



SNAG INSPECTION

PROPERTY DETAILS

Property address: SNAG INSPECTION SAMPLE REPORT
Johannesburg 0000

Client Name: SAMPLE REPORTS

Client Email: sm@gmail.com

Inspector name: Ettienne Jansen van Rensburg

Inspector email: ettiennejvr@housecheck.co.za

Inspector phone: 0829277573

Date of inspection: 2022 / 02 / 16

Important: This report remains the property of HouseCheck at all times and was produced for the use of the Client named on the cover page. Unauthorised transfer to any other party without the permission of HouseCheck, or of the Client, is not permitted. This report and the supporting inspection were performed according to a written contract agreement which limits the scope and the manner in which the report may be used. Unauthorised recipients are advised not to rely on the contents of this report, but instead to commission HouseCheck to provide them with an updated report on this property

Contents

Notes	2
Actions	3
Areas	7
Inspectors Comments	7
Superstructure	7
Roof structure details	8
Roof Exteriors	9
Roof Cavities	11
Hot water heating: Electric Geyser with Tank	12
Hot water heating: Heat pump	14
Services	14
Drains	14
Main Ensuite Bedroom	15
Bedroom 2	17
Bedroom 3	19
Study	20
Passage	21
Living Area	22
Kitchen & Scullery	25
Stairways	28
Main Ensuite Bathroom	29
Bedroom 2 Ensuite Bathroom	32
Bedroom 3 Ensuite Bathroom	34
Guest Toilet	35
Garages	38
Grounds	39
Approved plans	42

Notes

Snag Inspection types

Practical Completion Snag List: This inspection reflects defective, uncompleted items or building plan deviations after the contractor has finalised his contractual obligations and has handed over the project to the client.

Works Completion Snag List: This inspection type reflects defects, incomplete items or building plan deviations after the contractor has finalised and completed the items reflected as per a Practical Completion Snag List.

Final Snag List: This inspection type reflects defective or uncompleted items after the contractor has finalised and completed the items reflected as per a Works Completion Snag List.

Work in progress report: This inspection type reflects defective, uncompleted items and building plan deviations at a particular point in the building process.

Note:

- 3 month snag list;
- 1 year roof leak; and
- 5 year major structural defect.

The NHBRC will pursue and ensure that a home builder meets their obligations in terms of the Act. In particular, the NHBRC will ensure that:

- A home builder rectifies minor defects identified by the housing consumer within the first three-months of occupation;
- A home builder rectifies a roof leak identified by the housing consumer within one-year from date of occupation;
- A home builder rectifies major structural defects identified by the housing consumer within five-years from date of occupation;
- 3-month non-compliance - 21 working days;
- 1-year roof leak - 7 working days; and
- 5-year major structural defect period - 7 working days.

Other irregularities:

Deposit theft or irregularity Refer complaint to Commercial Crimes Unit.

Contractual disputes Refer to your Legal representative/ Attorney.

DEFECTIVE ITEMS		
Ref	Responsibility	Comments
2.1 Superstructure » Exterior walls	Hole drilled through wall for electrical supply for external aircon unit, untidy finishing	
4.1 Roof Exteriors » Roof covering	Roof slab slope directional flow for drainage could not be verified when checked with a level, the fall should be min 1:60; Water ponding on slab; Height of the drainage outlet is above the slab level and / or drainage outlet is not effective	
4.2 Roof Exteriors » Flashing & waterproofing	Verify if the roof slab had been waterproofed as per specification; Waterproofing debonded from sub-strata in areas, resulting in air pockets between the sub-strata and waterproofing; Waterproofing on parapet wall overlapping onto adjacent metal roof; Projections through the roof slab are not waterproofed effectively and damaged in areas; Parapet walls are not waterproofed over the lip of the parapet wall resulting in active penetrating damp; Areas not waterproofed; No cover flashing observed; Remedial work done to waterproofing; Areas not waterproofed	
6.3 Hot water heating: Electric Geyser with Tank » Cold water supply to water heater	Component Inspected; Verify purpose of electrical insulation tape wrapped around a fitting at the inlet to the geyser; No cold water isolator valve installed in proximity to the water heater	
6.8 Hot water heating: Electric Geyser with Tank » Separate DB circuit for geyser	No separate circuit breaker observed on main DB board and /or labeling observed for the hot water geyser	
8.1 Services » Electrical - Main DB board	No separate circuit breaker observed on main DB board and /or labeling observed for the hot water geyser	
8.2 Services » Gas bottles	Non-compliant installation; Gas bottle installation is inside the kitchen in a floor unit; No provision for ventilation provided; No signage indicating location of the shut-off valve	
10.1 Main Ensuite Bedroom » Floors	Untidy finish and no laminated cover strip at the intersection to the sliding door	
10.2 Main Ensuite Bedroom » Balconies	Verify if the balcony had been waterproofed as per specification; Balcony floor slope directional flow for drainage away from the main structure could not be verified when checked with a level, screed to fall min 1:60, stains/marks on balcony floor suggest that there are areas where water is ponding; Drainage outlet appear to be to undersized; Rust observed on balustrade; The top of the masonry balustrades do not appear to be waterproofed	
10.3 Main Ensuite Bedroom » Doors (Interiors)	Paint splatter and scuff marks on the door lock sets, untidy finishing at intersection to wall and floor	
10.4 Main Ensuite Bedroom » Cupboards	Cupboard doors and hinges require alignment and/or adjustment	
11.1 Bedroom 2 » Walls	Scuff marks observed in areas	

DEFECTIVE ITEMS

11.2 Bedroom 2 » Windows (Interiors)	Window opener loose and requires adjustment	
11.3 Bedroom 2 » Doors (Interiors)	Paint splatter and scuff marks on the door lock sets, untidy finishing at intersection to wall and floor; Door does not operate properly	
11.4 Bedroom 2 » Cupboards	Cupboard doors and hinges require alignment and/or adjustment	
12.1 Bedroom 3 » Balconies	Verify if the balcony had been waterproofed as per specification; Balcony floor slope directional flow for drainage away from the main structure could not be verified when checked with a level, screed to fall min 1:60, stains/marks on balcony floor suggest that there are areas where water is ponding; Drainage outlet appear to be to undersized; Rust observed on balustrade; The top of the masonry balustrades do not appear to be waterproofed	
12.2 Bedroom 3 » Doors (Exteriors)	Sliding door not sliding smoothly	
12.3 Bedroom 3 » Cupboards	Cupboard doors and hinges require alignment and/or adjustment	
13.1 Study » Walls	Scuff marks observed in areas	
13.2 Study » Doors (Interiors)	Paint splatter and scuff marks on the door lock sets	
14.1 Passage » Floors	Untidy finishing at intersection to wall and floor	
15.1 Living Area » Walls	Active rising / lateral damp measured; Hole drilled through wall for electrical flex cable to supply external aircon unit - verify if this is complaint; Untidy painting and finishing	
15.2 Living Area » Windows (Interiors)	Window opener loose and requires adjustment	
15.3 Living Area » Doors (Interiors)	Paint splatter and scuff marks on the door lock sets; Door not closing properly, catching on door frame	
15.4 Living Area » Doors (Exteriors)	Front door not closing properly, catching on skirting	
16.1 Kitchen & Scullery » Cupboards	Cupboard doors, drawers and hinges require final alignment and/or adjustment; Hinge screws missing and /or not screwed in properly; Untidy finishing areas; Floor unit housing the gas bottle is not ventilated	
16.3 Kitchen & Scullery » Prep bowl	Component Inspected; Mixer has scuff marks and chips	
18.1 Main Ensuite Bathroom » Walls	Untidy finishing below floating vanity; Paint splatter on towel rail	

DEFECTIVE ITEMS

<p>18.2 Main Ensuite Bathroom » Windows (Interiors)</p>	<p>Day light can be seen through the mitre joints of the Aluminium window frame</p>	
<p>18.3 Main Ensuite Bathroom » Doors (Interiors)</p>	<p>Paint splatter and scuff marks on the door lock sets and hinges</p>	
<p>18.4 Main Ensuite Bathroom » Cupboards</p>	<p>Paint splatter and scuff marks on the cupboard</p>	
<p>18.5 Main Ensuite Bathroom » Basin 1 & 2</p>	<p>Mixer has scuff marks and paint splatter</p>	
<p>18.6 Main Ensuite Bathroom » Shower</p>	<p>Mixer has scuff marks; It should be verified by the contractor if the shower floor and walls had been waterproofed to the height of the shower rose</p>	
<p>19.1 Bedroom 2 Ensuite Bathroom » Doors (Interiors)</p>	<p>Paint splatter and scuff marks on the door lock sets; Door does not close properly</p>	
<p>19.3 Bedroom 2 Ensuite Bathroom » Toilet</p>	<p>Untidy finishing behind the toilet and outlet pipe</p>	
<p>20.1 Bedroom 3 Ensuite Bathroom » Walls</p>	<p>Towel rail is loose</p>	
<p>20.2 Bedroom 3 Ensuite Bathroom » Doors (Interiors)</p>	<p>Paint splatter and scuff marks on the door lock sets; Door does not close properly</p>	
<p>20.4 Bedroom 3 Ensuite Bathroom » Bath</p>	<p>Mixer has scuff marks and paint splatter; Pop-up drain plug has scuff marks</p>	
<p>21.1 Guest Toilet » Walls</p>	<p>Active rising / lateral damp measured; Wall with blistering or flaking paint; Wall with efflorescence (salt deposits)</p>	
<p>21.2 Guest Toilet » Windows (Interiors)</p>	<p>Untidy painting and finishing</p>	
<p>21.3 Guest Toilet » Doors (Interiors)</p>	<p>Paint splatter and scuff marks on the door lock sets</p>	
<p>21.5 Guest Toilet » Toilet</p>	<p>Untidy finishing behind the toilet and outlet pipe</p>	
<p>22.4 Garages » Walls</p>	<p>Tiled skirting missing; Untidy painting above fire door</p>	

DEFECTIVE ITEMS

23.1 Grounds » Stormwater management	No adequate drainage away from structures not provided; Downpipes and roof slab drainage is discharging onto unprotected paving and / or soil at the base of the wall; Evidence of storm water ponding near structures; Stormwater appears to pond against free-standing walls; Stormwater does not drain effectively away from structures and off the property	
23.3 Grounds » Boundary walls	No weep holes for water run-off drainage provided; Weep holes for water run-off drainage is blocked and / or inadequate	
23.4 Grounds » Pedestrian gate	Gate rusted in places	

INCOMPLETE WORKS

Ref	Responsibility	Comments
17.2 Stairways » Balustrades and handrails	No balustrades and handrails installed at the time of the inspection	
19.4 Bedroom 2 Ensuite Bathroom » Shower	Shower door is too small and needs to be replaced; It should be verified by the contractor if the shower floor and walls had been waterproofed to the height of the shower rose	

1. INSPECTORS COMMENTS		
Ref	Inspectors Notes	Comment
1.1	Observation at the time of the inspection	<p>This newly built property, in a secure complex, and was in an overall, fair condition with evidence of poor workmanship, skills and finishing in areas. Unfortunately, poor workmanship, skills and finishing, detracts from the original desired aesthetic effect and would also results in early costly reactive maintenance which effects long term routine maintenance and budgeting.</p> <p>No structural issues with regards to the superstructure, foundation structures and floors were observed at the time of the inspection.</p> <p>The following should be highlighted and is detailed in the report:</p> <ul style="list-style-type: none"> - No provision and/or effective system installed to keep roof water run-off and/or ground water run-off away from main structure. The paved apron around the main structure is not impervious and/or sealed at the intersection to wall and/or adequately sloped away from structure and/or no effective system installed to keep water run-off away from main structure. These conditions are possibly mostly instrumental in the active damp penetration as already observed in living room, storeroom and guest toilet areas as detailed in the report. "SANS 10400-R: 4.2.1.1 Storm water emanating from the roof, paving or area in the immediate vicinity of a building shall not cause damage to the building interior, structure, or structural elements, or accumulate in a manner that unduly inconveniences the occupant." - The planter box at the front door is possibly not waterproofed effectively and possibly instrumental in the active damp penetration as already observed in areas as detailed in the report. - It should be verified by the contractor if the shower floor and walls had been waterproofed to the height of the shower rose. "NBR J1.1: (2) The floor of any laundry, kitchen, shower-room, bathroom, or room containing a toilet pan or urinal shall be water-resistant. SANS 10400-J: 4.2 A water-resistant floor shall: <ul style="list-style-type: none"> 1. a) Be constructed of concrete in accordance with the requirements of SANS 2001-CC1 or SANS 2001-CC2"
1.2	Limitations	None

2. SUPERSTRUCTURE		MAIN STRUCTURE
-------------------	--	----------------

Ref	Inspectors Notes	Comment
Exteriors of the structure		
2.1	Exterior walls	<p>Hole drilled through wall for electrical supply for external aircon unit, untidy finishing</p> <p>DEFECTIVE ITEMS</p>



Ref #2 - Superstructure



Ref #2 - Superstructure



Ref #2 - Superstructure



Ref #2 - Superstructure

2. SUPERSTRUCTURE (CONT.)



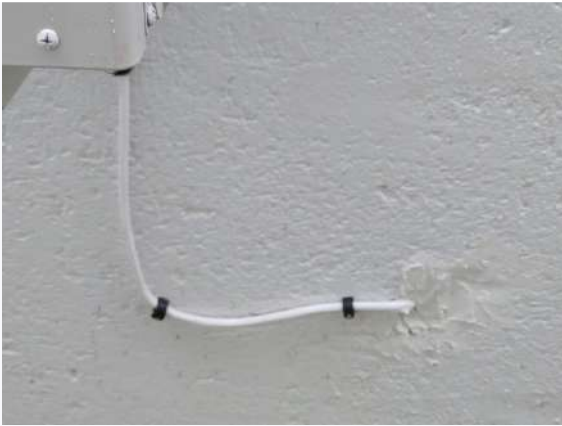
Ref #2 - Superstructure



Ref #2 - Superstructure



Ref #2 - Superstructure



Ref # 2.1 - Hole drilled through wall for electrical supply for external aircon unit



Ref # 2.1 - Untidy finishing



Ref # 2.1 - Untidy finish near geyser

3. ROOF STRUCTURE DETAILS

MAIN STRUCTURE

Ref	Inspectors Notes	Comment
3.1	Access to the roof cavity	Inspector was able to access the roof cavity and inspect the items as detailed in this section of the report
3.2	Shape of roof structure	Pitched roof with gables and hips; Slab roof

3. ROOF STRUCTURE DETAILS (CONT.)

3.3	Roof structure type	Engineer design roof structure - appears to be compliant with SANS 10400-L The roof is an engineered designed roof structure and appeared to be compliant with SANS 10400 L. However, inspectors are not roofing engineers and some areas of the roof cavity may be difficult to thoroughly inspect (roof anchoring, structural soundness/design, borer mite infestation, etc.) without lifting the roof covering. The client is therefore cautioned against accepting this comment as an endorsement of the soundness of the roof structure.
-----	---------------------	---

4. ROOF EXTERIORS

MAIN UNIT

Ref	Inspectors Notes	Comment
4.1	Roof covering	Roof slab slope directional flow for drainage could not be verified when checked with a level, the fall should be min 1:60; Water ponding on slab; Height of the drainage outlet is above the slab level and / or drainage outlet is not effective DEFECTIVE ITEMS
4.2	Flashing & waterproofing	Verify if the roof slab had been waterproofed as per specification; Waterproofing debonded from sub-strata in areas, resulting in air pockets between the sub-strata and waterproofing; Waterproofing on parapet wall overlapping onto adjacent metal roof; Projections through the roof slab are not waterproofed effectively and damaged in areas; Parapet walls are not waterproofed over the lip of the parapet wall resulting in active penetrating damp; Areas not waterproofed; No cover flashing observed; Remedial work done to waterproofing; Areas not waterproofed DEFECTIVE ITEMS



Ref # 4.1 - Verify roof slab slope directional flow for drainage



Ref # 4.1 - Water ponding on slab



Ref # 4.1 - Drainage outlet is not effective



Ref # 4.1 - Water ponding on slab

4. ROOF EXTERIORS (CONT.)



Ref # 4.1 - Drainage outlet is not effective



Ref # 4.2 - Waterproofing on parapet wall overlapping onto adjacent metal roof



Ref # 4.2 - Areas not waterproofed



Ref # 4.2 - Remedial work done to waterproofing



Ref # 4.2 - Areas not waterproofed



Ref # 4.2 - Waterproofing on parapet wall overlapping onto adjacent metal roof

4. ROOF EXTERIORS (CONT.)



Ref # 4.2 - No cover flashing observed



Ref # 4.2 - No cover flashing observed



Ref # 4.2 - Projections through the roof slab are not waterproofed effectively



Ref # 4.2 - Projections through the roof slab are not waterproofed effectively

5. ROOF CAVITIES

MAIN UNIT

Ref	Inspectors Notes	Comment
5.1	Evidence of leaks	No evidence of roof leaks observed from within the roof cavity
5.2	Roof underlay sheeting	Component Inspected
5.3	Roof insulation	Component Inspected
5.4	Electrical installation wiring in roof cavity	Component Inspected
5.5	Plumbing in roof cavity	Component Inspected

5. ROOF CAVITIES (CONT.)



Ref #5 - Roof trusses



Ref #5 - Roof Cavity



Ref #5 - Roof trusses



Ref #5 - Truss anchor



Ref # 5.2 - Roof underlay sheeting



Ref # 5.2 - Roof underlay sheeting



Ref # 5.3 - Roof insulation



Ref # 5.3 - Roof insulation

6. HOT WATER HEATING: ELECTRIC GEYSER WITH TANK

MAIN UNIT

Ref	Inspectors Notes	Comment
6.1	Geyser insulation blanket	No geyser insulation blanket installed; Geyser blankets are not required by South African energy efficiency standards (SANS 10400-XA) but can contribute significantly to reducing electricity consumption
Geyser plumbing fittings		
6.2	Geyser tank	Component Inspected

6. HOT WATER HEATING: ELECTRIC GEYSER WITH TANK (CONT.)

6.3	Cold water supply to water heater	Component Inspected; Verify purpose of electrical insulation tape wrapped around a fitting at the inlet to the geyser; No cold water isolator valve installed in proximity to the water heater DEFECTIVE ITEMS
6.4	Cold water pressure balancing valve	Component Inspected
6.5	Temperature & Pressure relief valve (T&P)	Component Inspected
6.6	Geyser vacuum breakers	Component Inspected
6.7	Hot water supply pipe	Non-compliant installation

Geyser electrical fittings

6.8	Separate DB circuit for geyser	No separate circuit breaker observed on main DB board and /or labeling observed for the hot water geyser DEFECTIVE ITEMS
6.9	Geyser isolator switch	Component Inspected
6.10	Thermostat cover plate	Component Inspected
6.11	Geyser plumbing earthed	Component Inspected



Ref #6 - Electric Geyser with Tank



Ref #6 - Electric Geyser with Tank



Ref #6 - Electric Geyser with Tank



Ref #6 - Electric Geyser with Tank



Ref # 6.3 - Electrical insulation tape wrapped around a fitting

7. HOT WATER HEATING: HEAT PUMP

MAIN UNIT

Ref	Inspectors Notes	Comment
7.1	Heat pump	Component Inspected
7.2	Heat pump isolator switch	Component Inspected



Ref #7 - Heat pump



Ref #7 - Heat pump



Ref #7 - Heat pump

8. SERVICES

MAIN UNIT

Ref	Inspectors Notes	Comment
-----	------------------	---------

Electrical Supply

8.1	Electrical - Main DB board	No separate circuit breaker observed on main DB board and /or labeling observed for the hot water geyser DEFECTIVE ITEMS
-----	----------------------------	---

Gas

8.2	Gas bottles	Non-compliant installation; Gas bottle installation is inside the kitchen in a floor unit; No provision for ventilation provided; No signage indicating location of the shut-off valve DEFECTIVE ITEMS
-----	-------------	---



Ref # 8.1 - Main DB board



Ref # 8.2 - No provision made for ventilation

9. DRAINS

MAIN UNIT

Ref	Inspectors Notes	Comment
9.1	Sewer drains	Condition could not be determined

9. DRAINS (CONT.)

9.2	Waste pipes	Component Inspected
9.3	Underground drains	Condition could not be determined

10. MAIN ENSUITE BEDROOM

MAIN UNIT

Ref	Inspectors Notes	Comment
10.1	Floors	Untidy finish and no laminated cover strip at the intersection to the sliding door DEFECTIVE ITEMS
10.2	Balconies	Verify if the balcony had been waterproofed as per specification; Balcony floor slope directional flow for drainage away from the main structure could not be verified when checked with a level, screed to fall min 1:60, stains/marks on balcony floor suggest that there are areas where water is ponding; Drainage outlet appear to be to undersized; Rust observed on balustrade; The top of the masonry balustrades do not appear to be waterproofed DEFECTIVE ITEMS
10.3	Doors (Interiors)	Paint splatter and scuff marks on the door lock sets, untidy finishing at intersection to wall and floor DEFECTIVE ITEMS
10.4	Cupboards	Cupboard doors and hinges require alignment and/or adjustment DEFECTIVE ITEMS



Ref #10 - Image of area inspected



Ref #10 - Image of area inspected



Ref #10 - Image of area inspected



Ref # 10.1 - Untidy finish and no laminated cover strip



Ref # 10.2 - Verify if the balcony had been waterproofed

10. MAIN ENSUITE BEDROOM (CONT.)



Ref # 10.2 - Verify floor slope directional flow for drainage



Ref # 10.2 - Drainage outlet appear to be to undersized



Ref # 10.2 - Areas where water is ponding



Ref # 10.2 - Top of the masonry balustrades do not appear to be waterproofed



Ref # 10.3 - Scuff marks



Ref # 10.3 - Untidy installation of striker plate

10. MAIN ENSUITE BEDROOM (CONT.)



Ref # 10.3 - Paint splatter and scuff marks on the door lock sets



Ref # 10.4 - Cupboard doors and hinges require alignment and/or adjustment



Ref # 10.4 - Cupboard doors and hinges require alignment and/or adjustment

11. BEDROOM 2

MAIN UNIT

Ref	Inspectors Notes	Comment
11.1	Walls	Scuff marks observed in areas DEFECTIVE ITEMS
11.2	Windows (Interiors)	Window opener loose and requires adjustment DEFECTIVE ITEMS
11.3	Doors (Interiors)	Paint splatter and scuff marks on the door lock sets, untidy finishing at intersection to wall and floor; Door does not operate properly DEFECTIVE ITEMS
11.4	Cupboards	Cupboard doors and hinges require alignment and/or adjustment DEFECTIVE ITEMS

11. BEDROOM 2 (CONT.)



Ref #11 - Image of area inspected



Ref # 11.1 - Scuff marks observed in areas



Ref # 11.2 - Window opener loose and requires adjustment



Ref # 11.3 - Paint splatter and scuff marks on the door lock sets



Ref # 11.3 - Paint splatter and scuff marks on the door lock sets



Ref # 11.4 - Cupboard doors and hinges require alignment and/or adjustment



Ref # 11.4 - Cupboard doors and hinges require alignment and/or adjustment

Ref	Inspectors Notes	Comment
12.1	Balconies	Verify if the balcony had been waterproofed as per specification; Balcony floor slope directional flow for drainage away from the main structure could not be verified when checked with a level, screed to fall min 1:60, stains/marks on balcony floor suggest that there are areas where water is ponding; Drainage outlet appear to be to undersized; Rust observed on balustrade; The top of the masonry balustrades do not appear to be waterproofed DEFECTIVE ITEMS
12.2	Doors (Exteriors)	Sliding door not sliding smoothly DEFECTIVE ITEMS
12.3	Cupboards	Cupboard doors and hinges require alignment and/or adjustment DEFECTIVE ITEMS



Ref #12 - Image of area inspected



Ref #12 - Image of area inspected



Ref # 12.1 - Verify if the balcony had been waterproofed



Ref # 12.1 - Top of the masonry balustrades do not appear to be waterproofed



Ref # 12.1 - Rust observed on balustrade



Ref # 12.1 - Rust observed on balustrade

12. BEDROOM 3 (CONT.)



Ref # 12.1 - Rust observed on balustrade



Ref # 12.1 - Verify floor slope directional flow for drainage



Ref # 12.2 - Sliding door not sliding smoothly



Ref # 12.2 - Sliding door not sliding smoothly



Ref # 12.3 - Cupboard doors and hinges require alignment and/or adjustment



Ref # 12.3 - Cupboard doors and hinges require alignment and/or adjustment

13. STUDY

MAIN UNIT

Ref	Inspectors Notes	Comment
13.1	Walls	Scuff marks observed in areas DEFECTIVE ITEMS
13.2	Doors (Interiors)	Paint splatter and scuff marks on the door lock sets DEFECTIVE ITEMS

13. STUDY (CONT.)



Ref #13 - Image of area inspected



Ref #13 - Image of area inspected



Ref # 13.1 - Scuff marks observed in areas



Ref # 13.2 - Paint splatter and scuff marks on the door lock sets



Ref # 13.2 - Paint splatter and scuff marks on the door lock sets



Ref # 13.2 - Scuff marks

14. PASSAGE

MAIN UNIT

Ref	Inspectors Notes	Comment
14.1	Floors	Untidy finishing at intersection to wall and floor DEFECTIVE ITEMS

14. PASSAGE (CONT.)



Ref #14 - Image of area inspected



Ref #14 - Image of area inspected



Ref #14 - Image of area inspected



Ref # 14.1 - Untidy finishing at intersection to wall and floor



Ref # 14.1 - Untidy finishing at intersection to wall and floor



Ref # 14.1 - Untidy finishing at intersection to wall and floor



Ref # 14.1 - Untidy finishing at intersection to wall and floor

15. LIVING AREA

MAIN UNIT

Ref	Inspectors Notes	Comment
15.1	Walls	Active rising / lateral damp measured; Hole drilled through wall for electrical flex cable to supply external aircon unit - verify if this is complaint; Untidy painting and finishing DEFECTIVE ITEMS
15.2	Windows (Interiors)	Window opener loose and requires adjustment DEFECTIVE ITEMS
15.3	Doors (Interiors)	Paint splatter and scuff marks on the door lock sets; Door not closing properly, catching on door frame DEFECTIVE ITEMS

15. LIVING AREA (CONT.)

15.4 Doors (Exteriors)

Front door not closing properly, catching on skirting **DEFECTIVE ITEMS**



Ref #15 - Image of area inspected



Ref #15 - Image of area inspected



Ref #15 - Image of area inspected



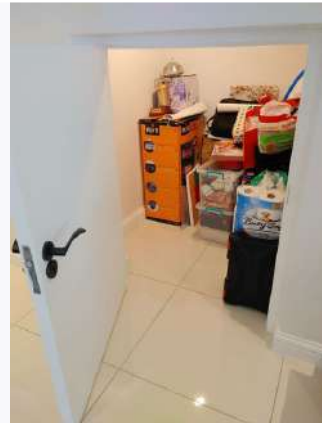
Ref # 15.1 - Hole drilled through wall for electrical flex cable



Ref # 15.1 - Active rising / lateral damp measured



Ref # 15.1 - Active rising / lateral damp measured



Ref # 15.1 - Active rising / lateral damp measured in store room

15. LIVING AREA (CONT.)



Ref # 15.1 - Untidy painting and finishing



Ref # 15.1 - Untidy painting and finishing



Ref # 15.2 - Window opener loose and requires adjustment



Ref # 15.2 - Window opener loose and requires adjustment



Ref # 15.2 - Window opener loose and requires adjustment



Ref # 15.2 - Window opener loose and requires adjustment

15. LIVING AREA (CONT.)



Ref # 15.2 - Window opener loose and requires adjustment



Ref # 15.3



Ref # 15.3



Ref # 15.3 - Door not closing properly



Ref # 15.4 - Door catching on skirting

16. KITCHEN & SCULLERY

MAIN UNIT

Ref	Inspectors Notes	Comment
16.1	Cupboards	Cupboard doors, drawers and hinges require final alignment and/or adjustment; Hinge screws missing and /or not screwed in properly; Untidy finishing areas; Floor unit housing the gas bottle is not ventilated DEFECTIVE ITEMS
16.2	Sink 1	Component Inspected

16. KITCHEN & SCULLERY (CONT.)

16.3	Prep bowl	Component Inspected; Mixer has scuff marks and chips DEFECTIVE ITEMS
16.4	Extractor hood	Observed - not tested
16.5	Built-in oven	Observed - not tested
16.6	Stove hob	Observed - not tested



Ref #16 - Image of area inspected



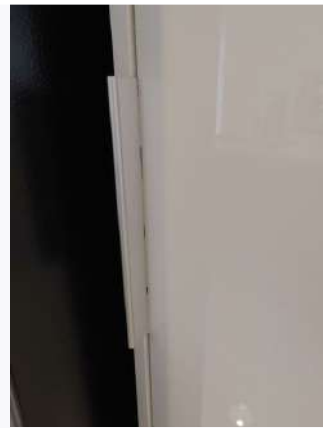
Ref #16 - Image of area inspected



Ref #16 - Image of area inspected



Ref # 16.1 - Drawer catching on counter top



Ref # 16.1 - Untidy finishing



Ref # 16.1 - Floor unit housing the gas bottle is not ventilated



Ref # 16.1 - Hinge is not screwed in properly

16. KITCHEN & SCULLERY (CONT.)



Ref # 16.1 - Door requires alignment



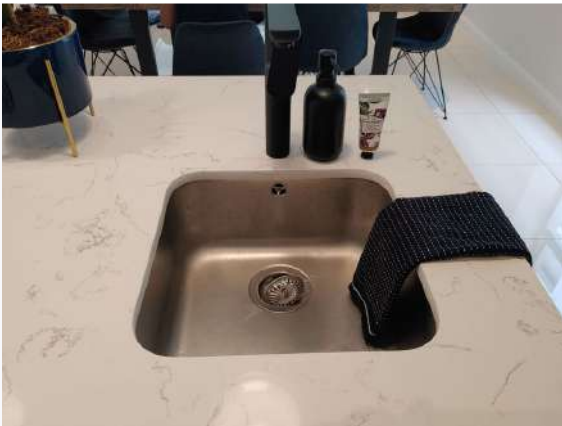
Ref # 16.1 - Untidy finishing



Ref # 16.2 - Image of area inspected



Ref # 16.2 - Image of area inspected



Ref # 16.3 - Image of area inspected



Ref # 16.3 - Mixer has scuff marks and chips

16. KITCHEN & SCULLERY (CONT.)



Ref # 16.3 - Mixer has scuff marks and chips

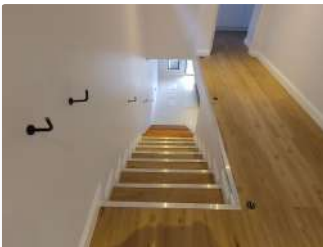


Ref # 16.3 - Image of area inspected

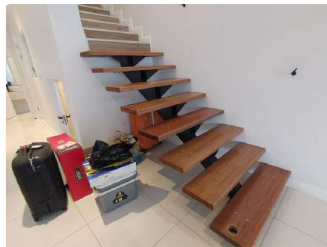
17. STAIRWAYS

MAIN UNIT

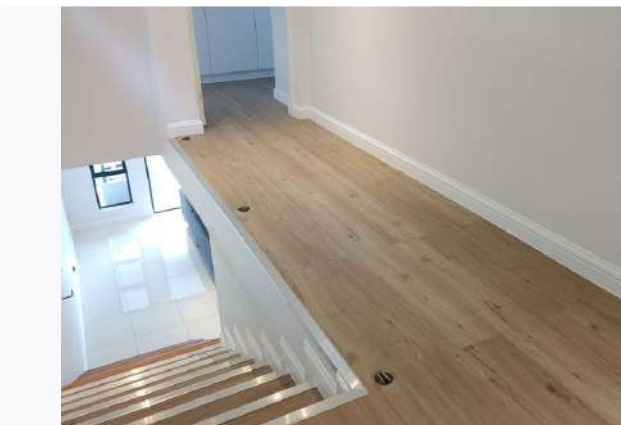
Ref	Inspectors Notes	Comment
17.1	Stairway structure	Component Inspected
17.2	Balustrades and handrails	No balustrades and handrails installed at the time of the inspection INCOMPLETE WORKS



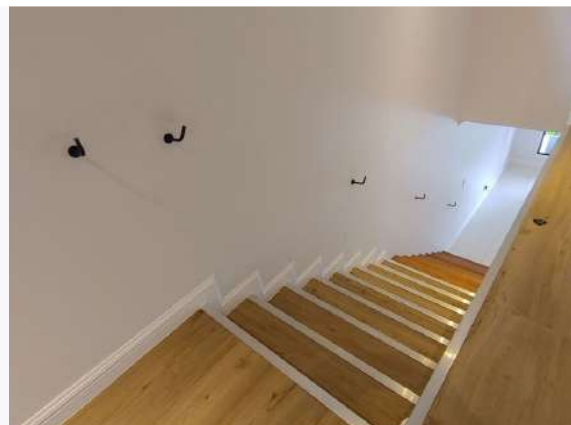
Ref #17 - Image of area inspected



Ref #17 - Image of area inspected



Ref # 17.2 - No balustrades



Ref # 17.2 - No handrails

17. STAIRWAYS (CONT.)



Ref # 17.2 - No balustrades

18. MAIN ENSUITE BATHROOM

MAIN UNIT

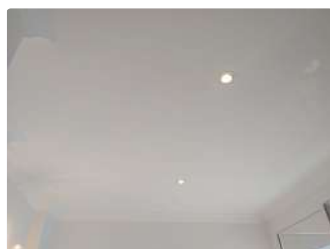
Ref	Inspectors Notes	Comment
18.1	Walls	Untidy finishing below floating vanity; Paint splatter on towel rail DEFECTIVE ITEMS
18.2	Windows (Interiors)	Day light can be seen through the mitre joints of the Aluminium window frame DEFECTIVE ITEMS
18.3	Doors (Interiors)	Paint splatter and scuff marks on the door lock sets and hinges DEFECTIVE ITEMS
18.4	Cupboards	Paint splatter and scuff marks on the cupboard DEFECTIVE ITEMS

Sanitaryware

18.5	Basin 1 & 2	Mixer has scuff marks and paint splatter DEFECTIVE ITEMS
18.6	Shower	Mixer has scuff marks; It should be verified by the contractor if the shower floor and walls had been waterproofed to the height of the shower rose DEFECTIVE ITEMS



Ref #18 - Image of area inspected



Ref #18 - Image of area inspected

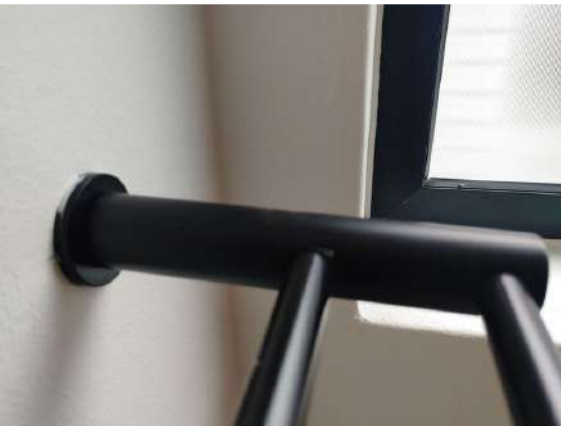
18. MAIN ENSUITE BATHROOM (CONT.)



Ref # 18.1 - Untidy finishing



Ref # 18.1 - Untidy finishing



Ref # 18.1 - Paint splatter on towel rail



Ref # 18.1 - Paint splatter on towel rail



Ref # 18.2 - Gap at mitre joint



Ref # 18.2 - Gap at mitre joint

18. MAIN ENSUITE BATHROOM (CONT.)



Ref # 18.3 - Untidy finishing



Ref # 18.3 - Untidy finishing



Ref # 18.3 - Paint splatter and scuff marks on the door lock sets



Ref # 18.4 - Paint splatter and scuff marks on the cupboard



Ref # 18.4 - Paint splatter and scuff marks on the cupboard



Ref # 18.5 - Image of area inspected

18. MAIN ENSUITE BATHROOM (CONT.)



Ref # 18.5 - Image of area inspected



Ref # 18.5 - Image of area inspected



Ref # 18.5 - Mixer has scuff marks



Ref # 18.6 - Mixer has scuff marks

19. BEDROOM 2 ENSUITE BATHROOM

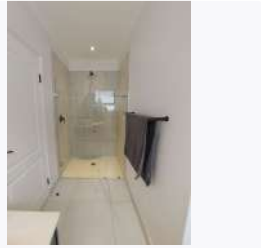
MAIN UNIT

Ref	Inspectors Notes	Comment
19.1	Doors (Interiors)	Paint splatter and scuff marks on the door lock sets; Door does not close properly DEFECTIVE ITEMS
Sanitaryware		
19.2	Basin 1	Component Inspected
19.3	Toilet	Untidy finishing behind the toilet and outlet pipe DEFECTIVE ITEMS
19.4	Shower	Shower door is to small and needs to be replaced; It should be verified by the contractor if the shower floor and walls had been waterproofed to the height of the shower rose INCOMPLETE WORKS

19. BEDROOM 2 ENSUITE BATHROOM (CONT.)



Ref #19 - Image of area inspected



Ref #19 - Image of area inspected



Ref # 19.1 - Paint splatter and scuff marks on the door lock sets



Ref # 19.1 - Paint splatter and scuff marks on the door lock sets



Ref # 19.2 - Image of area inspected



Ref # 19.2 - Image of area inspected



Ref # 19.3 - Untidy finishing behind the toilet and outlet pipe



Ref # 19.4 - Shower door is too small and needs to be replaced

Ref	Inspectors Notes	Comment
20.1	Walls	Towel rail is loose DEFECTIVE ITEMS
20.2	Doors (Interiors)	Paint splatter and scuff marks on the door lock sets; Door does not close properly DEFECTIVE ITEMS

Sanitaryware

20.3	Basins	Component Inspected
20.4	Bath	Mixer has scuff marks and paint splatter; Pop-up drain plug has scuff marks DEFECTIVE ITEMS



Ref #20 - Image of area inspected



Ref #20 - Image of area inspected



Ref # 20.1 - Towel rail is loose



Ref # 20.2 - Door does not close properly



Ref # 20.2 - Untidy installation of striker plate



Ref # 20.2

20. BEDROOM 3 ENSUITE BATHROOM (CONT.)



Ref # 20.2 - Door does not close properly



Ref # 20.3 - Image of area inspected



Ref # 20.4 - Mixer has scuff marks



Ref # 20.4 - Pop-up drain plug has scuff marks



Ref # 20.4 - Mixer has paint splatter

21. GUEST TOILET

MAIN UNIT

Ref	Inspectors Notes	Comment
21.1	Walls	Active rising / lateral damp measured; Wall with blistering or flaking paint; Wall with efflorescence (salt deposits) DEFECTIVE ITEMS
21.2	Windows (Interiors)	Untidy painting and finishing DEFECTIVE ITEMS

21. GUEST TOILET (CONT.)

21.3	Doors (Interiors)	Paint splatter and scuff marks on the door lock sets DEFECTIVE ITEMS
------	-------------------	---

Sanitaryware

21.4	Basin	Component Inspected
21.5	Toilet	Untidy finishing behind the toilet and outlet pipe DEFECTIVE ITEMS



Ref #21 - Image of area inspected



Ref # 21.1 - Active rising / lateral damp measured



Ref # 21.1 - Wall with efflorescence



Ref # 21.1 - Active rising / lateral damp measured



Ref # 21.1 - Active rising / lateral damp measured

21. GUEST TOILET (CONT.)



Ref # 21.2 - Untidy painting and finishing



Ref # 21.2 - Untidy painting and finishing



Ref # 21.2 - Untidy painting and finishing



Ref # 21.3 - Paint splatter and scuff marks on the door lock sets



Ref # 21.4 - Image of area inspected



Ref # 21.4 - Image of area inspected

21. GUEST TOILET (CONT.)

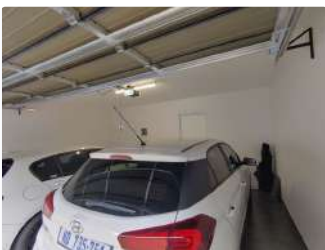


Ref # 21.5 - Untidy finishing behind the toilet and outlet pipe

22. GARAGES

MAIN UNIT

Ref	Inspectors Notes	Comment
Fire safety		
22.1	Fire door	Door between garage and dwelling opens into the dwelling, rather than into the garage. This is a fire safety issue
22.2	Garage floor threshold	Component Inspected
Garage Components		
22.3	Garage doors	Component Inspected
22.4	Walls	Tiled skirting missing; Untidy painting above fire door DEFECTIVE ITEMS



Ref #22 - Image of area inspected

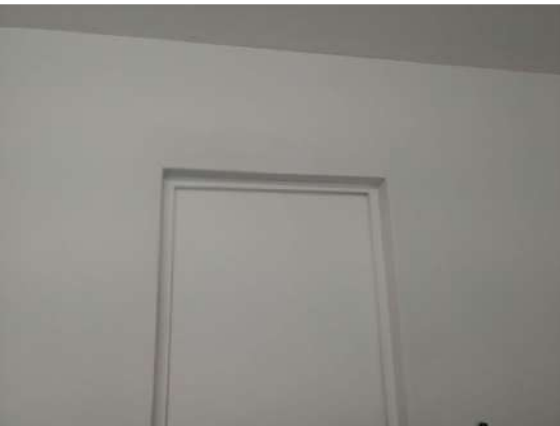
22. GARAGES (CONT.)



Ref # 22.4 - Tiled skirting missing



Ref # 22.4 - Tiled skirting missing



Ref # 22.4 - Untidy painting above fire door

23. GROUNDS

Ref	Inspectors Notes	Comment
Stormwater Management		
23.1	Stormwater management	No adequate drainage away from structures not provided; Downpipes and roof slab drainage is discharging onto unprotected paving and / or soil at the base of the wall; Evidence of storm water ponding near structures; Stormwater appears to pond against free-standing walls; Stormwater does not drain effectively away from structures and off the property DEFECTIVE ITEMS
23.2	Gradient of ground	Steep gradient; Stormwater drains towards structures
Walls & Fences		
23.3	Boundary walls	No weep holes for water run-off drainage provided; Weep holes for water run-off drainage is blocked and / or inadequate DEFECTIVE ITEMS
23.4	Pedestrian gate	Gate rusted in places DEFECTIVE ITEMS

23. GROUNDS (CONT.)



Ref #23 - Ground Left Side



Ref #23 - Ground Front Side



Ref #23 - Ground Right Side



Ref #23 - Ground Rear Side



Ref # 23.1 - Roof slab drainage is discharging onto unprotected paving at the base of th



Ref # 23.1 - Evidence of storm water ponding near structures



Ref # 23.1 - Downpipes and roof slab drainage is discharging onto unprotected paving at



Ref # 23.1 - Downpipes and roof slab drainage is discharging soil at the base of the wal

23. GROUNDS (CONT.)



Ref # 23.1 - Downpipes and roof slab drainage is discharging onto unprotected paving at



Ref # 23.1 - Downpipes and roof slab drainage is discharging onto unprotected paving at



Ref # 23.1 - Evidence of storm water ponding near structures



Ref # 23.1 - Downpipes is discharging onto unprotected soil at the base of the wall



Ref # 23.1 - Roof slab drainage is discharging onto unprotected soil at the base of the



Ref # 23.3 - Weep holes for water run-off drainage is blocked and / or inadequate

23. GROUNDS (CONT.)



Ref # 23.3 - No weep holes



Ref # 23.3 - Weep holes for water run-off drainage is blocked



Ref # 23.4 - Gate rusted in places



Ref # 23.4 - Gate rusted in places



Ref # 23.4 - Gate rusted in places

24. APPROVED PLANS

Ref	Inspectors Notes	Approved plans available to the inspector	Plan Comparison	Condition - Action Advised
24.1	Approved plans	No		

HouseCheck Property Inspections Terms and Conditions

Important clauses which may limit our responsibility, place an obligation on you to indemnify us, involve an acknowledgment of any fact or involve some risk for you will be in bold and italics. Please pay special attention to these clauses.

The intention of any HouseCheck property inspection is to provide a professional, objective, unbiased and affordable property inspection service, which can be completed within a reasonable amount of time and result in a written report on the inspection to highlight areas of defective design, poor workmanship, or areas requiring maintenance which may be of material importance to the property owner or prospective owner and which may have significant safety, or cost implications, or result in potential claims repudiation from an insurer in the future.

Any HouseCheck Property Inspection takes the form of a visual inspection only of ***the observable areas*** of the relevant sections of the property being inspected and HouseCheck will then issue you with a written report on the same. Visual inspection is not capable of determining all conditions that may exist within a structure or installation, and as such ***we will not be liable in any way for not identifying or reporting on any non-visible, obscure, concealed, or latent faults or defects in the property.***

The HouseCheck Property Inspection report should not be considered as a guarantee or implied warranty of any type.

While the property Inspectors will document ***observed conditions or defects***, when in any doubt, the person who requested the property inspection is urged ***to consult an appropriate specialist for a more detailed evaluation of any specific condition or defect.***

The HouseCheck Inspector is not a specialist who is qualified or licensed to render a binding opinion as to the structural integrity, safety or functionality of a building or its component parts. HouseCheck inspectors are "generalists" who are familiar with the South African building regulations and national standards and are trained and equipped to do an overall visual condition assessment of the property. Unlike specialist professionals, HouseCheck Inspectors do not conduct invasive or time-consuming technical investigations of specific or suspected problem areas. Furthermore, we will not move furniture or other goods, to obtain access to systems or components.

While the property inspection is based on the observable condition of the property being inspected, it is not intended to report on every observable condition that may exist in a property. As such, many conditions which are ***not material in nature or are of a cosmetic nature or are considered obvious will not be reported or quoted on.*** As an example, the report may not mention that an area of a property may need to be painted.

The report will include photographs of some of the conditions and defects documented in the report. Where appropriate, cost estimates for repairs will be included in the report. Exact costs for repairs can only be determined by a professional service provider visiting the property to do a detailed evaluation and provision of an exact quotation for the remedial work required. Quotations for remedial work obtained from competing service providers may vary widely depending on the materials to be used and the size and competence of the service provider.

If a floor plan has been provided with the Inspection Report, please note that this floor plan is a sketch only to point out defects or to calculate the cost of repairs and while an attempt may be made to portray the room layout of the inspected property, no reliance should be placed on measurements and proportions indicated in the sketch plan in the report.

Only official, written reports are valid, and we hereby absolve ourselves from any responsibility for any verbal feedback or comment provided to a client by the HouseCheck Inspector.

The inspection will focus particularly on visual observation of the following areas:

1. **Roof exteriors:** Observed condition of roof coverings, roof screws and fasteners, ridges, valleys, verges, flashing, waterproofing, chimneys and projections, fascia boards, barge boards or barge tiles, roof pitch and falls, gutters, downpipes and roof drains.
2. **Roof cavities:** Observed condition of the structure, anchoring, fastening and joining of structural members, bracing, under tile sheeting, firewall, exposed masonry (including chimneys), condition of visible electrical wiring, condition of visible water pipes, observed presence of pests (birds, rodents, wood destroying insects or fungi). HouseCheck inspections do not constitute a legal certificate of compliance of any installation, such as the roof structure, or the electrical and plumbing installations.
3. **Hot water geysers:** Observed condition and compliance of the geyser installation, including, where possible, the type of geyser, its location and size (this does not constitute a legal certificate of compliance of the geyser installation).
4. **Gas Installation:** Gas installation with regards to the positioning of gas bottles and shut off valves (this does not constitute a legal certificate of compliance of the gas installation).
5. **Exterior walls of main building:** Walls are checked for structural cracks and inspected for active damp.
6. **Interior walls of main building:** Walls are checked for structural cracks and inspected for active damp.
7. **Garage doors and driveway gates:** The general condition of the doors, motorized garage doors and driveway gates are checked and reported on.
8. **Ceilings:** Ceilings and slab soffits are checked for structural cracks and inspected for active damp.
9. **Floor coverings and visible floor slabs:** Structural cracks observed in floor slabs (not surface screed cracks) structural or significant damp or insect damage to suspended wooden floors and serious damage to all other floor coverings and finishes

10. **Walls, fences, gates:** Gates, fences, free-standing walls, retaining walls are all checked for structural soundness, significant damage to electric fencing is also documented.
11. **Fire Safety:** The observed compliance with safety regulations for fireplaces, hearths, flues, chimneys, garage fire doors and roof cavity fire walls are checked. This does not constitute a legal certificate of compliance of the fire prevention installations.
12. **Safety and Security:** Intruder protection measures such as burglar bars, security gates, access control and burglar alarms are documented but not tested.
13. **Ground and stormwater management:** Management of rainwater away from structures, correct grading of ground slopes, the height of outside levels in relation to finished floor levels and the protection of foundations from the dangers of water seepage.
14. **Garden structures and Outbuildings:** Areas checked and reported on: Observed structural soundness of carports, braai facilities, lapas, bomas and garden sheds.
15. **Approved Plans:** If approved plans are made available to the Inspector while on site, then a visual comparison of the as-built structures with the approved plans will be reported on. No measurements will be taken.

The Property Inspector will only walk on the roof, or enter the roof cavity, or a crawl space if, in the opinion of the Inspector, given the conditions at the time of the inspection, it is safe and practical for the Inspector to do so. If the Inspector is unable to access the roof or any other area for any reason, the Inspector will inspect that area to the best of their ability without entering it and will mention in the report the fact that certain areas were not adequately inspected and the reasons thereof.

Here are some examples of the types of things the Property Inspector may not be able to determine with certainty:

- **Appropriate technical design and dimension of specific structural items and/or members e.g., the design and supporting structures of the roof or in the case of a thatch roof, the design, and dimensions of the lightning conductor.**
- **Roof, wall, or other leaks that may only occur under unusual conditions.**
- **The inner workings of mechanical items e.g., heating, ventilation, and air conditioning.**
- **The actual condition of underground or inside-wall-or-slab pipes, drains or foundations.**
- **The safety and compliance of the electrical installation (a relevant certificate of compliance is required for this).**
- **The safety and compliance of a gas installation (a relevant certificate of compliance is required for this).**
- **The safety and compliance of an electric fence installation (a relevant certificate of compliance is required for this).**
- **The working condition, functionality, or usability of any security alarm installation.**
- **A subsidence or landslip risk (a soil engineering report is required for this).**
- **Any other area or aspect of a property that may be required by law to be certified.**

Please note that if the erf (plot) size or building size is indicated in the HouseCheck Report, this is provided in good faith, based on information provided to the Inspector. We do not warrant any dimensions of any property or structure, and clients and other interested parties are urged to do their own investigations in this regard.

Corporate information: HouseCheck Inspectors (Pty) Ltd . Reg 2012/234444/23 Head office: 80 St Michaels Road, Claremont 7708 , Cape Town, South Africa Postal: Suite 258 Postnet, Private Bag X1005, Claremont 7735 , CapeTown
Website: www.housecheck.co.za Email: info@housecheck.co.za

Explanatory Notes to this HouseCheck Inspection Report

This note contains explanatory information dealing with issues relating to the inspection of the various critical areas of a South African property. Please consult those sections which are pertinent to this HouseCheck report.

Storm water management and ground grading

HouseCheck inspectors check the efficient management of water from roofs and storm water away from the base of structures. The best way to achieve efficient ground water management is by the installation of a suitable drainage system, or by installing an impervious, properly sloped apron around the perimeter of walls. HouseCheck inspectors will also check that finished outside ground levels (including paving) are at least 150mm lower than inside floor levels. If the outside ground is higher than the floor inside there is a threat of water seeping into the walls above the DPC, resulting in interior damp damage.

Cracks in walls, slabs and foundations

Most houses in South Africa sooner or later develop wall cracks. Most of these cracks are not serious and can be ascribed to slight settlement of the foundations, mortar shrinkage, or slight roof movement. However, some cracks can be potentially serious and are the result of significant foundation displacement, water penetration, or excessive roof movement. The most common reasons for cracking of walls are:

- **Problem soils:** Most South African cities and towns are located in areas where so-called "problem soils" occur. These are mostly "expansive" soils

(clay) or “collapsible” soils (sandy). In some areas dramatic ground collapse (sinkholes) can occur where dolomitic and limestone rocks are found; this often results in the formation of underground caverns and voids.

- **Ground movement and other stresses:** The walls and slabs of all buildings are liable to crack at some point due to the movement and stresses to which buildings are continually subjected. Problem soils, inadequate design of foundations, poor roof anchoring and water penetration may worsen the situation.

Types of cracks: HouseCheck inspectors are trained to diagnose the cause of the observed cracks. Crack diagnosis is not an exact science and where doubt exists, then the services of a structural engineer should be enlisted.

- **Settlement cracks:** occur as the house “settles” onto its foundation, often leaves “stair step” cracks and diagonal cracks extending upwards from window and door lintels in its wake. Cosmetic repairs such as new paint or crack repair will only permanently fix settlement cracks once the structure has fully settled.
- **Movement cracks:** occur if the house has been built on expansive (clay) soil with poorly designed foundations. “Stair step” cracks and diagonal cracks extending upwards from window and door lintels in its wake. Cosmetic repairs such as new paint or crack repair will not permanently fix movement cracks problems caused by expansive soil.
- **Thermal cracks:** big changes in daily temperature changes may result in excessive expansion and contraction of walls, causing vertical or stair step cracks, or plaster cracks.
- **Water damage cracks:** Water penetrating walls from above (especially through cracks on the tops of parapet walls) will cause cracks lower down as the water seeps downwards through the wall and seeks an exit from the masonry when encountering an impenetrable barrier such as a concrete slab or waterproofing.
- **Roof movement cracks:** Movement of the roof, where it rests on the wall plate on top of the walls, can also cause wall cracks. These cracks are usually slight and can be seen along the line of the ceiling and cornices. However, the weight and movement of a badly constructed roof can also result in severe structural damage to the walls below. Roof movement generally results from badly braced rafters and trusses which can exert outward pressure on the tops of load-bearing walls. This is known as truss thrust or truss spread. Poor anchoring of the roof to the walls can also lead to roof movement especially in windy areas. Truss uplift can also occur if the top chords of the truss become damp and expand while the bottom chord remains dry.
- **Plaster cracks:** Cracks in plastered walls are common, especially in older houses. Plaster cracks may result from stresses caused by movement of the brick substrate (see discussion above). Cracking of plaster may also be caused by incorrect plastering techniques or plaster which has been allowed to dry too fast. One of the main reasons for plaster cracking is changes in ambient moisture levels and different expansion coefficients between mortar plaster, bricks, concrete and steel.
- **Slab and foundation cracks:** The reason why foundations and slabs on the ground crack is usually soil movement compounded by inadequate foundation/slab design and/or construction. Foundation footings and slabs carry the weight of the walls and roof and so cracks in foundations will almost always result in wall cracks also, the incorrect placement and compaction of the fill beneath the concrete slab is also a common cause of slab cracks. Water seeping under foundations (from downpipes or water ponding against structures) increases the risk of foundations sagging. HouseCheck inspectors will check water management around the base of structures. Tree roots close to structures may also cause problems.

Crack width: HouseCheck inspectors are guided by the crack width criteria below, which has been developed by the National Home Builders Registration Council (NHBRC)

Less than 1mm / Very slight / Normal re-decoration

1 to 5mm / Minor / Normal re-decoration

5 to 15mm / Moderate / Normal repairs / minor masonry replacement

15 to 25mm / Severe / Extensive repair work / replacing sections of walls

Over 25mm / Very severe / Major repair work / partial rebuilding

Over 25mm / Very severe / Major repair work / partial rebuilding

Damp in walls and slabs

Where visible damp is observed HouseCheck inspectors will use a moisture meter to measure and record whether the damp is old damp (where the cause of the damp has been resolved) or active damp (where the cause of the damp is unresolved or unknown). HouseCheck inspectors will use their experience and training to try and determine the probable cause of the damp problem.

Types of damp:

- **Penetrating damp** is usually caused by roof leaks or water ingress via exterior wall cracks. Other causes may be leaking plumbing; failure of waterproofing on a wall adjacent to a shower or bath; a planter on an external wall; or water penetrating the exterior wall as a result of incorrect exterior ground levels. Further investigation is usually recommended. Damaged areas should only be repaired and decorated once there is certainty that the source of the moisture ingress has been repaired and the damaged area has completely dried out.
- **Rising damp** is confined to the lower parts of internal walls area – usually lower than 1.2m. Rising damp is caused by ground water “wicking up” through the masonry due to missing or damaged, damp-proof course (DPC). HouseCheck recommends further investigation and possible remedy by the installation of a physical or chemical damp proof barrier. Damaged areas should not be redecorated until the source of the water ingress has been located and repaired and the damaged area has completely dried out.
- **Damp proofing course (DPC):** in modern buildings a plastic barrier installed at the base of walls and in wall openings is the usual method of

preventing water from the ground from wicking up into the structures. Many older buildings do not have an effective DPC. Malthoid or slate was used in older buildings used to prevent rising damp. These components can disintegrate over time causing rising damp to become active and visible on the bottom of walls in older structures. It is recommended that a reputable waterproofing company be contracted to evaluate and propose best solutions to repair the rising damp.

- **Mould** is black fungi spores which grows on walls, ceilings, behind cupboards and in roof spaces thrive in still, moist conditions. Mould is both unsightly and dangerous to the health of those with allergies. Both penetrating damp and the lack of adequate ventilation in a bathroom or bedroom encourage the growth of mould spores.
- **Efflorescence** is an aesthetic problem. Efflorescence is a white, powdery salt substance that forms on the surfaces of concrete, bricks and plaster. It is caused by soluble salts migrating through the material via capillary action. Once these soluble salts come into contact with air, unsightly white sediment appears.
- **Windows, doors and glazing:** HouseCheck inspectors check the soundness of window and door frames and also look for signs of leaks and damp around the edges of the frames.

Glazing safety

The National Building Regulations (NBR) specify standards of glazing safety for South African properties. Safety glass is required on low windows, doors, balustrades, staircases and areas of high traffic and potential risk. Many South African homes have unsafe glazing and some safety glass is often not clearly marked in compliance with the NBR. Where the HouseCheck inspector suspects that there may be a glazing safety issue, this will be mentioned in the HouseCheck report. However, HouseCheck inspectors are not glazing specialists and no warranty of glazing safety is implied or provided in any HouseCheck report. Where there is doubt, the client is advised to get the glazing installation reviewed by a glazing specialist.

Balconies, balustrades, decks and steps

HouseCheck inspectors conduct a visual check of the structural soundness of balconies, decks and steps as well as safety and functional aspects as stipulated by the National Building Regulations. These include:

- Balustrades must be securely fixed and be a minimum of 1m high with no gaps between vertical bars greater than 100mm.
- Balconies must be properly drained.
- Balconies must have a weather step or upstand of at least 50mm to prevent water flooding from the balcony to the interior.

Roof Exterior and Roof Cavity

HouseCheck inspectors are trained to conduct a visual inspection of roofs installed on the inspected property, in order to report on significant defects which have been observed. Where safe and practical, HouseCheck inspectors will check the overall roof structure, including: The general condition of structural items such as trusses/rafters, bracing, anchoring, valley boards, fastenings for the battens/purlins; the presence and condition of items such as under-tile sheeting and insulation; the condition of hot water systems, plumbing and electrical supply located in or on the roof; and the condition and safety of items such as chimneys and fire walls (in and on the roof).

A HouseCheck inspection of an internal roof structure is always limited in scope due to inaccessibility of areas of the roof cavity once the roof covering is in place.

In South Africa an A19 roof compliance certificate is required to be provided for all new roofs installed. This certificate certifies compliance with the National Building Regulations, both as regards the design and manufacture of the roof trusses (which are mostly pre-manufactured in specialised factories) and also the structural integrity and compliance of the roof installation.

Many older roofs on South African properties (especially old carpenter-built structures) do not comply with the deemed-to-satisfy rules of the National Building Regulations. However, most of these older roofs are still structurally sound and functional. An A19 roof certificate is generally not required for such older roofs, unless the roof has been altered or unless a buyer or a lending institution requires such.

In its report, HouseCheck may, if the HouseCheck inspector considers this precaution necessary, recommend that an engineer should certify the structural soundness of the roof.

Please note that HouseCheck inspectors are not licensed (nor qualified) to issue A19 roof certificates, only registered roof engineers can do this. This HouseCheck report should be viewed only as an indication of the general condition of the installation and not as any type of warranty or guarantee of its functionality or legality.

Plumbing, sanitary ware and drains

HouseCheck inspectors are trained to conduct a visual inspection of plumbing (water supply and drains) and sanitaryware installed on the property, in order to report on observed defects – including the legal compliance of the installations. Among the items which HouseCheck inspectors will check are the general observed condition of visible water supply, waste and drain systems; the general condition and functionality of sanitary ware, showers and sinks; and the legality and functionality of storm water management systems.

In Cape Town an up-to-date compliance certificate is required to be provided (usually by the seller) prior to ownership of a property being transferred to a new owner. Other local governments are expected to follow suit.

It should be noted that HouseCheck inspectors are not licensed (nor qualified) to issue compliance certificates, only registered plumbers and drain layers can do that. This HouseCheck report should be viewed only as an indication of the observed condition of the installation and not as any type of warranty or guarantee of its functionality or legal compliance.

Hot water geysers

HouseCheck inspectors are trained to conduct a visual inspection of hot water systems installed on the property (including electric and solar powered geysers) in order to report on observed defects, including the legal compliance of the installations. Among the items which HouseCheck inspectors will

check are: The general observed condition of the hot water system, including the compliance and functionality of: Drip trays; geyser casing, overflow systems; valves; earthing; stop cocks, isolator switches and also geyser support.

Defective geyser installations are both a safety risk and the leading cause of homeowner's insurance claims. Increasingly insurers are repudiating claims for damage caused by non-compliant geyser installations.

It should be noted that HouseCheck inspectors are not licensed (nor qualified) to test hot water systems. In the event of a defective geyser installation a registered plumber and/or electrician should investigate further and rectify the problem.

This HouseCheck report should be viewed only as an indication of the condition and compliance of the installation and not as any type of warranty or guarantee of its functionality or legality.

Electrical installations

HouseCheck inspectors are trained to conduct a visual inspection of the electrical installation on the property, in order to report on observed defects – including any observed non-compliance of the installation. Among the items which HouseCheck inspectors will check are: Distribution boards; compliance of the location of plug points, lights and isolator switches; the general condition of built-in appliances and the general condition of visible wiring and earthing.

In South Africa an up-to-date compliance certificate (not older than two years) is required to be provided (usually by the seller) prior to ownership of a property being transferred to a new owner.

It should be noted that HouseCheck inspectors are not licensed (nor qualified) to issue compliance certificates, only registered electricians can do that.

This HouseCheck report should be viewed only as an indication of the condition of the installation and not as any type of warranty or guarantee of its functionality or legal compliance.

Gas installations

HouseCheck inspectors are trained to conduct a visual inspection of any gas inspection installed on the property, in order to report on observed defects – including the legality of the installation. Among the items which HouseCheck inspectors will check are: The general observed condition of the gas installations, including the legal compliance and functionality of: The positioning of gas bottles; gas supply pipes; and shut-off valves.

In South Africa an up-to-date compliance certificate is required to be provided (usually by the seller) prior to ownership of a property being transferred to a new owner.

It should be noted that HouseCheck inspectors are not licensed (nor qualified) to issue gas compliance certificates, only registered gas installers can do that. This HouseCheck report should be viewed only as an indication of the observed condition of the gas installation and not as any type of warranty or guarantee of its functionality or legal compliance.

Electric fencing

HouseCheck inspectors are trained to conduct a visual inspection of any electric fence installed on the property, in order to report on observed defects – including the legal compliance of the installation. Among the items which HouseCheck inspectors will check are: The general observed condition of the energizer and fence; and the legal compliance of the electric fence as regards warning signs and overhangs. HouseCheck inspectors will not check the actual operation of the fence.

In South Africa an up-to-date compliance certificate is required to be provided (usually by the seller) prior to ownership of a property being transferred to a new owner.

It should be noted that HouseCheck inspectors are not licensed (nor qualified) to issue compliance certificates, only registered electric fence installers can do that. Electricians, who are not licensed as electric fence installers may not issue electric fence compliance certificates.

This HouseCheck report should be viewed only as an indication of the condition of the installation and not as any type of warranty or guarantee of its functionality or legality. **Security, safety and fire protection**

Fire safety in attached garages: If the dwelling has an attached garage, because of the dangers of fuel stored in motor vehicles or in containers, national building regulations require certain fire safety precautions – including an adequate fire wall within any roof cavity; a fire-resistant, self-closing door between the garage and the dwelling and a step-up on the floor level between the garage and the dwelling. HouseCheck will report on observed safety issues in this regard.

Smoke detectors: If smoke detectors have been installed in a structure, then the HouseCheck inspector may report on the presence of these detectors. HouseCheck will not check the functionality of such detectors.

Automatic gates and doors, especially in driveways and garages, pose a safety threat to pets and children. If practical the HouseCheck inspector may conduct a force test on the automatic gate/door settings to ensure that the gate/door reverses which light resistance is applied.

Intruder and access control: HouseCheck inspectors may report on any serious observed defects as regards access control to the property and intruder protection. However, the HouseCheck inspector will not check or warrant the effectiveness of burglar alarms, burglar bars, security gates, intercom systems and remote gate and door releases.

Swimming pools

HouseCheck inspectors will report on the presence of pool filter and cleaning equipment; but inspectors will not test the function and efficiency of this equipment. HouseCheck inspectors will also report on the observed condition of the electrical distribution sub-board serving the pool, together with the observed condition of the visible portions of the pool shell and aspects of pool safety as required by law.

The National Building Regulations require that swimming pools must be enclosed by a fence or wall to prevent access to the pool from any street or public place. This fence or wall must be at least 1.2m high; with gaps between the vertical fence rails of less than 100mm; and fitted with a self-closing and self-latching gate.

This means that, in terms of these regulations, a swimming pool on private property does not have to be fenced in, so long as the boundary walls and /or fences around the property are more than 1.2m high and there is a self-closing driveway and pedestrian gate, preventing children from wandering in off the

street.

If, however, the pool is open to the street then a 1.2m pool fence and self-closing gate must be installed around the pool.

Some municipalities have adopted by-laws allowing for a suitable pool net to be substituted for a pool fence.

Asbestos regulations

Building components containing asbestos (mainly older fibre cement roof sheeting and slates, gutters, downpipes and ceiling boards) are governed by the Asbestos Regulations issued in terms of the Occupational Health and Safety Act 1993. These regulations were first promulgated in 1987 and then revised in 2001.

Owners of property with asbestos components are compelled by law to ensure that their asbestos components remain in a safe condition or are safely removed by registered contractors.

Safe condition means, in essence, that the asbestos-containing component must be kept in good condition so that no asbestos dust or fibres are released into the air. Inhaled asbestos can cause lung cancer and other serious diseases.

Asbestos building products can generally be maintained in a safe condition by means of regular painting. However, dry brushing, scraping, sanding and abrasion cleaning techniques, prior to painting, are not allowed. Roof cleaning with a high-pressure water jet is allowed but only in conjunction with a profiled hood that prevents the dispersal of contaminated water. Water polluted with asbestos must be filtered and the residue disposed of safely.

Damaged asbestos-containing components must be removed by a contractor licensed by the Department of Labour.

Manufacture of asbestos-containing building components was phased out following the publication of the Asbestos Regulations in 1987. Therefore, fibre cement building components installed in South Africa after 1990 probably do not contain asbestos. When in doubt consult a registered asbestos contractor.

Free-standing and retaining walls

Garden and boundary walls, including retaining walls, are mostly classified as "free-standing". This is because such walls are not bonded together in a continuous shape (square, rectangle or circle). Free-standing walls are inherently more unstable than an equivalent house wall. Free-standing walls often crack if the wall is not properly designed with adequate piers (support pillars) and sufficient expansion (movement) joints.

To increase stability free standing walls do not have a damp proof course (DPC), which is a layer of plastic or other waterproof material inserted between the foundation and the base of the wall. This makes free-standing walls prone to rising damp.

HouseCheck's policy on referring tradespeople and building professionals

To be seen to be impartial with its inspection findings, HouseCheck does not usually recommend contractors nor professionals for repair or investigative work. This policy is to avoid a perceived conflict of interest. The exception is when the client appoints HouseCheck, for an additional fee, to manage a remedial or investigative programme – arising from HouseCheck's inspection and report. HouseCheck programme management may involve all aspects of managing a quotation/tender process and also undertaking one or more quality control inspections prior to sign-off.

Below is a schedule of the applicable governing bodies for various trades and building professionals. These bodies should be contacted to obtain a list of local members. These members can then be asked to quote on needed repairs.

Master Builders of South Africa

- Master Builders Head Office: www.mbsa.org.za
- Western Cape: www.mbawc.org.za
- Boland: www.mbaboland.org.za
- Greater Boland: www.mbanorthboland.org.za
- Northern Cape: www.mbank.org.za
- Eastern Cape: www.ecmba.org.za
- Eastern Cape: www.ecmba.org.za
- North: www.mbanorth.co.za / www.gmba.org.za (Gauteng, North West, Mpumalanga and Limpopo provinces)
- Kwa-Zulu Natal: www.masterbuilders.co.za
- Free State: www.mbafs.co.za

Governing bodies of some trades and professions

- Consulting Engineers South Africa: www.cesa.co.za
- Electrical Contractors Association of SA: www.ecasa.co.za
- Institute of Plumbing South Africa: www.iopsa.org.za
- Waterproofing Federation of South Africa: www.waterproofingfederation.co.za
- Damp-proofing and Waterproofing Association of South Africa www.dwasa.net
- Institute for Timber Construction South Africa: www.itc-sa.org
- Thatchers' Association of South Africa: www.sa-thatchers.co.za