



20 March 2012

Dear Mr SJ van Vuuren  
123 Jan Brand Street  
Fairyvale  
Bloemfontein  
9321

**RE: HOUSE INSPECTION - 123 Jan Brand Street Fairy vale Bloemfontein**



We have conducted our inspection of the above property as requested and submit our report on the condition, which is detailed below.

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## 1). EXTERNAL REPORT

### Roof

The house has a flat roof. The roof is covered with galvanized corrugated sheets. Some of the roof nails appears to be loose and should be fastened to prevent water from entering the roof cavity. The acrylic sealer on the roof nails is weathered and should be re sealed. The flashings at the toilet vent pipe and the chimney on the western side is weathered and should be redone. The concrete roof section has small cracks that cause water to enter the roof. The hairline cracks have been sealed with acrylic sealer that has weathered in time. It is advisable to reseal the entire concrete roof.



The eaves are generally in a fair condition. However some fascia boards are rotten especially at the kitchen and at the eastern side. Although all the fascia boards have recently been painted there are still signs of weathering. Some of these fascia boards need to be replaced and a few purloins are rotten at the overhangs.



**Gutters and down pipes**

Most of the gutters appear to be rusted. These gutters could either be replaced or repainted and refastened.



**Garage and outbuildings**

These buildings have quite a few cracks which can be repaired and repainted. There is damp in the southern wall which is the result of water entering in between the fascia board and the roof sheet. This damp can be repaired by sanding down and repainting the wall. The roof has some loose screws which should be refastened and resealed. The gutters appear to be too short which allows water to flow onto the fascia boards and causes rotting of the fascia boards. One window is badly cracked and needs to be replaced.



**Main Superstructure (Walls)**

Apart from the minor hairline cracks at the windows that is normal for the area that does not have expansion joints the superstructure of the house is in a fair condition. Big cracks at the front entrance and at the southern wall of the dining room can be seen where it has been build on to the main structure. These cracks should be repaired. An expansion joint should be placed here to allow for movement. A crack is also visible on the western wall which seem stable at the moment.



**Windows/Doors**

All the doors and windows in and around the house are in a fair condition except for some window frames where the putty is cracked and is coming loose. The window putty needs to be replaced and painted. Most of the glazing appears to be in a good condition apart from a few cracked windows. Two of the bedroom doors are damaged that could be repaired.

**Braai area**

The braai area has a thatch roof which is in a poor state and is in need of immediate attention.



**Carport**

The carport is in a poor state as most of the timber beams are rotten which should be replaced.



**Paving and boundary walls**

The boundary wall is in a fair condition except for some places where the concrete slabs are either loose or leaning to one side. The paving around the house is overall in good condition apart from a few areas that needs repairs.



**Plumbing**

The external plumbing is in a good condition.

**2).HOUSE INTERNAL**

**Foyer and hallway**

There is a crack between the foyer and the dining room wall which needs filling and paint. The ceiling needs some cosmetic attention where the cornice is opening up against the walls. The concrete ceiling in the foyer and hallway shows signs of water damp. This water stain should be sanded and repainted after the roof has been sealed. The sealing and cornice needs minor cosmetic attention at some places. Cracks are present at the hallway and main bedroom doors which can be repaired by filling and painting.



**Dining Room Area**

This area is generally in a fair condition apart from a crack on the ceiling of the entrance to the kitchen. Two cracks can be seen on both the south and northern walls where the build structure meets the existing building. The ceiling is sagging and should be refastened. The polystyrene blocks on the ceiling is loose at some places and should be glued back in place.



**Lounge area**

The carpet is slightly weathered at the entrance of the foyer. This area is overall in a good condition with minor hairline cracks at the window and sliding door. The wall paper is coming undone at some places and needs to be refastened to the wall.



**Living room**

This area seems fine accept for small cracks above the sliding doors. The sliding door on the eastern side needs maintenance for the rollers need to be replaced. The ceiling shows signs of water damp which should be painted and the roof sealed. The ceiling needs minor cosmetic attention at the cornices and where the paint is slightly peeling off. The wooden sliding door is missing a handle which should be replaced.



### Kitchen

The kitchen area is overall in a good condition. The wall tiles are loose and cracked at some places. Some small cracks occur above the entrance to the dining room which should be fixed. The ceiling also has the dark markings which can be painted.

### Bedroom Area

All the bedrooms on the north side are in a generally good condition. All these rooms have minor hairline cracks which should be sealed and repainted. These cracks however seem stable. The ceilings of these rooms all needs minor cosmetic attention at places where the paint is starting to peel off and where the cornices are slightly loosening from the walls. The ceilings should be repainted for it has dark markings, which is the result of the heat of the flat roof. The floors are covered with vinyl tiles with loose carpets on top. These carpets are not fixed under the quarter rounds against the walls.



### The main bedroom:

The ceiling and cornices needs cosmetic attention and should be repainted to cover the dark patches caused by the heat from the flat roof. The carpet is slightly weathered. There is a small hairline crack on top of the window corner which needs paint. There are cracks inside the cupboard which needs fixing. The section which was built on appears to be cracking at the joint. Damp is present in the southern wall of the room which is the result of an overflowing and loose

gutter on top of this wall. The gutter should be refastened and the water damp on the wall fixed. The steel door on the north side is rusting and needs to be sanded and painted. Some cupboard handles are loose. The window frames need sanding and paint at some places. The door entering to the en suite bathroom needs paint. This bathroom is in a fair condition except for two cracked tiles against the bath.



### **Bathroom**

The skirting needs to be sanded and repainted. Some of the tiles are loose and needs to be re grouted. Paint is peeling of underneath the basin cupboard and some tiles are missing. The ceiling needs minor cosmetic attention. Some of the tiles against the bath are cracked. Tiles are missing and loose above the toilet.



### **Electrical**

The electrical system seems to be in a good condition. A certified Electrician who will carry out the Electrical Compliance Certificate will conduct tests and check all circuits thoroughly.

### **General Overview**

## INSPECT-A-HOME®

This house appears to be structural sound with no major defects on the super structure. It is however in need of major maintenance and repairs as stated above. Once the repairs that are listed in this report have been carried out, no further serious defects should become apparent in the foreseeable future.

We trust that the above report has been of assistance to you. Considerable time was spent compiling the report and all efforts have been made to make the report as accurate as possible. However, should any further defects occur or become apparent after the report was compiled, no recourse can be taken with Inspect-A-Home® and/or its associated parties.

Yours faithfully,

Ryno Janse Van Veuren

Tell: 051 446 0760

