiler Room).	Building engineer is required to investigate the cause of dampness and repair with a suitable method.	within 6 weeks
16	Lack of Structural drawings (Fire Hydrant Room).	Building engineer is required to survey the whole structure and prepare a full set of as-built structural drawings.	within 6 weeks
17	Improper connection and missing lateral load transfer media (Fire Hydrant Room).	The building engineer is required to check the basic level safety for the connection & stability system for the whole structure, following the Accord Building Standard and suggest proper alternatives accordingly. Submit the safety check report to the RSC for review.	within 6 weeks
18		Implement remediation work if required.	within 6 months
19	Lack of Structural drawings (Fire Control Room).	Building engineer is required to survey the whole structure and prepare a full set of as-built structural drawings.	within 6 weeks
20	Dampness on the slab and cracks in the walls (Fire Control Room).	Building engineer is required to investigate the source of dampness and prepare an investigation report with suitable repair methods.	within 6 weeks
21		Repair the cracks on the walls with a suitable method.	within 6 months