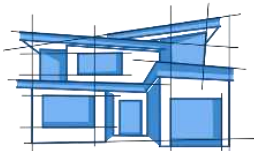




# HOME INSPECTION REPORT

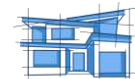
1234 Main Road, Bettys Bay



**OVERSTRAND HOME INSPECTIONS**

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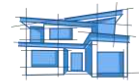
**FOR CLIENT USE ONLY**



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## 1. PURPOSE OF THE REPORT

Legislation requires mandatory disclosure by the seller of any defects and deficiencies in the home. The disclosures, when drafted often only refer to material defects that the seller is aware. This report should be read as supplemental to the disclosure.

The seller has the benefit of living in the home from day-to-day and may provide useful information that you would not otherwise have from the report (the report is limited by what was observed). Therefore, I recommend that you ask the seller the following questions:

1. Have there been any sewer leaks or blockages in the past?
2. Have any water pipes needed to be repaired in the past?
3. Have there been any incidences of the electricity repeatedly tripping in the past?
4. Have there been any leaks from the roof, windows or doors that needed repairing in the past?
5. Have there been any leaks in the bathrooms and kitchen in the past?

The report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the property and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. **Please note the limitations section of the report.**

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect.

## 2. HOW TO READ THE REPORT

All areas observed at the time of the inspection will be marked as follows:

- ✓ Is when a system or component is in good order on visual inspection.
- ▲ Is a minor defect which requires DIY or handyman to remedy.
- ▲ Is a major defect which requires a skilled contractor to remedy.
- ▲ Is a material defect like a structural crack, active damp/leak, faulty geyser, electrical, gas or safety concern.
- !! Is a limitation or restriction in viewing the component or system.

Areas will be viewed from a point of view e.g. On the ground or by ladder. If a minor, major or material defect is identified its impact will be stated e.g. functioning of system or component or it affects the structure. Rectangular boxes which follow highlighted areas provide background information.





### 3. STRUCTURE ORIENTATION

References to the left/right or bottom/top of the structure should be construed from a bird's eye view position.

### 4. DESCRIPTION

<b>Type of Home</b>	<b>Construction year</b>	<b>Weather conditions</b>
Single family, detached	2012 (per plans)	Overcast
<b>Temperature</b>	<b>Precipitation in last 3 days</b>	<b>Ground condition</b>
13 °C	No	Dry
<b>Time</b>		
10:30am		

### 5. SUMMARY

This summary is provided as a courtesy and is not a substitute for the entire report. The complete report must be read and considered before making decisions related to this inspection report.

#### MATERIAL DEFECTS

**EXTERIOR WALLS - STRUCTURAL CRACK ▲**

**ELECTRICAL – MISSING BLANK ▲**

**BATHROOM – CEILING ACTIVE LEAK ▲**

**KITCHEN – INCORRECTLY WIRED RECEPTACLE ▲**

**LIVING ROOM – INCORRECTLY WIRED RECEPTACLE ▲**

#### MAJOR DEFECTS

**EXTERIOR - GARAGE CONVERSION ▲**

**RETAINING WALLS & GRADING – NEGATIVE GRADING ▲**

**BALCONY – NO THRESHOLD ▲**

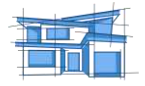
**GEYSER – NO EARTHING STRAP COLD TO HOT WATER ▲**

**BATHROOM – WATER HAMMER BATH ▲**

**BATHROOM & BEDROOM WALLS – SIGNS OF DAMP ▲**

**BATHROOM – WINDOWS SIGNS OF A LEAK ▲**





**BATHROOM – SHOWER STRUCTURE DETACHED FROM WALL ▲**

**BEDROOM – WINDOW HINGES BROKEN ▲**

**MINOR DEFECTS**

**DRIVEWAYS AND WALKWAYS -SUNKEN PAVERS ▲**

**EAVES, SOFFITS AND FASCIA - LOOSE SOFFIT ▲**

**STOOPS - LOOSE TILES ▲**

**WALLCOVERING, WATERPROOFING AND TRIM - ROTTING TRIM ▲**

**BATHROOM WALLS – DAMAGED MIRROR ▲**

**BATHROOM WALLS – CRACKED TILES ▲**

**BATHROOM – CEILING & CORNICE DAMP AND MOLD ▲**

**KITCHEN – NONFUNCTIONING STOVE BURNER ▲**



## 6. EXTERIOR

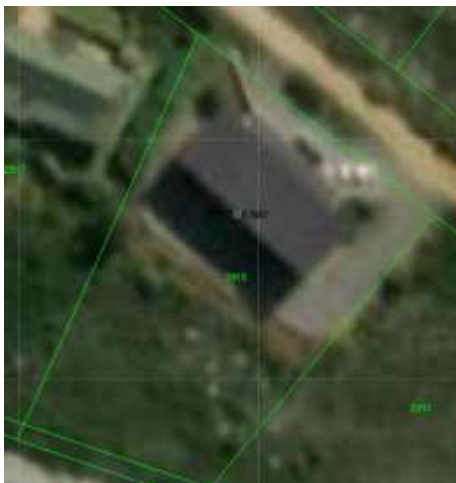
Building vs site plan online	✓	<b>Electricity shutoff</b>	!!
Building Plans & Occupancy	✓	Location:	Top right
No minor building works	▲	<b>Septic/ Conservancy</b>	✓
<b>Water shutoff</b>	✓	Location	Bottom right
Location:	Top left	No leaks	✓
No leaks	✓		

**Limitation:** a. Electricity box was locked.

b. Shutoffs were not tested.

**Comment:** Pressure regulator for cold water located next to shutoff.

**Pictures:**







### EXTERIOR - GARAGE CONVERSION ▲

**Description:** The garage has been converted to a gym.

**Location:** Bottom centre of home

**Impact:** Compliance issue

**Recommendation:** Further investigation is made with the seller as to whether the approval from the municipality has been given as the consequences of non-approval will fall to the new owner.



Minor building works are subject to basic plan submission (any type of plan competent person not required) and approval by the Overstrand Municipality. See further information: <https://www.overstrand.gov.za/building-plans/>



## 7. VEGETATION, SURFACE DRAINAGE, RETAINING WALLS & GRADING

Vegetation	✓	Retaining walls	✓
Surface drainage	▲	Boundary walls	n/a
Grading	▲	Driveways & walkways	▲

### Pictures:







### RETAINING WALLS & GRADING – NEGATIVE GRADING ▲

**Description:** Poor grading and surface drainage

**Location:** Left and right of home

**Impact:** Long-term structural

**Recommendation:** A paving contractor should be engaged to resolve this issue as there are signs of damp on the left-hand side of the home and if left unattended will eventually affect the home's structure.





### DRIVEWAYS AND WALKWAYS -SUNKEN PAVERS ▲

**Description:** Sunken and sticking out pavers

**Location:** Bottom left of home

**Impact:** Safety and function

**Recommendation:** DIY fix or handyman to lift pavers add riversand and recompact soil.



## 8. EAVES, SOFFITS, AND FASCIA

Fascia boards intact



Soffits intact



**Limitation:** Viewed from the ground

**Comment:** Fascia and soffits need repainting

**Pictures:**





### EAVES, SOFFITS AND FASCIA - LOOSE SOFFIT ▲

**Description:** Soffit loose and some quarter round wooden attachments missing

**Location:** Bottom left of home

**Impact:** Function

**Recommendation:** Recommend engaging a roofer to have the soffit fixed as it currently allows the ingress of insects into the structure.

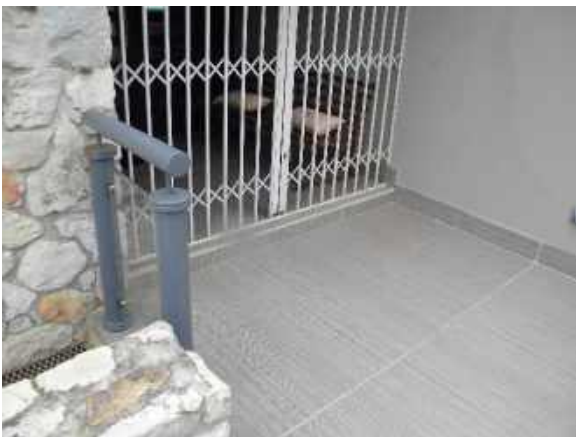




## 9. STAIRS, STEPS, AND STOOPS

Outdoor stairs	✓	Outdoor stoops	▲
Front door threshold	✓	Back door threshold	✓

### Pictures:



### STOOPS - LOOSE TILES ▲

**Description:** Loose ceramic tiles

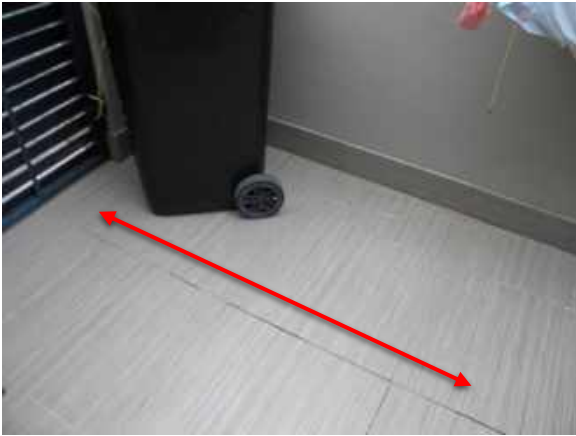
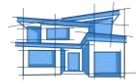
**Location:** Top centre of home

**Impact:** Function and cosmetic

**Recommendation:** Tiler to rebond and grout loose tiles







## 10. PORCHES, PATIOS, DECKS, BALCONIES AND CARPORTS

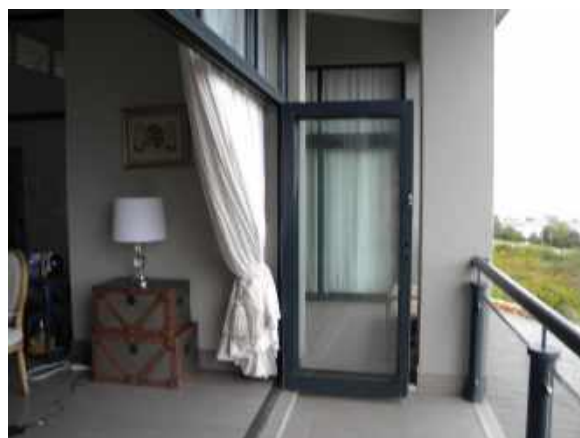
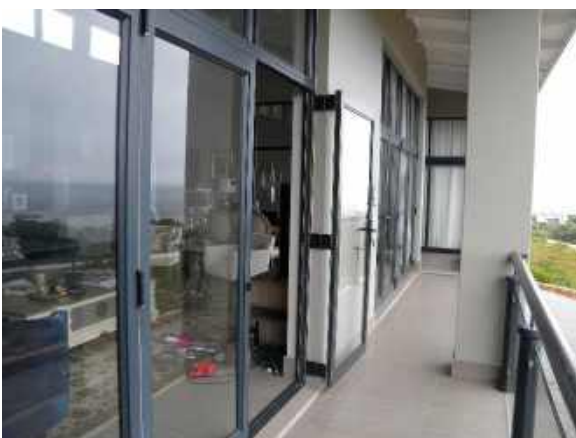
Sliders and locks	√ !!	Walls	√
Thresholds	▲	Windows	√
Grading & outlets	√	Ceiling	√
Balustrade	√		

**Limitation:** a. Balcony viewed from ground.

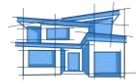
b. Outdoor slider from bedroom does not have key.

**Comment:** Stacker door clips, hooks and slides smoothly

**Pictures:**







### BALCONY – NO THRESHOLD ▲

**Description:** No threshold at balcony sliding door

**Location:** Bottom right of home

**Impact:** Function and structure

**Recommendation:** The lack of a threshold increases the risk of flooding to the interior. There is a threshold in partial mitigation 2m away, the area is partially sheltered and tiling has positive grading. Further there is no visual evidence of flooding in the interior of the home. I recommend consultation with a building professional with respect to alternatives as the existing structure cannot be remedied without major work being done.



# 11. EXTERIOR WALLS, WALLCOVERING, WATERPROOFING, WINDOWS & TRIM

Type of wall	Brick Cavity		
No Structural cracks	▲	No weathered/rotting trim	▲
No cracks in glazing	✓	No broken frames	✓

**Limitation:** Exterior walls, windows and trim viewed from ground

**Comment:** Home needs repainting and filling plaster cracks

**Pictures:**



## EXTERIOR WALLS - STRUCTURAL CRACK ▲

**Description:** Repaired structural crack running from top of wall to light fixture

**Location:** Front right



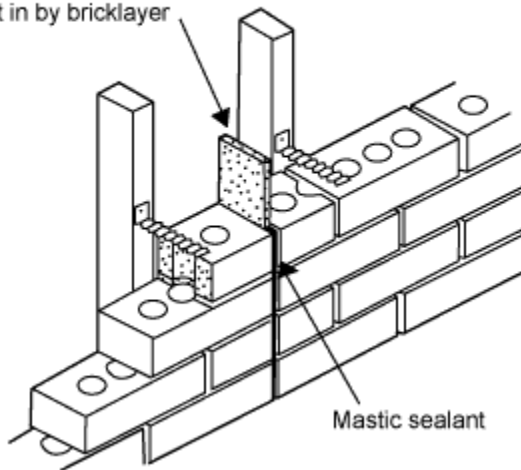
**Impact:** Structural

**Recommendation:** Size of crack cannot be determined due to repair, but it is reopening. The wall moves across the slab and retaining wall and terminates 1.5m thereafter. An articulation joint should fix the problem. Recommend a builder, plumber and electrician as wall, light and piping affected.

**Articulation joints**

Articulation joints should be located at positions where concentrations or variations in the potential development of stress might occur, such as at changes in wall height; changes in wall thicknesses; and deep chases or rebates for service pipes. An articulation joint is a gap which runs through the wall that is filled with a compressible filler and sealed with a sealant which is capable of withstanding the range of movements which are expected to take place.

Compressible foam joint  
filler and mastic-backing  
built in by bricklayer

**WALLCOVERING, WATERPROOFING AND TRIM - ROTTING TRIM ▲**

**Description:** Trim in contact with the ground

**Location:** Left and right of the home



**Impact:** Structural

**Recommendation:** DIY or Handyman to cut back the trim from the ground as existing condition will cause water penetration into structural materials.



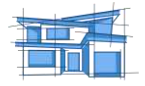
## 12. EXTERNAL ELECTRICAL AND TAPS

Electrical receptacles sealed ✓

No tap leaks & working ✓

**Pictures:**







## 13. ROOF, GUTTERS AND DOWNSPOUTS

Roof type	metal	Chimneys and flues	√!!
Roof covering	√!!	No breaking and flaking waterproofing/flashing	√!!
Roof slope	√	Gutter slope	√
Roof bolts & fixings	√	No gutter blockage	√
Ridges	√	No gutter damage	√
Valleys	n/a	Downspouts	√!!
Waterproofing at protrusions	√	No breaking and flaking waterproofing/flashing	√!!

**Limitation:** a. Upper portion of roof viewed from ladder. Did not have full view of waterproofing, gutters and chimneys on upper portion of roof.

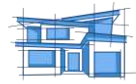
b. Downspouts at the rear of the home terminate in the ground.

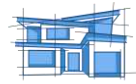
c. Flashing installed between the wall and the roof cannot be seen.

d. Note provision in limitations section with respect to leaks.

**Pictures:**







## 14. ROOF CAVITY AND CEILING

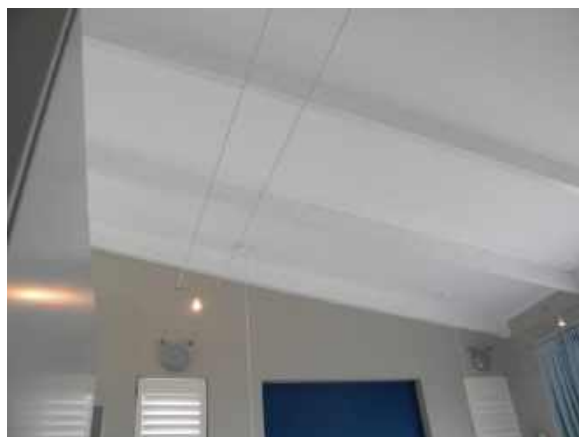
Wall plate and anchoring	!!	Ventilation	none
No evidence of leaks	✓	Insulation	!!
Trusses and rafters	✓	Electrical wiring	!!
Sheeting	!!		

**Limitation:** a. Roof viewed from ground.

b. Wall plate, anchoring, sheathing, insulation, and wiring cannot be viewed.

**Comment:** Roof is cathedral in design with exposed beams

**Pictures:**



## 15. CHIMNEY, FIREPLACE OR BBQ

Chimney	√!!	BBQ	√
Flue	√!!	Factory built heater	√
Damper	√	Type of heater / BBQ	steel

**Limitation:** Did not inspect inside the flue

**Comment:** All fireplaces/BBQ must be inspected before first use and cleaned once a year.

**Pictures:**



Find further information on chimney maintenance and safety at:  
<https://www.csia.org/faq.html>





## 16. GEYSER

Location	Pantry & storeroom	Vacuum pipes	✓
Support	✓	Separate breaker DB	✓
Drip tray	✓	Isolation switch	✓!!
Exit pipe from drip tray	✓	Covering electrical	✓
T&P valve	✓	Earth bonding electrical	▲
T&P copper exit pipe	✓	Cold water shutoff	✓

**Limitation:** Geyser in pantry has breaker within required distance. No isolation switch.

**Comment:** Recommend lagging on hot water and cold-water pipes around geyser.

**Pictures:**

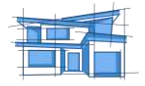


### GEYSER – NO EARTHING STRAP COLD TO HOT WATER ▲

**Description:** No copper earthing strap on vacuum breakers

**Location:** Pantry & Storeroom





**Impact:** Compliance and function

**Recommendation:** The lack of a copper earthing strap does not ensure that the hot water side of the system is properly earthed (geysers are metal so there is earthing). It also leads to greater corrosion of the parts shortening the life of the geyser. Recommend plumber to fix and issue certificate of compliance.



## 17. ELECTRIC METER AND DISTRIBUTION BOARD

Location	Pantry	Board cover attached & not rusted	✓
Main electric shutoff	✓ 63A	No gaps on the board	▲
Circuit breakers labeled	✓	No breakers down	5A down

**Limitation:** a. Earth leakage and circuit breakers not tested.

b. Cover not taken off.

c. 5A alarm breaker found in the off position

**Comment:** A type 2 surge protection device has been installed to protect against induced lightning strikes up to 2km away and switch surges from loadshedding.

**Pictures:**



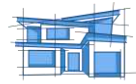
### ELECTRICAL – MISSING BLANK ▲

**Description:** Board is open to the right of the surge protectors

**Location:** Pantry

**Impact:** Compliance and Safety





**Recommendation:** A blank is necessary to prevent someone's finger from slipping below the DB board cover plate and touching exposed wiring underneath. I recommend installation by an electrician



## 18. BATHROOMS

Cornices	▲	Bath	▲
Walls	▲ & ▲	Toilet	✓
Floors	✓	Functional flow*, taps & waste	✓
Window	▲	Shower	▲
Counters	✓	Electrical	✓!!
Built in cupboards	✓	Ceiling	▲ & ▲

**Limitation:** a. Windows and walls viewed from the ground.

b. Shaving receptacles not tested.

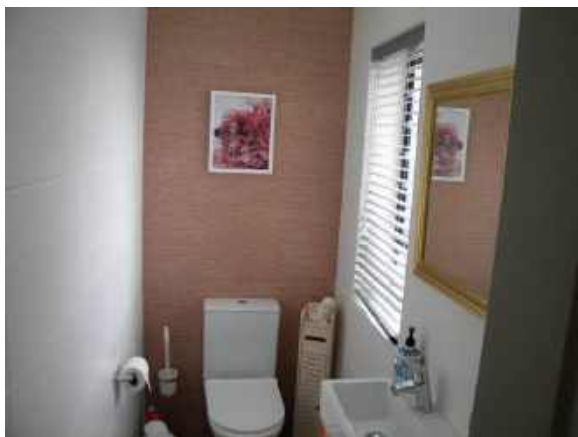
c. Stopcocks present but not tested.

d. Note limitations section with respect to leaks

**Comment:** a. \* Functional flow – tested for deficiencies in water supply by running two fixtures simultaneously.

b. Towel rail warmers were tested.

**Pictures:**







### **BATHROOM – CEILING ACTIVE LEAK ▲**

**Description:** Cement ceiling above shower has active leak

**Location:** Lower-level left of the home

**Impact:** Structure

**Recommendation:** Cause of the leak could be the shower pan upstairs/waste from the shower/piping. Recommend first determining the cause of the leak by a process of elimination. Do not use upper-level shower and see whether the ceiling dries out. If it dries out, rake out grout at the joins to the wall and around waste. Use a high-quality epoxy to reseal. Allow to dry and retest. If it continues then get plumber in to break upper-level pan to test for leak then check plumbing in wall.



## BATHROOM – WATER HAMMER BATH ▲

**Description:** Pipes hammer upon closing tap in bath.

**Location:** Lower-level left of the home.

**Impact:** Function and eventually structure if left unattended.

**Recommendation:** I recommend following the advice in this link first <https://www.youtube.com/watch?v=gONUBkwfHb8>. If it does not resolve the problem, contact a plumber. The solution will either be to fit water hammer arrestors or resecure the pipes.

Water hammer is a form of hydraulic shock that occurs when the shut-off valve on a high-pressure water line suddenly closes. With nowhere to go, the fast-moving water supply slams against the side of the pipe with an intense surge of pressure, causing the pipes to jerk and thud against wall or other pipes.

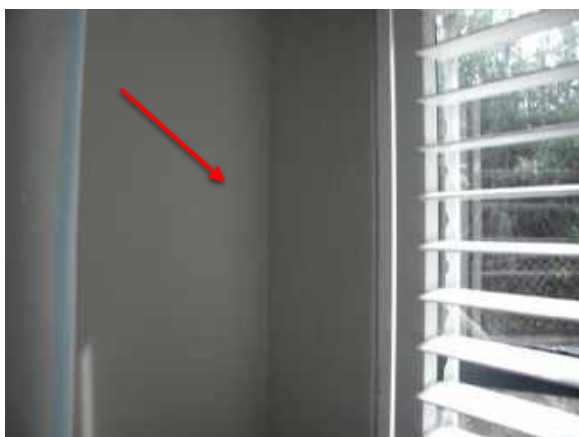
## BATHROOM & BEDROOM WALLS – SIGNS OF DAMP ▲

**Description:** Signs of damp on walls at various locations. Moisture elevated but not an active damp situation

**Location:** Lower-left and Upper left bedrooms and bathrooms on the left wall.

**Impact:** Function

**Recommendation:** The home has cavity walls and is required to have weep-holes on the upper and lower level as well as above windows – I observed that some of the weep-holes were painted over trapping moisture in the walls. I recommend first remedying this situation and waiting for the wall to dry out. If it dries out get a plasterer to re-rhinolite (skim coat) the wall and paint. If it does not, contact a waterproofing specialist.





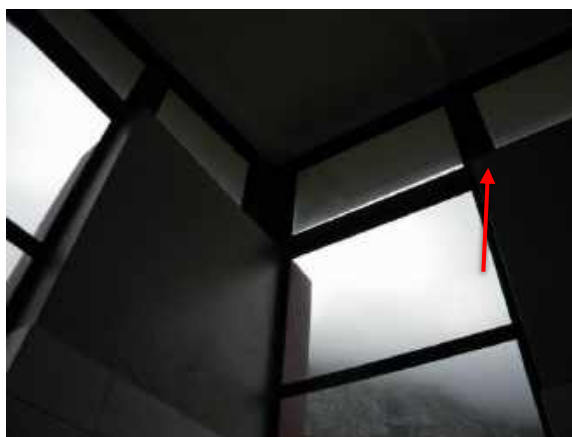
### BATHROOM – WINDOWS SIGNS OF A LEAK ▲

**Description:** Efflorescence seen on window structure near ceiling

**Location:** Upper-level left and right of home

**Impact:** Function

**Recommendation:** Aluminium windows are fitted after a home is built and are caulked to waterproof. The caulking deteriorates through time and needs to be redone by a waterproofing specialist.



Efflorescence is the white chalky powder that you might find on the surface of a concrete or brick wall. It can be a cosmetic issue, or it can be an indication of moisture intrusion that could lead to major structural and indoor air quality issues.

### BATHROOM – SHOWER STRUCTURE DETACHED FROM WALL ▲

**Description:** Bolt fixing safety glass to wall has pulled out. Unable to open or close glass door

**Location:** Lower-level right of home

**Impact:** Function



**Recommendation:** Recommend fix by Glazier



### BATHROOM WALLS – DAMAGED MIRROR ▲

**Description:** Black spots on mirror

**Location:** Lower- level left, upper-level right of home

**Impact:** Cosmetic

**Recommendation:** When the steam or humidity rises to the top of the room and ventilation is not sufficient, the mirror (which is normally positioned high up in the room) is the first thing to steam up. This eventually causes the silver lining behind the mirror to deteriorate. Recommend replacement by glazier.



### BATHROOM WALLS – CRACKED TILES ▲

**Description:** Cracked tiles various places

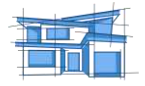
**Location:** All bathrooms

**Impact:** Cosmetic

**Recommendation:** DIY or Handyman remove and install new tiles.

### BATHROOM – CEILING & CORNICE DAMP AND MOLD ▲





**Description:** Damp stains and mold above shower

**Location:** Lower-level right side of house

**Impact:** Cosmetic

**Recommendation:** DIY or Handyman to treat mould with chlorine and repaint.



## 19. KITCHEN, PANTRY AND SCULLERY

Cornices	n/a	Ceiling	✓
Walls	✓	Electrical - lights	✓
Floors	✓	Electrical - receptacles	▲
Window	✓	Fitted appliances	▲
Counters	✓	Gas shutoff location	scullery
Built in cupboards	✓	Gas door venting	✓
Sinks, taps and waste	✓	Doors	✓

**Limitation:** a. Interior door locks not tested as fall out of scope of inspection  
[carbon monoxide/ smoke detectors]

**Comment:**

**Pictures:**



### KITCHEN – INCORRECTLY WIRED RECEPTACLE ▲

**Description:** Two pin and three pin hybrid incorrectly wired

**Location:** Left counter

**Impact:** Safety and functionality

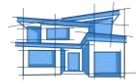
**Recommendation:** I found a live-neutral fault at the two-pin plug in the kitchen. Live neutral reverse is a term used by electricians to indicate that the neutral wire in a socket has been wrongly connected to the terminal intended for the live or hot wire. This is a safety hazard because it means that the socket cannot properly be turned off. Recommend repair by electrician.

### KITCHEN – NONFUNCTIONING STOVE BURNER ▲

**Description:** Centre burner on stove not igniting







**Location:** Kitchen

**Impact:** Functional

**Recommendation:** Ignitor is working but burner does not light. DIY or handyman to thoroughly clean and check for blockages.



## 20. BEDROOMS, LIVING AREAS, PASSAGES, HALLWAYS AND STAIRS

Cornices	n/a	Ceiling	✓
Walls	✓	Electrical - lights	✓
Floors	✓	Electrical - receptacles	▲
Windows & frames	▲	Stairs	✓
Counters	✓	Balustrade	✓
Built in cupboards	✓	Doors/Sliders & frames	✓
		Thresholds	✓

**Limitation:** a. Viewed from ground

b. Note limitation in respect of leaks for windows

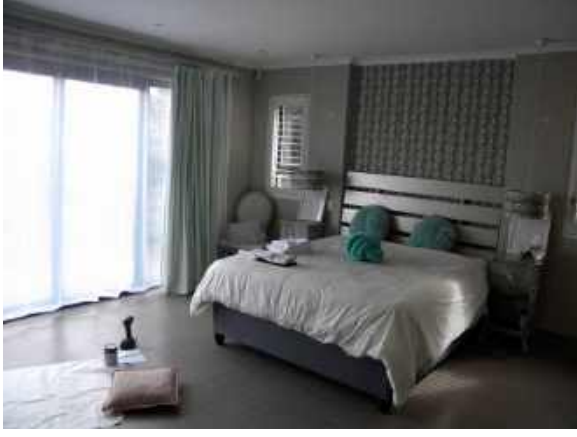
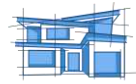
c. Interior door locks not tested

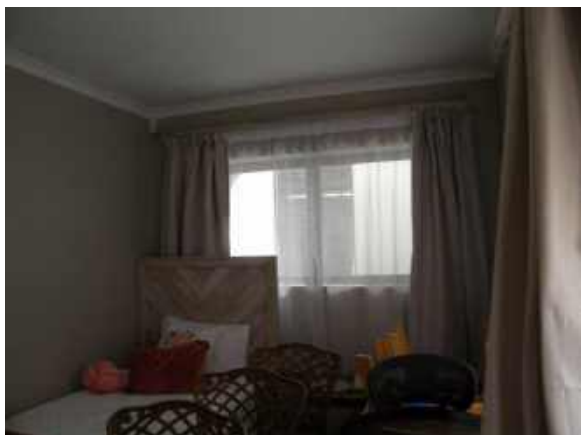
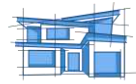
d. Cracks only larger 1mm noted (NHBRC describes cracks smaller than 1mm as very slight)

**Comment:** Garage conversion now makes area a habitable space. Ceiling height complies with building code.

**Pictures:**







### LIVING ROOM – INCORRECTLY WIRED RECEPTACLE ▲

**Description:** Two pin and three pin hybrid incorrectly wired

**Location:** Living room between stacker doors

**Impact:** Safety and functionality

**Recommendation:** I found a live-neutral fault at the two-pin plug in the living room. Live neutral reverse is a term used by electricians to indicate that the neutral wire in a socket has been wrongly connected to the terminal intended for the live or hot wire. This is a safety hazard because it means that the socket cannot properly be turned off. Recommend repair by electrician.

### BEDROOM – WINDOW HINGES BROKEN ▲

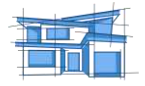
**Description:** Three window friction hinges broken

**Location:** Lower-level right bedroom

**Impact:** Function

**Recommendation:** Recommend fix by aluminium window company.







## 21. REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the property and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his **visual impressions of the conditions that existed at the time and date of the inspection only**. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with the current version of the [International Residential Standards of Practice \(InterNACHI\)](https://www.nachi.org/sop.htm), a copy of which is available at the following website <https://www.nachi.org/sop.htm>

The inspection report should not be construed as a compliance inspection of any governmental codes or regulations. The report is not a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such.

### **Water Leaks – Roof, windows and doors**

It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about any leak concerning the roof, windows or doors in the mandatory seller's disclosure.

