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Property Condition Report: Introduction

The HouseCheck Property Condition Report is designed for property owners and prospective buyers seeking a comprehensive assessment of defects identified by the HouseCheck inspector. This report encompasses both "Material Defects" and "Minor or Cosmetic imperfections" that require attention to restore the property to its optimal state. With reference to compliance under South Africa's National Building Regulations and the South African National Standards (SANS) 10400.

This HouseCheck Property Condition Report serves as a valuable tool for property owners in developing a maintenance strategy, addressing both immediate repair needs and a long-term plan for preventative upkeep.

Meaning of HouseCheck Definitions

To fully interpret this HouseCheck Property Condition Report, readers should familiarize themselves with the following HouseCheck-specific definitions, which are used to describe "Material Defects":

- **"Critical Component"**: Refers to a part, section, or installation within the inspected building that is essential to the safety or intended design performance of the building, a specific section, or an item or installation therein.
- **"Significant Damage"**: Refers to damage affecting a building, a section of it, or an installed item or service, which substantially impairs its intended design performance. This definition excludes cosmetic imperfections and minor damage.
- **"Material Defect"**: A defect identified by the HouseCheck inspector in a critical component of the building, deemed a Material Defect if the condition of that component is:
 - Non-functional;
 - Unsafe;
 - Significantly damaged, necessitating replacement or urgent repairs to maintain functionality or safety;
 - Non-compliant with South African legal requirements, national building regulations, or SANS 10400 standards.
 - Cosmetic in-perfections and minor damage are not classified as Material Defects under this definition.

Cosmetic defects pertain to superficial imperfections that do not affect the structural integrity or functionality of the property but may influence its aesthetic appeal or perceived value. These are assessed in the context of reasonable maintenance expectations under SANS 10400 guidelines, including:

- Surface-level cracks or blemishes on walls or ceilings, not exceeding limits outlined in SANS 10400-Part K, which do not indicate structural compromise.
- Peeling paint, faded finishes, or worn surfaces that fall outside acceptable weathering standards per SANS 10400-Part N (Glazing) or Part T (Fire Protection).
- Minor irregularities in flooring, tiling, or fittings that do not contravene functional requirements but detract from visual quality.
- Non-structural wear and tear, such as scuff marks or discoloration, not impacting compliance with national regulations.

Compliance Notes

All observations are benchmarked against the technical requirements of SANS 10400, ensuring alignment with national standards for design, construction, and maintenance. Material defects are prioritized for remediation due to their potential to breach regulatory safety and performance thresholds, while cosmetic defects are noted for discretionary repair or enhancement.

Cost Estimates

Where feasible, the report provides estimated costs for the repair or replacement of identified material defects in accordance with industry standards. However, if a defect requires further investigation by a relevant technical specialist (e.g., for structural, electrical, or plumbing compliance), no cost estimate will be provided by HouseCheck, and a formal quotation from the specialist will be required.

Additional Information

The technical definitions, scope, and limitations of this inspection, aligned with NBR and SANS 10400 requirements, are detailed in the section titled Scope and Limitations of this HouseCheck Pre-Purchase Report at the end of this document. Clients are encouraged to review this section thoroughly to fully understand the report's findings and implications.

A Value at Risk and a Market Value, valuation of the property could be requested at an additional cost:

Value at Risk (replacement value): The replacement cost estimate included in this report is calculated by a registered valuation company, with the South African Council for the Property Valuers Profession (SACPVP) contracted to HouseCheck. The Value at Risk (replacement value) is derived by measurement and the use of proven methodology to calculate the replacement costs of all permanent improvements on the property. It is important for homeowners to avoid under-insuring their properties and thereby running the risk of an insurer applying "averaging" in the event of a future claim for damages. "Averaging" means that the insurer may reduce the claim value in proportion to the extent of underinsurance.

Market Value Valuations: The market value included in this report is calculated by a registered valuation company, with the South African Council for the Property Valuers Profession (SACPVP) contracted to HouseCheck. Market Value as defined by the International Valuation Standards Authority is as follows: "Market Value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction, after being properly marketed where the parties of each acted knowledgeably, prudently and without compulsion." Depending on the property type, there are three basic methods of valuations that can be applied to determine the market value. These includes the Market Comparable Method, the Income Method and the Depreciated Replacement Cost Method. The Market Comparable Method will be applied mostly, and which are widely accepted by South African Courts. With reference to commercial and industrial type properties, the Income Method may be used. This will also apply to special type properties, like churches or schools, where the Depreciated Replacement Cost Method may be applied.

MATERIAL DEFECTS			
Ref	Comments	Responsibility	Price
3.1 Room » Ceiling	Crack on in the ceiling.	Carpenter	R 3,000.00
3.4 Room » Doors (Interiors)	-Door lock appeared to be in bad condition -Steel door frame metal door frame rusted	Carpenter	R 500.00
5.2 Kitchen / Scullery / Laundry / Pantry » Cupboards	Significant damage to cupboard(s) , replacement recommended	Carpenter	R 40,000.00
5.7 Kitchen / Scullery / Laundry / Pantry » Ceiling	Crack observed in some sections of the ceiling structure. It is advisable to replacements the entire ceiling to mitigate the risk of further damage.	Carpenter	R 10,000.00
7.1 Roof Exteriors » Roof covering	Some tiles exhibited sign of damage and misalignment, this can lead to water penetrating the roof cavity and cause extensive damage to the ceilings and walls	Roofing Specialist	R 3,000.00
7.2 Roof Exteriors » Ridges	Ridge capping damaged in places , water penetrating is likely.	Roofing Specialist	R 5,000.00
7.5 Roof Exteriors » Fascias	Timber fascia boards rotten in places and beyond repair	Roofing Specialist	R 5,000.00
8.8 Roof Cavities » Electrical installation wiring in roof cavity	Some electrical wiring lying loose and is dangerous , this should be covered by the electrical COC: NB: Home inspectors do not test the electrical installation of a house because the home inspector is not a licensed electrician. Likewise the home inspector does not issue a certificate of compliance (CoC) for the installation. This is a document which is required by law in South Africa, every time a property is sold (transferred) and every time an electrical installation is altered. In South Africa it is the seller responsibility for the issue of the electrical CoC. The Occupational Safety Act (85) of 1993 (updated 2008) requires that all house electrical installations must be installed and repaired under control of a registered electrician. The Act also stipulates that the property owner must be in possession of a certificate of compliance for any changes to the wiring of the property	Registered Electrician	
10.1 Services » Electrical - Main DB board	The distribution board was visually inspected, compliance was not verified ,it is advisable to engage a register electrician to assess the installation.	Registered Electrician	
11.1 Superstructure » Exterior walls	-Rising damp observed in some sections of the wall , this is a result of poor stormwater management in the property , - minor settlement crack were observed in the walls ,the cracks were measured to be less than 4mm and required redecoration.	Painter	R 8,000.00

MATERIAL DEFECTS			
11.2 Superstructure » Windows (Exteriors)	-Glazing putty was cracked/damaged in some areas . -Concrete overhang with significant damage, this is due to lack of waterproofing at the top of the window overhang, this allows significant amount of water to penetrate the structure which the causes mold.	Damp Proofing Specialist	R 4,000.00
11.2 Superstructure » Windows (Exteriors)	-Glazing putty was cracked/damaged in some areas . -Concrete overhang with significant damage, this is due to lack of waterproofing at the top of the window overhang, this allows significant amount of water to penetrate the structure which the causes mold.	Glazier	R 2,000.00
11.3 Superstructure » Stairways - exterior	Damaged tiles on the stairway tread	Tiler	R 5,000.00
11.4 Superstructure » Porch	Porch ceiling was sagging severely and requires urgent replacement.	Carpenter	R 10,000.00
11.5 Superstructure » Balustrades & Handrails	The capping of the handrails exhibited signs of excessive waterproofing deterioration , this is a significant issue because it can tantamount to water ingress into the main stairway structure which then affects the structural integrity of the structure.	Damp Proofing Specialist	R 2,500.00
12.3 Grounds » Pathways	Paving subsided and collapsed in places	Paving Specialist	R 5,000.00
12.4 Grounds » Boundary walls	Evidence of foundation failure	Other	R 10,000.00
12.5 Grounds » Garden walls	Evidence of foundation failure	Builder	R 8,000.00
13.2 Cottage/External building » Bedroom	-Mold observed on some sections of the walls . The location of the mold suggests an issue of rising damp as detailed in the grounds section of this report. - Significant damage to the ceiling structure, this is possibly due to a leaking roof .	Painter	R 5,000.00
13.2 Cottage/External building » Bedroom	-Mold observed on some sections of the walls . The location of the mold suggests an issue of rising damp as detailed in the grounds section of this report. - Significant damage to the ceiling structure, this is possibly due to a leaking roof .	Carpenter	R 5,000.00
13.3 Cottage/External building » Superstructure	Major cracks on walls	Builder	R 4,000.00

MATERIAL DEFECTS			
13.4 Cottage/External building » Bathroom	-Cracks were observed in bathroom wall, the crack were measured to be less than 4mm and requires redecorating -,Mold was observed in the bathroom wall , this is due to rising damp as detailed in the grounds section of the report. - Damaged bathroom door observed.	Carpenter	R 2,000.00
Total			R 137,000.00

MAINTENANCE			
Ref	Comments	Responsibility	Price
3.2 Room » Walls	Rising dampness observed, this is due to water penetrating the foundation as detailed in the grounds section of this report.	Painter	R 4,000.00
3.3 Room » Floors	The wooden floor was damaged severely ,although there are methods to restore the wood, which includes professional sanding, the amount of damage of the wood would require replacement of the board as there is significant damage.	Carpenter	R 8,000.00
3.4 Room » Doors (Interiors)	-Door lock appeared to be in bad condition -Steel door frame metal door frame rusted	Painter	R 500.00
5.1 Kitchen / Scullery / Laundry / Pantry » Doors (Interiors)	Door with flaking paint	Painter	R 800.00
7.4 Roof Exteriors » Gutters & Downpipes	1. Some downpipes were discharging on unprotected soil at the base of a wall . 2.Gutter system infested with debris	Handyman	R 2,000.00
12.1 Grounds » Stormwater management	Ground subsiding in places, this is due to poor stormwater management. This is a major issue because it can lead to soil erosion which tantamount to flooding. - A non-functional stormwater management systems allows excessive volume of water to penetrate the foundations which constitutes to structural instability a rising / penetrating damp. -Ponding of groundwater runoff was evident in the back section of the property this is due to an inadequate stormwater management systems and/or grading of the ground levels away from the superstructure. -Downpipes were discharging onto unprotected soil at the base of the wall ,Downpipe requires a drain or concrete channel system to lead water away from the structure	Landscaping Specialist	
12.2 Grounds » Gradient of ground	Stormwater does not drain effectively away from structures and off the property	Landscaping Specialist	R 28,000.00

MAINTENANCE			
13.1 Cottage/External building » Kitchen	Cupboards doors damaged	Carpenter	R 1,000.00
13.4 Cottage/External building » Bathroom	-Cracks were observed in bathroom wall, the crack were measured to be less than 4mm and requires redecorating -,Mold was observed in the bathroom wall , this is due to rising damp as detailed in the grounds section of the report. - Damaged bathroom door observed.	Painter	R 2,000.00
Total			R 46,300.00

1. INSPECTORS COMMENTS

Ref	Item	Comment
1.1	Observation at the time of the inspection	The property had some issue relating to storm-water management as detailed in the grounds section of the report . Maintenance Defects The property requires major maintenance . A thorough inspection was conducted, examining the property in detail. All visible defects noted in the report were identified and are accurate. The inspection was comprehensive and executed to professional standards. Please Note All costs provided are estimates only and should be used as a guideline. Due to the variable nature of building trades, actual quotations may differ from HouseCheck estimates. Costs are based solely on visual assessment and do not account for hidden or unforeseen defects. In certain cases, estimates cover only the repair of the defect and immediate surrounding area—for example, repairing and painting a crack in a wall (not repainting the entire wall or room) or repairing damaged kitchen cupboards (not refurbishing all cupboards).
1.2	Limitations	None

2. APPROVED PLANS

Ref	Item	Availability of Plans	Plan comparison	Action Recommended
2.1	Approved Plans	No approved plans available	No plans available	Registered owner to obtain plans from municipality

3. ROOM

MAIN STRUCTURE

Ref	Item	Description	Defects Observed	Action Recommended
3.1	Ceiling	Gypsum ceiling	Crack on in the ceiling. MATERIAL DEFECTS - Carpenter	Repairs recommended
3.2	Walls	Plastered and painted	Rising dampness observed, this is due to water penetrating the foundation as detailed in the grounds section of this report. MAINTENANCE - Painter	Repairs recommended
3.3	Floors	Solid teak wood interlocking flooring tiles	The wooden floor was damaged severely ,although there are methods to restore the wood, which includes professional sanding, the amount of damage of the wood would require replacement of the board as there is significant damage. MAINTENANCE - Carpenter	No action recommended
3.4	Doors (Interiors)	Wooden door	-Door lock appeared to be in bad condition -Steel door frame metal door frame rusted MATERIAL DEFECTS - Carpenter MAINTENANCE - Painter	No action recommended

3. ROOM (CONT.)



Ref #3 - Lounge Area



Ref #3 - Lounge Area



Ref #3 - Lounge Area



Ref #3 - Lounge Area



Ref #3 - Lounge Area



Ref #3 - Lounge Area



Ref #3 - Bedroom 1



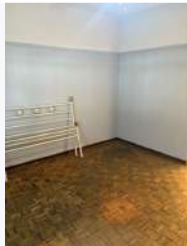
Ref #3 - Bedroom 1



Ref #3 - Bedroom 1



Ref #3 - Bedroom 1



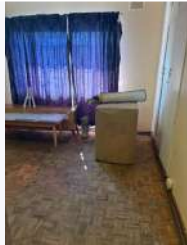
Ref #3 - Bedroom 1



Ref #3 - Bedroom 1



Ref #3 - Bedroom 1



Ref #3 - Bedroom 2



Ref #3 - Bedroom 2



Ref #3 - Bedroom 2



Ref #3 - Bedroom 2



Ref #3 - Bedroom 2



Ref #3 - Bedroom 2



Ref #3 - Bedroom 2

3. ROOM (CONT.)



Ref #3 - Bedroom 2



Ref #3 - Bedroom 2



Ref #3 - Bedroom 2



Ref #3 - Bedroom3



Ref #3 - Bedroom3



Ref #3 - Bedroom3



Ref #3 - Bedroom3



Ref #3 - Bedroom3



Ref #3 - Bedroom3



Ref #3 - Bedroom3



Ref #3 - Bedroom3



Ref #3 - Bedroom3



Ref #3 - Bedroom3



Ref #3 - Bedroom3



Ref #3 - Bedroom3



Ref #3 - Bedroom3



Ref #3 - Bedroom3



Ref #3 - Bedroom3



Ref #3 - Passage



Ref #3 - Passage

3. ROOM (CONT.)



Ref #3.1 - Cracks observed



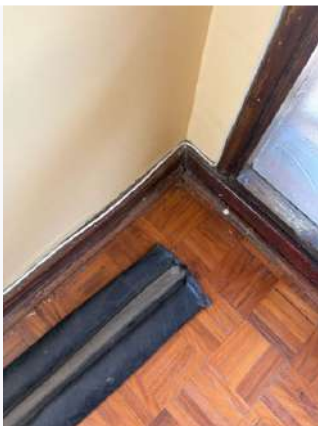
Ref #3.1 - Cracks observed



Ref #3.2 - Mold on walls



Ref #3.2 - Mold on walls



Ref #3.3 - Lounge floor with wood damage



Ref #3.3 - Lounge floor with wood damage

3. ROOM (CONT.)



Ref #3.3 - Lounge floor with wood damage



Ref #3.3 - Bedroom 1 floors with wood damage



Ref #3.3 - Bedroom 1 floors with wood damage



Ref #3.3 - Bedroom 1 floors with wood damage



Ref #3.3 - Bedroom 3 floor with wood damage



Ref #3.4 - Door frame corroded

3. ROOM (CONT.)



Ref #3.4 - Bedroom3

4. BATHROOMS / TOILETS

MAIN STRUCTURE

Ref	Item	Description	Defects Observed	Action Recommended
4.1	Bathroom	Components inspected	All items associated with this section of the report were inspected, the inspection included the inspection of the walls , floors , plumbing fixtures and electrical installation, No significant defects were observed.	No action recommended
Installations				
4.2	Extractor fan	No extractor fan observed	An extractor fan plays a pivotal role in controlling humidity in the bathroom space , the absence of the fan can lead to high humidity in the bathroom space which tantamount to mold buildup. The installation of an extractor fan is advisable.	No action recommended



Ref #4 - Bathroom



Ref #4 - Bathroom



Ref #4 - Bathroom



Ref #4 - Bathroom



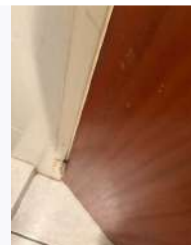
Ref #4 - Bathroom



Ref #4 - Bathroom



Ref #4 - Bathroom

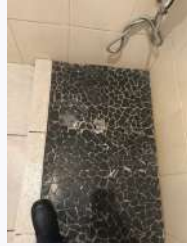


Ref #4 - Bathroom

4. BATHROOMS / TOILETS (CONT.)



Ref #4 - Bathroom



Ref #4 - Bathroom



Ref #4 - Bathroom

5. KITCHEN / SCULLERY / LAUNDRY / PANTRY

MAIN STRUCTURE

Ref	Item	Description	Defects Observed	Action Recommended
5.1	Doors (Interiors)	Wooden door	Door with flaking paint MAINTENANCE - Painter	Maintenance recommended
5.2	Cupboards	Cupboard - Wood	Significant damage to cupboard(s) , replacement recommended MATERIAL DEFECTS - Carpenter	Replacement recommended
5.3	Stove	Electric	Observed - not inspected for defects or functionality	Specialist review recommended
5.4	Stove hob	Electric	Observed - not tested	No action recommended
5.5	Built-in oven	single built-in electric oven	Observed - not inspected for defects or functionality Inspected	Specialist review recommended
5.6	Walls	Tiled walls	-The wall tiles were debonding from the wall in some sections . - There were some tiles missing on the wall , this is due to poor installation.	No action recommended
5.7	Ceiling	Gypsum ceiling	Crack observed in some sections of the ceiling structure. It is advisable to replacements the entire ceiling to mitigate the risk of further damage. MATERIAL DEFECTS - Carpenter	Replacement recommended



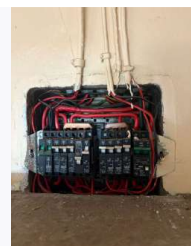
Ref #5 - Kitchen / Scullery /
Laundry / Pantry



Ref #5 - Kitchen / Scullery /
Laundry / Pantry



Ref #5 - Kitchen / Scullery /
Laundry / Pantry



Ref #5 - Kitchen / Scullery /
Laundry / Pantry

5. KITCHEN / SCULLERY / LAUNDRY / PANTRY (CONT.)



Ref #5 - Kitchen / Scullery /
Laundry / Pantry



Ref #5 - Kitchen / Scullery /
Laundry / Pantry



Ref #5 - Kitchen / Scullery /
Laundry / Pantry



Ref #5 - Kitchen / Scullery /
Laundry / Pantry



Ref #5 - Kitchen / Scullery /
Laundry / Pantry



Ref #5.1 - Flaking paint



Ref #5.2 - Significant damage to cupboards



Ref #5.2 - Significant damage to cupboards



Ref #5.2 - Significant damage to cupboards

5. KITCHEN / SCULLERY / LAUNDRY / PANTRY (CONT.)



Ref #5.2 - Significant damage to cupboards



Ref #5.2 - Significant damage to cupboards



Ref #5.2 - Significant damage to cupboards



Ref #5.6 - Missing tiles



Ref #5.6 - Missing tiles



Ref #5.6 - Damaged tiles

5. KITCHEN / SCULLERY / LAUNDRY / PANTRY (CONT.)



Ref #5.6 - Missing tiles



Ref #5.7 - Cracks on ceiling



Ref #5.7 - Cracks on ceiling

6. ROOF STRUCTURE DETAILS

MAIN STRUCTURE

Ref	Item	Observation
6.1	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
6.2	Shape of roof structure	Pitched roof with gables
6.3	Roof structure type	Old timber roof structure (Carpenter-built) - Note: Older roofs may not fully comply but must be functional/safe. (Older and custom roofs are built on-site by skilled carpenters. Even though the inspector has reviewed the roof, it is recommended that a structural engineer inspect the roof structure to ensure its safety and structural integrity. The engineer can identify any potential problems and recommend repairs or replacement if needed. Defects as observed by the HouseCheck inspector are included in this report, but this HouseCheck report does not constitute a warranty of any kind regarding the future fitness of this roof structure.)

7. ROOF EXTERIORS				MAIN STRUCTURE
Ref	Item	Description	Defects Observed	Action Recommended
7.1	Roof covering	Metal roof tiles	Some tiles exhibited sign of damage and misalignment, this can lead to water penetrating the roof cavity and cause extensive damage to the ceilings and walls MATERIAL DEFECTS - Roofing Specialist	Replacement recommended
7.2	Ridges	Metal	Ridge capping damaged in places , water penetrating is likely. MATERIAL DEFECTS - Roofing Specialist	Repairs recommended
7.3	Verges & Barges		Component Inspected	No action recommended
7.4	Gutters & Downpipes	Asbestos downpipes asbestos gutters ,PVC Gutters	1. Some downpipes were discharging on unprotected soil at the base of a wall . 2.Gutter system infested with debris MAINTENANCE - Handyman	Maintenance recommended, Repairs recommended
7.5	Fascias	Fibre cement /timber	Timber fascia boards rotten in places and beyond repair MATERIAL DEFECTS - Roofing Specialist	Replacement recommended



Ref #7 - Roof Exteriors



Ref #7 - Roof Exteriors



Ref #7 - Roof Exteriors



Ref #7 - Roof Exteriors



Ref #7 - Roof Exteriors



Ref #7 - Roof Exteriors



Ref #7 - Roof Exteriors



Ref #7 - Roof Exteriors

7. ROOF EXTERIORS (CONT.)



Ref #7 - Roof Exteriors



Ref #7 - Roof Exteriors



Ref #7 - Roof Exteriors



Ref #7 - Roof Exteriors



Ref #7 - Roof Exteriors



Ref #7 - Roof Exteriors



Ref #7 - Roof Exteriors



Ref #7 - Roof Exteriors



Ref #7 - Roof Exteriors



Ref #7.1 - Misaligned /damaged tiles



Ref #7.1 - Misaligned /damaged tiles

7. ROOF EXTERIORS (CONT.)



Ref #7.2 - Ridge capping damaged



Ref #7.2 - Ridge capping damaged



Ref #7.4 - Gutter discharging on unprotected grounds



Ref #7.4 - Gutter discharging on unprotected grounds



Ref #7.4 - Gutter gutter system infested with debris



Ref #7.4 - Gutter gutter system infested with debris

7. ROOF EXTERIORS (CONT.)



Ref #7.4 - Gutter system infested with debris



Ref #7.5 - Damaged fascia



Ref #7.5 - Damaged fascia



Ref #7.5 - Damaged fascia

8. ROOF CAVITIES

MAIN STRUCTURE

Ref	Item	Description	Defects Observed	Action Recommended
8.1	Wall Plate	Timber wall plates installed on the inner skin of bricks of the external wall	Component Inspected	No action recommended
8.2	Beam Infill	Masonry beam filling	Component Inspected	No action recommended
8.3	Trusses & Rafters	Old timber roof structure (carpenter-built)	Component Inspected	No action recommended

8. ROOF CAVITIES (CONT.)				
8.4	Purlin Fixing & Bracing	Timber purlin	Component Inspected	No action recommended
8.5	Geyser support platform within roof cavity	Size of geyser tank: 150 litres	Component Inspected	No action recommended
8.6	Roof underlay sheeting	No sheeting installed under roof covering		No action recommended
8.7	Roof insulation	No ceiling insulation installed	No insulation installed in the roof cavity	No action recommended
8.8	Electrical installation wiring in roof cavity	Some electrical wiring not protected by conduits	Some electrical wiring lying loose and is dangerous , this should be covered by the electrical COC: NB: Home inspectors do not test the electrical installation of a house because the home inspector is not a licensed electrician. Likewise the home inspector does not issue a certificate of compliance (CoC) for the installation. This is a document which is required by law in South Africa, every time a property is sold (transferred) and every time an electrical installation is altered. In South Africa it is the seller responsibility for the issue of the electrical CoC. The Occupational Safety Act (85) of 1993 (updated 2008) requires that all house electrical installations must be installed and repaired under control of a registered electrician. The Act also stipulates that the property owner must be in possession of a certificate of compliance for any changes to the wiring of the property MATERIAL DEFECTS - Registered Electrician	Specialist review recommended
8.9	Plumbing in roof cavity	Polycop water pipes in roof cavity	Component Inspected	No action recommended
8.10	Other installations in roof cavity	Air conditioning ducting observed in roof cavity - not inspected	Components observed	No action recommended

8. ROOF CAVITIES (CONT.)



Ref #8 - Roof Cavities



Ref #8 - Roof Cavities



Ref #8 - Roof Cavities



Ref #8 - Roof Cavities



Ref #8 - Roof Cavities



Ref #8.8 - Exposed wiring



Ref #8.8 - Exposed wiring

9. HOT WATER HEATING: ELECTRIC GEYSER WITH TANK

MAIN STRUCTURE

Ref	Item	Description	Defects Observed	Action Recommended
Geyser plumbing fittings				
9.1	Geyser tank	The integrity of the geyser tank must meet SANS 151 requirements	Item appeared to be compliant	No action recommended
9.2	Drip tray	The drip tray must be sloped towards the discharge outlet and must cover the total area of the geyser and its fittings. The support structure for the drip tray and geyser must be built on truss tie beams supported by a load-bearing wall. Each foot of the geyser must rest on a support beam. A drip tray is required for all indoor geyser installations; except for a geyser wall-mounted over a bath	Component Inspected	No action recommended

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

9.3	Cold water supply to water heater	All pipework must be firmly anchored to prevent water hammer and the dislodgement of joints	item appeared to be compliant	No action recommended
9.4	Geyser vacuum breakers	Vacuum breakers should be installed on 300mm risers in order to vent the cold and hot pipes and so prevent siphonage of the geyser	It appeared to be compliant	No action recommended
9.5	Hot water supply pipe	All pipework must be firmly anchored to prevent water hammer and the dislodgement of joints	Item appeared to be compliant	No action recommended

Geyser electrical fittings

9.6	Separate DB circuit for geyser	Electric water heaters must be wired to a separate circuit, labeled on the DB board.	Separate circuit on DB board could not be identified - not labelled	Specialist review recommended
9.7	Thermostat cover plate	The cover plate to the electrical connection to the geyser thermostat must be fitted	Component Inspected	No action recommended



Ref #9 - Geyser with tank



Ref #9 - Geyser with tank

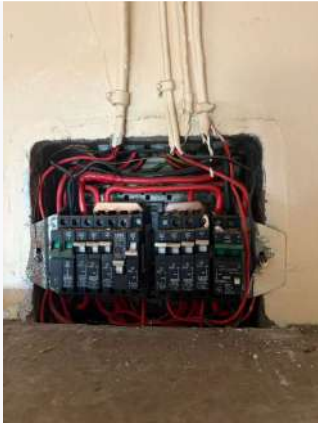
10. SERVICES

MAIN STRUCTURE

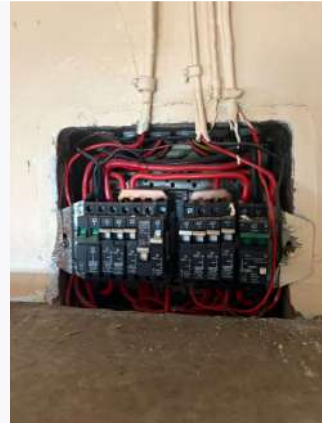
Ref	Item	Description	Defects Observed	Action Recommended
Electrical Supply				
10.1	Electrical - Main DB board	Located in the kitchen	The distribution board was visually inspected, compliance was not verified ,it is advisable to engage a register electrician to assess the installation. MATERIAL DEFECTS - Registered Electrician	Specialist attention recommended

10. SERVICES (CONT.)

10.2	Electrical - meter box	Component inspected	Component inspected not tested.	Specialist review recommended
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Ref #10.1 - Electrical distribution board



Ref #10.1 - Electrical distribution board



Ref #10.2 - Meter box



Ref #10.2 - Meter box

11. SUPERSTRUCTURE

MAIN STRUCTURE

Ref	Item	Description	Defects Observed	Action Recommended
11.1	Exterior walls	Plastered and painted	-Rising damp observed in some sections of the wall , this is a result of poor stormwater management in the property , - minor settlement crack were observed in the walls ,the cracks were measured to be less than 4mm and required redecoration. MATERIAL DEFECTS - Painter	Repairs recommended
11.2	Windows (Exteriors)	Steel windows Concrete window overhang	-Glazing putty was cracked/damaged in some areas . -Concrete overhang with significant damage, this is due to lack of waterproofing at the top of the window overhang, this allows significant amount of water to penetrate the structure which the causes mold. MATERIAL DEFECTS - Damp Proofing Specialist + Glazier	Urgent repairs recommended

11. SUPERSTRUCTURE (CONT.)

11.3	Stairways - exterior	Brick stairway	Damaged tiles on the stairway tread MATERIAL DEFECTS - Tiler	Urgent replacement recommended
11.4	Porch	Plastered and painted	Porch ceiling was sagging severely and requires urgent replacement. MATERIAL DEFECTS - Carpenter	Urgent replacement recommended
11.5	Balustrades & Handrails	Brick stairway handrail	The capping of the handrails exhibited signs of excessive waterproofing deterioration , this is a significant issue because it can tantamount to water ingress into the main stairway structure which then affects the structural integrity of the structure. MATERIAL DEFECTS - Damp Proofing Specialist	Urgent repairs recommended



Ref #11 - Superstructure



Ref #11 - Superstructure



Ref #11 - Superstructure



Ref #11 - Superstructure



Ref #11 - Superstructure



Ref #11 - Superstructure



Ref #11 - Superstructure



Ref #11 - Superstructure



Ref #11 - Superstructure



Ref #11 - Superstructure



Ref #11 - Superstructure



Ref #11 - Superstructure



Ref #11 - Superstructure



Ref #11 - Superstructure



Ref #11 - Superstructure



Ref #11 - Superstructure

11. SUPERSTRUCTURE (CONT.)



Ref #11 - Superstructure



Ref #11 - Superstructure



Ref #11 - Superstructure



Ref #11.1 - Wall with minor cracks



Ref #11.1 - Mold observed on walls



Ref #11.1 - Mold observed on walls



Ref #11.1 - Mold observed on walls



Ref #11.1 - Wall with minor cracks

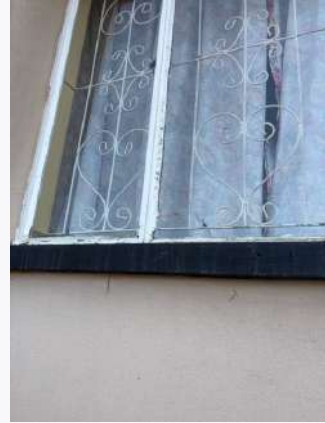


Ref #11.2 - Mold on wall

11. SUPERSTRUCTURE (CONT.)



Ref #11.2 - Mold on wall



Ref #11.2 - Damaged putty



Ref #11.2 - Damaged putty



Ref #11.2 - Damaged putty



Ref #11.3 - Damaged tiles



Ref #11.3 - Damaged tiles

11. SUPERSTRUCTURE (CONT.)



Ref #11.4 - Sagging ceiling



Ref #11.4 - Sagging ceiling



Ref #11.5 - Damaged capping



Ref #11.5 - Damaged capping

12. GROUNDS

Ref	Item	Description	Defects Observed	Action Recommended
Stormwater Management				
12.1	Stormwater management	Drainage away from structure not installed	Ground subsiding in places, this is due to poor stormwater management. This is a major issue because it can lead to soil erosion which tantamount to flooding. - A non-functional stormwater management systems allows excessive volume of water to penetrate the foundations which constitutes to structural instability a rising / penetrating damp. -Ponding of groundwater runoff was evident in the back section of the property this is due to an inadequate stormwater management systems and/or grading of the ground levels away from the superstructure. -Downpipes were discharging onto unprotected soil at the base of the wall ,Downpipe requires a drain or concrete channel system to lead water away from the structure MAINTENANCE - Landscaping Specialist	No action recommended

12. GROUNDS (CONT.)

12.2	Gradient of ground	Sloping ground	Stormwater does not drain effectively away from structures and off the property MAINTENANCE - Landscaping Specialist	Specialist review recommended
12.3	Pathways	Brick pavers	Paving subsided and collapsed in places MATERIAL DEFECTS - Paving Specialist	Repairs recommended

Walls & Fences

12.4	Boundary walls	Prefabricated concrete walls - slabs & posts	Evidence of foundation failure MATERIAL DEFECTS - Other	Repairs recommended
12.5	Garden walls	Masonry free-standing wall - plastered	Evidence of foundation failure MATERIAL DEFECTS - Builder	Repairs recommended



Ref #12 - Grounds



Ref #12 - Grounds



Ref #12 - Grounds



Ref #12 - Grounds



Ref #12 - Grounds



Ref #12 - Grounds



Ref #12 - Grounds



Ref #12.1 - Evidence of water ponding/Ground subsiding

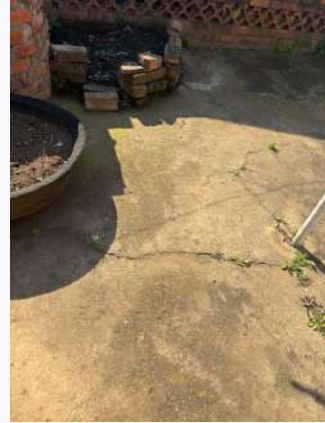


Ref #12.1 - Evidence of water ponding/Ground subsiding

12. GROUNDS (CONT.)



Ref #12.1 - Evidence of water ponding/Ground subsiding



Ref #12.1 - Evidence of water ponding/Ground subsiding



Ref #12.1 - Evidence of water ponding/Ground subsiding



Ref #12.1 - Evidence of water ponding/Ground subsiding



Ref #12.1 - Evidence of water ponding/Ground subsiding

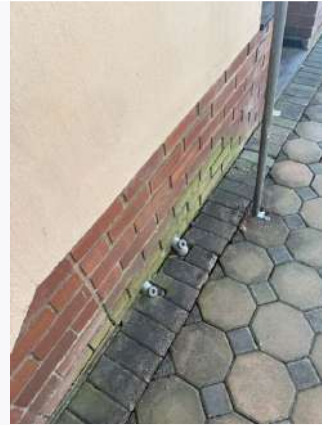


Ref #12.3 - Paving subsided

12. GROUNDS (CONT.)



Ref #12.3 - Paving subsided



Ref #12.3 - Paving subsided



Ref #12.3 - Paving subsided



Ref #12.4 - Significant damage to wall



Ref #12.4 - Significant damage to wall



Ref #12.5 - Damage to garden wall

13. COTTAGE/EXTERNAL BUILDING

MAIN STRUCTURE

Ref	Item	Description	Defects Observed	Action Recommended
13.1	Kitchen	Cupboards	Cupboards doors damaged MAINTENANCE - Carpenter	Repairs recommended

13. COTTAGE/EXTERNAL BUILDING (CONT.)

13.2	Bedroom	Plastered and painted	-Mold observed on some sections of the walls . The location of the mold suggests an issue of rising damp as detailed in the grounds section of this report. - Significant damage to the ceiling structure, this is possibly due to a leaking roof . MATERIAL DEFECTS - Painter + Carpenter	Repairs recommended, Replacement recommended
13.3	Superstructure	Planted and painted	Major cracks on walls MATERIAL DEFECTS - Builder	Repairs recommended
13.4	Bathroom	Plastered and painted	-Cracks were observed in bathroom wall, the crack were measured to be less than 4mm and requires redecorating -,Mold was observed in the bathroom wall , this is due to rising damp as detailed in the grounds section of the report. - Damaged bathroom door observed. MAINTENANCE - Painter MATERIAL DEFECTS - Carpenter	



Ref #13.1 - Kitchen



Ref #13.1 - Damaged doors



Ref #13.1 - Damaged doors



Ref #13.1 - Kitchen

13. COTTAGE/EXTERNAL BUILDING (CONT.)



Ref #13.1 - Kitchen



Ref #13.2 - Mold on wall



Ref #13.2 - Bedroom



Ref #13.2 - Bedroom



Ref #13.2 - Damaged ceiling



Ref #13.2 - Damaged ceiling

13. COTTAGE/EXTERNAL BUILDING (CONT.)



Ref #13.2 - Bedroom



Ref #13.2 - Mold on wall



Ref #13.3 - Crack in wall



Ref #13.4 - Mold/paint flaking



Ref #13.4 - Mold/paint flaking



Ref #13.4 - Bathroom

13. COTTAGE/EXTERNAL BUILDING (CONT.)



Ref #13.4 - Bathroom



Ref #13.4 - Bathroom



Ref #13.4 - Cracks in walls



Ref #13.4 - Cracks in walls

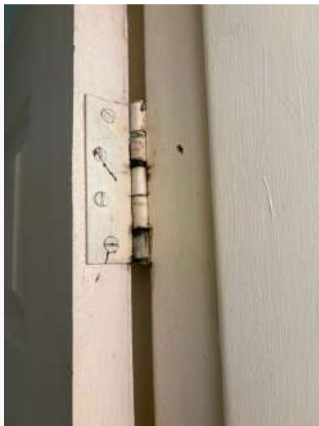


Ref #13.4 - Cracks in walls



Ref #13.4 - Damaged door

13. COTTAGE/EXTERNAL BUILDING (CONT.)



Ref #13.4 - Damaged door

Terms and Conditions

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.

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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 cracks 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 plumbers 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.mbafrs.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