

HouseCheck

Inspection Report



22 Main Road, Sampleville

Inspection prepared for: Sample Client
Date of Inspection: 5/24/2013 Time: 10:00 AM
Age of Home: ± 10 years
Weather: Clear

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Schedule of Repairs and Defects

This inspection report distinguishes between “**maintenance issues**” on the one hand and “**functional and/or structural or safety defects**” on the other.

NECESSARY REPAIRS: (MAINTENANCE ISSUES)

All houses need on-going maintenance. This **HouseCheck** report documents all routine maintenance issues (**blue type**) –such as repairing of minor cracks, paint touch-ups and various minor repairs and adjustments. In the cost estimates below, one global cost estimate is provided for all necessary maintenance.

REQUIRE IMMEDIATE REPAIRS: (FUNCTIONAL, STRUCTURAL OR SAFETY ISSUES)

These issues are documented in (**red type**) in the body text of this report and are also grouped together at the end of the report. Estimates for the cost of repair of these items are provided separately below. **Red Flag Items are problems observed by our inspector which require urgent correction to preserve the structural integrity of the component and/or the house.** In this category are structural defects to the roof, walls, foundations, floors, slabs and ceilings - including structural cracks, serious damp and drainage issues (where storm water is damaging the structure of the house). Typical safety defects could include a faulty hot water geyser installation, a faulty electrical installation or a compromised sewer system.

Please note that the above characterization of defects represents the opinion of the **HouseCheck inspector and is based solely on his/her observations at the time of the inspection.** No invasive investigation of any item has been undertaken and it is possible that another expert may arrive at a different characterization of some of the defects documented. In this regard the client/estate agent is requested to refer to the detailed **HouseCheck** Terms & Conditions which are to be found in this report, in our previous correspondence with the client and also on our website. In particular the client is cautioned that this **HouseCheck** report does not constitute a warranty of any kind regarding the fitness or condition of any component of the house.

Grounds		
Page 8 Item: 5	Vegetation	• Maintenance Issues: (Necessary Repairs) COST ESTIMATE: R500
Roofs		
Page 10 Item: 4	Rainwater Goods	• Maintenance Issues: (Necessary Repairs) COST ESTIMATE: R500
Page 10 Item: 5	Waterproofing	• Maintenance Issues: (Necessary Repairs) COST ESTIMATE: R1,000
Page 11 Item: 6	Skylights	• Maintenance Issues: (Necessary Repairs) COST ESTIMATE: R1,000
Windows		
Page 12 Item: 1	Windows	• Maintenance Issues: (Necessary Repairs) COST ESTIMATE: R3,000
External Doors		
Page 14 Item: 2	Front & Back Doors	• Maintenance Issues: (Necessary Repairs) COST ESTIMATE: R500
Page 14 Item: 3	Patio or Side Doors	• Maintenance Issues: (Necessary Repairs) COST ESTIMATE: R1,000
Interior Finishes		
Page 15 Item: 1	Fire Door	• Functional, Structural or Safety Issues: (Urgent Repairs) COST ESTIMATE: R2,500
Page 16 Item: 3	Kitchen Cupboards	• Maintenance Issues: (Necessary Repairs) COST ESTIMATE: R2,000
Page 17 Item: 6	Fireplace & Braai	• Maintenance Issues: (Necessary Repairs) COST ESTIMATE: R250
Interior Structure		
Page 18 Item: 2	Ceilings	• Maintenance Issues: (Necessary Repairs) COST ESTIMATE: R3,500
Page 21 Item: 3	Internal Walls	• Maintenance Issues: (Necessary Repairs) COST ESTIMATE: R2,500
Page 24 Item: 5	Suspended Floors	• Maintenance Issues: (Necessary Repairs) COST ESTIMATE: R1,000
Water Heating		
Page 25 Item: 1	Geyser 1	• Functional, Structural or Safety Issues: (Urgent Repairs) COST ESTIMATE: R4,500
Electrical		
Page 27 Item: 3	Electrical Installation	• Maintenance Issues: (Necessary Repairs) COST ESTIMATE: R1,000
Plumbing		
Page 30 Item: 4	Shower & Bathroom Fittings	• Maintenance Issues: (Necessary Repairs) COST ESTIMATE: R250
Page 30 Item: 5	Taps, Mixers and Pipes	• Maintenance Issues: (Necessary Repairs) COST ESTIMATE: R1,500

Preface to this Report

This **HouseCheck** report should be viewed in the context that **“no building is perfect”**. Human error during the construction process, weathering and expected deterioration of the various components of a building over time means that it is possible to find fault even with brand new structures. All structures are in a continual state of deterioration. Such deterioration can be slowed by effective and regular maintenance.

A **HouseCheck** inspection report is an objective assessment of the observable physical condition of a building. We **do not** “pass” or “fail” properties which we inspect and we do not provide an opinion on the price of the property.

Our inspection reports simply seek to provide useful information which will enable all parties to a property transaction to make informed decisions based on fact. This report should be viewed in this context.

Thank You for using HouseCheck

We welcome your feedback on this report.

If there are any aspects of our service which you feel were not satisfactory or if you have any suggestions as to how we could improve our levels of service, then please contact me directly.

On the other hand, if you have been pleased with the **HouseCheck** service we would really like to hear from you. I would be grateful if you would also consider sending me a short email in this regard for possible inclusion in the "Client Testimonials" section of our website.

John Graham - CEO HouseCheck

Cell: 083 3109 766

Email: john@housecheck.co.za

Executive Summary

1. Executive Summary

This Paarl house was generally very well maintained. No structural defects or issues were observed. Normal maintenance items require attention as with any house.

Only concerns were;

- No fire door installed between garage and first floor lounge.
- Geysers had no drip tray fitted and no earth bonding strap between hot and cold water was observed. Hot water supply pipes was plastic "polycop" and not suitable for hot water supply. Plumber doing compliance certificate inspection to check and comment.

Maintenance Issues: (Necessary Repairs)

COST ESTIMATE: R19,500

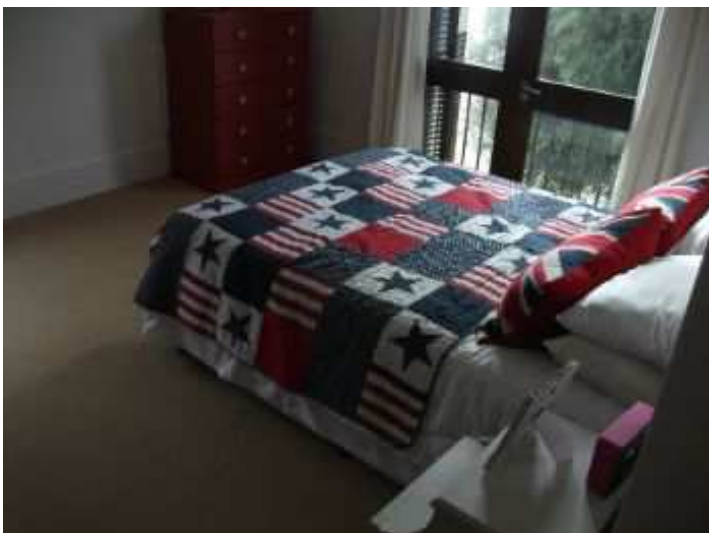
Functional, Structural or Safety Issues: (Urgent Repairs)

COST ESTIMATE: R7,000

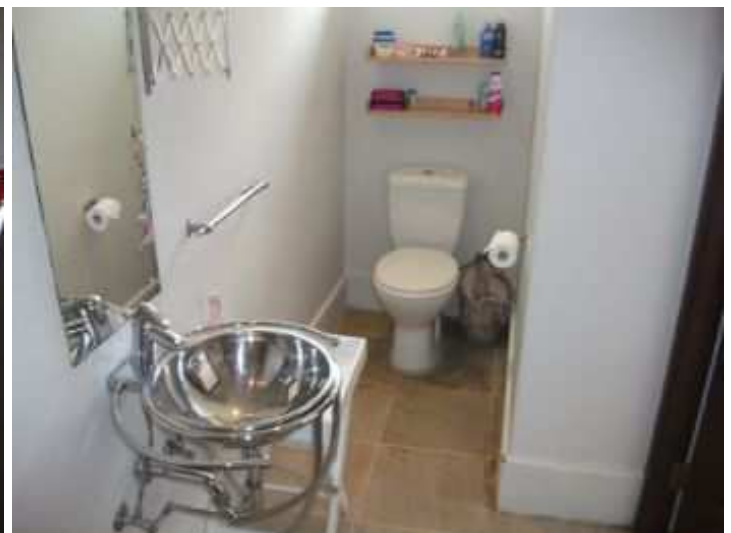
Property Information

1. Main House

- FIRST FLOOR:
 - Large entrance hall with staircase
 - Study
 - Main bedroom with en-suite bathroom
 - 2 Bedrooms with en-suite bathrooms
 - Lounge
- LOWER GROUND FLOOR:
 - Dining room
 - Wine cellar with guest toilet
 - Open plan family room & kitchen
 - Laundry room
 - Guest bedroom with en-suite bathroom (partially complete)
 - Covered patio



Bedroom 1



Bedroom 1 en-suite bathroom



Bedroom 2



Bedroom 2 en-suite bathroom



Main bedroom



Main bedroom en-suite bathroom



First floor lounge



Entrance hall and staircase



Dining room



Open plan kitchen and family room



Laundry

2. Outbuilding(s) & Grounds

- Double garage
- Tool shed
- Swimming pool



Covered patio

3. Property Profile

- Sectional title property.
- Double storey dwelling.

4. Property Information

The age of the property is estimated to be \pm 10 years old.
For the purpose of this report the street front is taken to be west facing.
The grounds slope fairly steeply downward to the east.

5. Soil Condition

• Expansive soils - have a high clay content and are prone to heaving and movement when wet. Most clayey soils change in volume as their moisture content changes seasonally. Shrinkage occurs mainly in the dry season and swelling during the wet season. Damage to structures occurs when the potential expansiveness of the soil has not been properly taken into account during the design of the foundations.

6. Plan Due Diligence

- Existing structures not checked against approved municipal plans.

Weather

1. Weather

Weather during Inspection:

- Clear.
- Winter rainfall mainly.
- Prevailing wind driven rain comes from the north west.

Grounds

1. Boundary Walls & Fences

COMMENTS:

- 1.1. Boundary fences generally in good condition.

2. Paving

COMMENTS:

2.1. Foot paths generally in good condition.

3. Ground & Storm Water Drainage

COMMENTS:

• STORM WATER MANAGEMENT:

• Underground pipes with catch pits regulating rain water flow (from down pipes) away from house.

• NATURAL GROUND & LEVELS:

• Erf gradient sufficient to allow directional flow of storm water.

4. External Structures & Steps

COMMENTS:

• Retaining walls appears to be structurally sound and in general good condition.



House north side - retaining wall appears to be structurally sound

5. Vegetation

COMMENTS:

• Tree branches close to roofs should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.

• **Maintenance Issues: (Necessary Repairs)**

COST ESTIMATE: R500

6. Garden Water & Irrigation

COMMENTS:

• Irrigation system installed. (Not tested by HouseCheck). The inspector recommends client consult with home owner for operating instructions.

Roofs

1. Inspection Method

- Walked on roof.
- Viewed from ladder.

2. Roof Covering

Materials:

- TILED ROOF COVERING:
 - Clay roof tiles.
- METAL ROOF COVERING:
 - Clip-lock galvanised metal roof sheets.
- EAVES:
 - No eaves.

COMMENTS:

- Roof covering to garage appears to be in general good condition.
- Roof covering to main house appears to be in general good condition.
- Ridges appeared to be in general good condition.
- Valley gutters were generally clean and in good condition.



Garage roof - flashings and top of parapet walls properly waterproofed



House roof - generally in good condition



House roof (above main bedroom) - ridges waterproofed



Entrance hall - standing water on roof sheets

3. Fascia and Barge Boards

COMMENTS:

- No fascia and barge boards.

4. Rainwater Goods

COMMENTS:

- No gutters to tiled roofs, only to two flat roofs.
- Gutters generally in good condition.
- MAINTENANCE ISSUES:
- Gutters were dirty. Should be cleaned regularly.

• Maintenance Issues: (Necessary Repairs)

COST ESTIMATE: R500



Garage roof - keep gutters clean



Entrance hall roof - keep gutters clean

5. Waterproofing

COMMENTS:

- Roof flashings generally in good condition.
- Waterproofing to top of parapet walls in good condition.
- Metal flashings to abutments, brick chimneys or other projections generally in good condition.
- MAINTENANCE ISSUES:
- Brick chimney crown not sloped and possibly not waterproofed. Water penetration possible.
- Entrance hall roof - untidy flashing configuration.

• Maintenance Issues: (Necessary Repairs)

COST ESTIMATE: R1,000



Entrance hall roof south west corner - untidy waterproofing / flashing

6. Skylights

COMMENTS:

- Skylights generally in good condition.
- No water leaks around skylights observed.
- MAINTENANCE ISSUES:
- Entrance hall - skylight glazing dirty. Ensure skylight is properly waterproofed after cleaning.

• Maintenance Issues: (Necessary Repairs)

COST ESTIMATE: R1,000



Entrance hall - skylight dirty - movement between panels

Exterior Walls

1. Foundation Structure

COMMENTS:

- Foundation wall structure appears to be structurally sound and in general good condition as far as could be observed.

2. Exterior Walls (Structures)

COMMENTS:

- External walls of all structures on property generally in good condition and appears to have been painted recently.
- MAINTENANCE ISSUES:
- Previous crack repairs visible in some areas. Effectiveness of repairs not known.



Guest bedroom east facing wall - possible water ingress at control joint caused damp internally - walls recently painted

Windows

1. Windows

COMMENTS:

- Windows frames generally in good condition.
- BURGLAR BARS:
- No burglar bars installed.
- MAINTENANCE ISSUES:
- Glazing putty dried out and caused water ingress between glass and frame. As a result some window frames were weathered and or water marked internally. Consider sealing or replacing putty to prevent further deterioration of timber frame.

- **Maintenance Issues: (Necessary Repairs)**

COST ESTIMATE: R3,000



General comment - water ingress between frame and glass at some windows



First floor lounge - some window panes with new glazing putty - should be varnished to prevent putty from drying out



Garage - water ingress between glass and frame as a result of dry glazing putty

External Doors

1. Garage Doors

COMMENTS:

- Garage doors in general good condition.
- Garage doors operational.
- Motorised garage door reversal mechanism tested and appears to be in general good working condition on day of inspection.
- Motorised garage door force setting test was carried out by the inspector - the force setting test of the garage door was done by the inspector holding the bottom of the door as it closes. This garage door did reverse and it appears that the force setting was correctly adjusted.



Double garage door operational

2. Front & Back Doors

COMMENTS:

- The front and back door in general good condition.
 - KEYS:
 - No comment with regards to keys present in door locks are given in this report. Normally keys are not present and therefore functionality of door locks could not be tested.
 - MAINTENANCE ISSUES:
 - Front door - loose door knob.
 - Maintenance Issues: (Necessary Repairs)
- COST ESTIMATE: R500



Front door - loose door knob - externally and internally

3. Patio or Side Doors

COMMENTS:

- Patio doors generally in good condition.
 - MAINTENANCE ISSUES:
 - Main bedroom - glazing bead to door warped and cracked.
 - Family room door - broken door knob. Door catching tile at bottom.
 - Guest bedroom - door handle cover plate missing.
 - KEYS:
 - No comment with regards to keys present in door locks are given in this report. Normally keys are not present and therefore functionality of door locks could not be tested.
 - Maintenance Issues: (Necessary Repairs)
- COST ESTIMATE: R1,000



Main bedroom - cracked and warped glazing timber strip



Family room - door knob removed



Family room - door catching on floor tiles



Guest bedroom - door handle cover plate removed

4. Security Gates

COMMENTS:

- No security gates installed.

Interior Finishes

1. Fire Door

COMMENTS:

• FUNCTIONAL, STRUCTURAL OR SAFETY ISSUES:

- Normal door installed as a fire door - this is a safety concern and not as per National Building Regulations.

• Functional, Structural or Safety Issues: (Urgent Repairs)

COST ESTIMATE: R2,500



First floor lounge to garage - no fire door installed - does not comply with regulations

2. Internal Doors

COMMENTS:

- Internal doors and frames generally in good condition.
- KEYS:
- No comment with regards to keys present in door locks are given in this report. Normally keys are not present and therefore functionality of door locks could not be tested.

3. Kitchen Cupboards

COMMENTS:

- Kitchen cupboard shell and doors in general good condition.
 - Kitchen counter tops in good condition.
 - Sinks in general good condition.
 - MAINTENANCE ISSUES:
 - South wall - damaged kitchen cupboard door.
 - Normal wear and tear marks on cupboards.
 - It is suggested that a qualified and reputable cabinet maker service cupboards and or realign cupboard doors.
 - Maintenance Issues: (Necessary Repairs)
- COST ESTIMATE: R2,000**



Kitchen south wall - burn mark on door caused by heat from down lighter



Kitchen - general wear and tear marks to some cupboards



Kitchen - some cupboard doors should be realigned



Laundry - general wear and tear marks to some cupboards - doors require realignment

4. Bedroom Cupboards

COMMENTS:

- Bedroom cupboards and doors generally in good condition.

5. Vanity Cupboards

COMMENTS:

- Vanity cupboards and doors generally in good condition.

6. Fireplace & Braai

COMMENTS:

- Fireplace appears to be in general good condition. (Not tested by HouseCheck).
- Built-in braai (BBQ) appears to be in general good condition. (Not tested by HouseCheck).

MAINTENANCE ISSUES:

- Dining room - hearth (tiled floor in front of fireplace) timber edging loose.

• Maintenance Issues: (Necessary Repairs)

COST ESTIMATE: R250



Dining room - fireplace hearth timber surround loose

7. Curtain Rails & Blinds

COMMENTS:

- Curtain rails and or rods appear to be in general good condition.

8. Kitchen Appliances

COMMENTS:

- Appliances in general good condition - not tested.

Interior Structure

1. Roof Cavity

COMMENTS:

- Roof structure appears to be structurally sound and in general good condition.
- Roof truss bracing in order as far as could be observed.
- Roof truss anchoring in order as far as could be observed.
- No evidence of roof leaks observed.



Roof structure - structurally sound and in good condition



Roof structure - insulation in good condition and bracing correctly installed

2. Ceilings

COMMENTS:

- Ceiling structure and boards appear to be in general good condition.
- Skimmed or plastered rendering in general good condition.
- Cornices appear to be in general good condition.
- MAINTENANCE ISSUES:
- Cracks in ceiling boards, usually between joints. This is as a result of movement within the roof and ceiling structure. These cracks can be repaired with a flexible acrylic crack filler that can be over painted.
- Cracks between cornice and ceiling and or cornice and wall. These are movement cracks and can be repaired with a flexible acrylic crack filler that can be over painted.

• Maintenance Issues: (Necessary Repairs)

COST ESTIMATE: R3,500



Bedroom 1 - movement cracks in cornices



Bedroom 1 north wall - movement crack between ceiling boards



Bedroom 1 en-suite bathroom - movement crack between ceiling boards



Main bedroom (between dressing area and bedroom) - movement crack between ceiling boards



Main bedroom - movement cracks in cornice



Main bedroom north east corner - movement cracks between cornice and ceiling boards



First floor lounge west wall - movement cracks between cornice and wall



Study south west corner - movement cracks in ceiling and cornice



Dining room south west corner - movement cracks in cornice

3. Internal Walls

COMMENTS:

- Fire wall in roof cavity appears to be in accordance with regulations.
- Internal plastered and painted walls in general good condition.
- Tiled walls generally in good condition.
- MAINTENANCE ISSUES:
- Minor cracks in internal walls. "Slight Damage" (Category 1-2) - crack width less than 5mm. Not structural at present. The basics of crack repair are to remove all debris and excavate the crack down to firm material. After that a suitable, flexible, crack filler or mortar mix can be used to fill the crack.
- Paintwork flaking or blistering in some areas. Consider repainting room as necessary.
- Guest bedroom - damp appears to be penetrating damp - probably caused by water ingress via exterior wall cracks.

- Maintenance Issues: (Necessary Repairs)

COST ESTIMATE: R2,500



Bedroom 1 - minor door frame movement resulted in cracked plaster



Bedroom 1 north east corner - repaired settlement cracks



First floor lounge door - movement or settlement crack at door head



Study north wall - movement or settlement crack at door head



Family room south wall - repair marks on wall



Kitchen to wine cellar - repaired crack visible



Kitchen west wall - flaking paint next to stove splashback



Guest bedroom east wall - penetrating damp



Guest bedroom en-suite bathroom - tile cleaning and painting not finished

4. Floor Slab & Covering

COMMENTS:

- Floor covering in general good condition. No serious defects observed.
- MAINTENANCE ISSUES:
 - Fitted carpets with general wear and tear marks. No serious defects observed.
 - Some floor tiles were cracked - probably as a result of settlement.



Bedroom 1 - carpets with general wear and tear marks



Bedroom 2 - carpets with general wear and tear marks



Main bedroom - carpets with general wear and tear marks



First floor passage (at main bedroom door) - cracked floor tiles



Dining room - carpets with general wear and tear marks



Front door - settlement crack at front door

5. Suspended Floors

COMMENTS:

- Suspended concrete floor structure at first floor level appears to be in general good condition and structurally sound.
- MAINTENANCE ISSUES:
- Settlement and or movement cracks in suspended concrete floor slab at first floor level observed. These cracks appear to be not structural at present.

• Maintenance Issues: (Necessary Repairs)

COST ESTIMATE: R1,000



Family room north wall - movement crack in ceiling structure

6. Internal Staircase

COMMENTS:

- Staircase structure appears to be in general good condition and comply with National Building Regulations regulations.

Certificates of Compliance

Please note that the following certificates must normally be provided by the seller prior to transfer of the property:

1. Electrical compliance certificate:

Issued after the electrical installation has been inspected by a licensed electrician and all defects corrected.

2. Entomologist clearance certificate:

That all timbers are free of wood destroying pests. TIP FOR BUYERS: Ensure that the **Offer to Purchase** document which you sign includes the phrases "**wood destroying insects and organisms**". Some estate agent's documentation omits the phrase "and organisms". "Organisms" are fungi which sometimes infest and destroy the timbers of a house in damp coastal areas. "Insects" are wood borer beetles and termites.

3. Plumbing compliance certificate:

Currently this is only required in the Cape Town metro. The plumbing installation must be inspected by a licensed plumber for compliance to the regulations and to certify there are no leaks and that no storm water is being discharged into the municipal sewers.

4. Gas installation compliance certificate:

This must be issued for all gas installations by a registered gas installer.

Water Heating

1. Geyser 1

GEYSER 1 - COMPONENTS OBSERVED:

- 600 kPa high pressure geyser.
- 150 litre.
- Horizontal installation.
- Cold water supply shut-off valve installed.
- Vacuum breakers on 2 x 300mm minimum copper pipes above geyser.
- T&P (Temperature and Pressure) valve installed. Same pressure rating as geyser.
- 20mm Overflow pipe (must be metal) connected to T&P valve. (Temperature and Pressure Valve)
- Multi Valve (Pressure Control Valve) installed.
- 13mm Overflow pipe connected to Multi Valve. (Pressure Control Valve)
- Electrical isolator switch within 1m of geyser installed.

COMMENTS:

FUNCTIONAL, STRUCTURAL OR SAFETY ISSUES:

- No drip tray installed.
- No earth bonding strap between hot and cold water supply has been observed.
- Hot water pipes should be copper or suitably rated (70° C) PVC or composite metal sheathed (white) pipe. Plumber doing compliance certificate inspection to check and report.

• **Functional, Structural or Safety Issues: (Urgent Repairs)**

COST ESTIMATE: R4,500



Geyser installation in garage



Geyser - hot water pipes should be copper or suitably rated (70 deg. C) plastic or composite pipe



Geyser - hot water supply from geyser should be copper pipe or plastic composite pipe

2. Geyser 2

COMMENTS:

- Although 2 x circuit breakers on DB board only 1 x geyser was observed.

Electrical

1. Electrical Supply

- Single phase electrical supply.

2. DB Boards

COMMENTS:

- Main DB board appears to be in order.
- Main DB board appears to be correctly labelled.



First floor lounge south wall - DB board in good condition

3. Electrical Installation

- A licensed electrician must provide a certificate of compliance for the entire electrical installation of this house before the property can be transferred. The HouseCheck report on observable electrical defects does not replace this investigation by a licensed electrician.

COMMENTS:

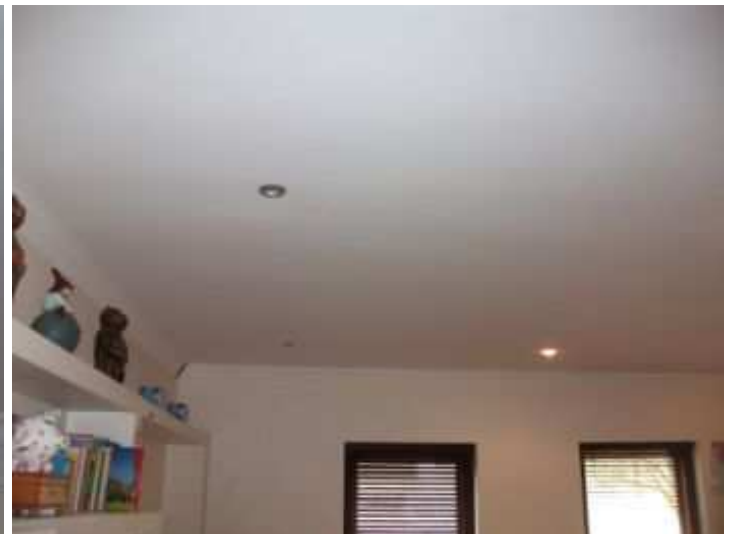
• MAINTENANCE ISSUES:

- Some lights were not working.
- Garage - down lighter was rusted.
- Maintenance Issues: (Necessary Repairs)

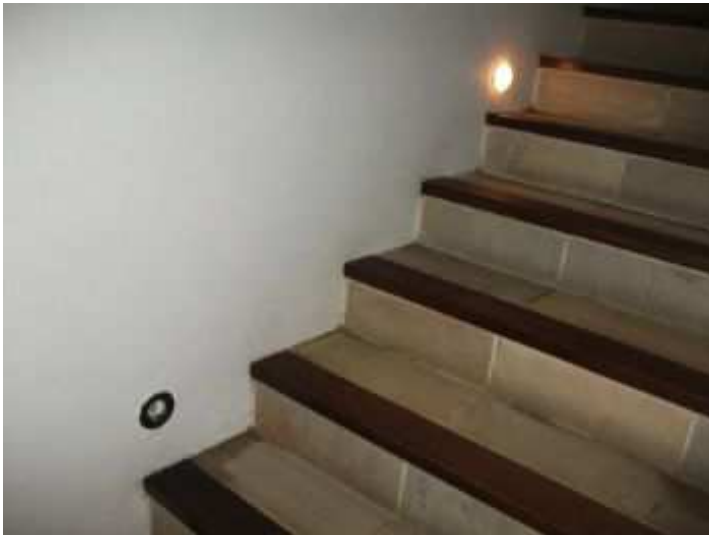
COST ESTIMATE: R1,000



First floor lounge - down light fitting shell missing



First floor lounge - some down lights not working



Staircase - some lights not working



Garage door - rusted down lights

4. Bathroom

- Extractor fans present. This equipment was not inspected or checked by HouseCheck. The client is advised to have this equipment checked by a relevant professional.

COMMENTS:

- Electrical installations in bathrooms appeared to comply with regulations, however a licensed electrician must check and issue a compliance certificate.

5. Stoves

COMMENTS:

- Disconnect switch was within 3m of cooking appliance.

6. Heating & Cooling

- Under floor heating thermostats observed. Under floor heating not tested. Recommend a specialist to check the installation. Under floor heating systems must have an earth leakage switch installed on the main DB board.
- Air conditioning units installed. Recommend a specialist to check installation. An isolator switch must be installed within reach of the AC units. A person must be able to isolate this device from the main electrical supply.

7. Electric Motors, Pumps and Controls

- Electric motors, pumps and control boxes must have an isolator switch within reach from the device. A person must be able to isolate this device from the main electrical supply.
- Garage door motors installed. Recommend specialist to check installation and test safety sensor and reversal mechanism.

Plumbing

1. Water Supply

- Municipal water supply.
- The water meter could not be located by HouseCheck.
- The water main shut-off valve could not be located by HouseCheck. Note: In the event of a plumbing emergency it is important for the property owner to know the location of the water main shut-off valve. Some South African properties do not have an on-site water main shut-off valve. It is suggested that a plumber should be asked to locate the shut-off valve and to install one if necessary.

2. Drains and Sewers

- House drains are linked to municipal sewer.

3. Sanitary Ware

COMMENTS:

- Sanitary ware appeared to be in general good condition.

• MAINTENANCE ISSUES:

- Bedroom 1 en-suite bathroom - basin was loose.
- Bedroom 2 en-suite bathroom - bath not properly sealed with silicone at wall tile intersection. Bath was stained with a white substance.



Bedroom 1 en-suite bathroom - basin loose



Bedroom 2 en-suite bathroom - bath marked or stained



Bedroom 2 en-suite bathroom - bath not properly sealed at wall intersection



Main en-suite bathroom - movement between bath and enclosure visible

4. Shower & Bathroom Fittings

COMMENTS:

- Shower floor correctly sloped towards waste outlet.
- MAINTENANCE ISSUES:
- Mould between shower floor and wall tile intersection.
- Maintenance Issues: (Necessary Repairs)

COST ESTIMATE: R250

5. Taps, Mixers and Pipes

COMMENTS:

- MAINTENANCE ISSUES:
- Sink or basin waste trap leaks observed.
- Toilet pans waste pipe collar joint were wet. Current or previous leak water mark on floor behind toilet observed.
- Maintenance Issues: (Necessary Repairs)

COST ESTIMATE: R1,500



Bedroom 1 en-suite bathroom - water drip marks below basin waste pipe



Bedroom 1 en-suite bathroom - possible leak at toilet waste pipe



Bedroom 2 en-suite bathroom - water mark below basin - waste pipe dry at inspection



Bedroom 2 en-suite bathroom - leak at toilet waste pipe

Gas Installation

1. Gas Installation

- Built-in gas hob.
- Built-in gas fireplace.

COMMENTS:

- Gas installation appears to conform to National Building Regulations.



Kitchen - internal gas installation appears to comply with regulations



Dining room - external gas installation appears to comply with regulations

Security Systems

1. Access Control

- A low voltage alarm system and a low voltage intercom system are installed. Due to the specialised nature of these systems, we suggest that you review these systems with the seller. As per our Inspection Agreement, these systems are beyond the scope of this report and were not inspected or tested by HouseCheck.
- Driveway gate: Intercom & inside gate release.

2. Intruder Protection

- A low voltage alarm system and a low voltage intercom system are installed. Due to the specialised nature of these systems, we suggest that you review these systems with the seller. As per our Inspection Agreement, these systems are beyond the scope of this report and were not inspected or tested by HouseCheck.
- Burglar alarm installed.
- Interior motion detection beams observed.

Glossary of Terms

A useful Glossary of Terms some of which may have been used in this report is to be found on the HouseCheck website: <http://www.housecheck.co.za/glossary/>

Terms and Conditions

Details of the scope & terms of the HouseCheck service and inspection report are to be found on the HouseCheck website: <http://www.housecheck.co.za/terms-conditions/>