



**The X Inspection Company  
Branch Name**

5 Johnny Walker Avenue,  
Smallville  
Jackson Province, 33125

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John Munch 053 123 4567

## HOME INSPECTION REPORT

Property Address:

11 Mountain Drive

Smallville, 33125

Jackson Province





# HOME INSPECTION CERTIFICATE

This is to certify that the property:

11 Mountain Drive,  
Smallville  
Jackson Province, 33125

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Property Inspection reference number:

JP-smvl-2004-12-03

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Was inspected by The X Inspection Company

On:

03 December 2004

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By:

Authorised Inspector:

John Munch

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Authorised Inspector number:

JM051/JPsmvl

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SASHI authorised membership number:

sashiM0021

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Signature

*J Munch*

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## **TERMS & CONDITIONS**

Whereas the Client has requested The Inspector's services in inspecting his/her home/property:

NOW THEREFORE IT IS AGREED AS FOLLOWS:

### **Cost of inspection**

The cost of the inspection will be .....

### **Scope of report**

- (a) The Inspector will only undertake a visual inspection of the property. Any conditions that are not patently visible to The Inspector will not be identified or recorded as part of the inspection. Subject to the terms and conditions stated herein, the inspection includes the visual examination of the interior and exterior of the home, including the roof, structure, electricals, cooling systems, insulation, plumbing, pool, garage, carport, 'granny flat', floors, walls, ceiling, windows and doors.
- (b) Inspections are not technically exhaustive, and certain items are specifically excluded from the inspection. These are items such as telephone cables, timing systems, spas, pool pumps, garage door motors, concealed pipes, sewer lines, septic tanks, central air conditioning, and any other system or component that is concealed or otherwise difficult to inspect
- (c) The Inspector will not dismantle any item, component or system.

### **Single visit**

The inspection fee is calculated based on a single visit to the property by The Inspector.

### **Written report**

The Client will receive a written report of The Inspector's visual inspection of the property, which will include /exclude photographs (delete that which is not applicable).

### **Report as at date of inspection**

The inspection report is based on the condition of the property as of the time and date of the inspection by The Inspector.

### **Latent defects or non-accessible patent defects**

The Inspector is not responsible nor liable for the non-discovery of any latent defects in materials or workmanship, or any patent defects which are not recorded due to non-accessibility or any other conditions of the Property, or any other problems that may become evident after the time and date of the inspection.

### **No all-inclusive list**

The inspection is designed to identify significant structural patent defects (if any) as well as possible visible symptoms of inherent latent defects (if any). The inspection report does not include an all-inclusive list of minor building flaws.

### **No responsibility**

The Inspector assumes no responsibility for the cost of repairing or replacing any unreported defects or conditions. The Inspector is also not responsible or liable for any future failures that may occur or repairs required on the property.

### **No opinion**

The Inspector will not offer an opinion as to the advisability or inadvisability of the purchase of the property.

### **No warranty**

- (a) The Inspector is not an insurer and does not provide any form of insurance against defects at the inspected property. In addition, The Inspector makes no warranty, express or implied, as to the state or condition of the systems, items or components inspected.
- (b) THE INSPECTION REPORT DOES NOT CONSTITUTE A WARRANTY, GUARANTEE OR INSURANCE POLICY OF ANY KIND. IN PARTICULAR, NO WARRANTIES ARE MADE AGAINST LATENT DEFECTS OR MECHANICAL AND ELECTRICAL BREAKDOWNS.

### **Limited liability**

The Inspector (and his/her/its employees) are limited in liability to the fee paid for the inspection report in the event that the Client claims that The Inspector is in any way liable for negligence in performing the inspection or in preparing the inspection report.

### **Exclusions**

- (a) The Inspector will not conduct any geological tests.
- (b) The Inspector will not provide any engineering or architectural services.
- (c) The Inspector will not inspect any recreational facilities, fences, erosion stabilization measures, antennae, installed accessories, washing machine and dishwasher connections, solar water heating systems, sprinkler systems, remote control devices, alarms systems, low-voltage wiring and components, household appliances, counter tops and cupboards, garage doors and garage door openers, or fire screens and doors.
- (d) The inspection report only includes mention of significant structural patent defects and as such excludes patent defects such as minor cracks or surface discolourations and latent defects resulting in landslides, or any other geological problems.

- (e) The inspection report will record the attributes of the property as far as is possible but may exclude merely cosmetic features such as paint, wall coverings, carpeting, floorings, panelling, lawn and shrubs.
- (f) The Inspector will not inspect inaccessible or concealed areas of the property and will not enter any dangerous or potentially dangerous areas of the property.
- (g) The Inspector will not address any environmental concerns, such as the presence of potentially hazardous substances or gases, plants or animals.
- (h) The Inspector will not specifically check for the presence of rodents or fungus.
- (i) The Inspector will not inspect woodwork or other parts of the structure, that are covered, unexposed or inaccessible, and is therefore unable to report whether such parts of the property are free of rot, beetle or other defects.
- (j) The Inspector will not be required to operate any system or component or to determine the remaining life thereof or the cause of any condition or deficiency thereof (unless specifically requested by the Client).
- (k) The Inspector will not give an opinion as to the suitability of the property for any specialised use.
- (l) The Inspector will not give an opinion as to whether any deficiency or condition may affect the value of the property.
- (m) The Inspector will not provide a report as to whether the home complies with regulatory requirements.
- (n) The Inspector will not give an opinion as to the advisability of the purchase of the property.
- (o) The Inspector will not give an opinion as to the operating costs of systems or components, or their acoustic properties.
- (p) The Inspector will not perform any act or service that is contrary to law.
- (q) The Inspector will not enter an area that is likely to be dangerous to The inspector or other persons (such as under-floor crawl spaces or roof spaces that are not readily accessible).
- (r) The Inspector will not inspect any underground items or detached structures other than garages, car ports or outbuildings.
- (s) The Inspector will not inspect any common areas or elements in multi-unit housing such as sectional title properties or cluster housing.

**Representative examination**

In the case of items that are identical, such as electrical outlets, bricks, tiles and windows, The Inspector examines a representative sample and does not examine each one of these identical items. It is therefore possible that some detectable minor flaws in such items may not be reported.

**Boundaries**

The Inspector is not required to determine property boundary lines or identify whether any encroachments are present or not.

**Breach**

Any disagreement between The Inspector and the Client, arising directly or indirectly out of the interpretation of these terms & conditions, the services rendered by The Inspector or the inspection report that will be provided to the Client by The Inspector, shall be submitted to the Arbitration Forum for arbitration in accordance with its applicable rules. The arbitration decision shall be binding on all parties. All manner of secondary or consequential damages are specifically excluded. In the event that any dispute arises out of the inspection or report, and proceedings are instituted by any person or entity which proves to be unsuccessful, then such person or entity shall be liable to The Inspector for all expenses and legal costs (on an attorney/client scale) incurred by The Inspector, including a reasonable fee for all the time spent by The Inspector or The Inspector's personnel in preparation for any proceedings and attendance at any court or related hearings.

**Entire agreement**

The terms & conditions contained herein and the documents referred to herein constitute the entire agreement between The Inspector and the Client. No amendment, change or variance from these terms & conditions shall be binding on either party unless mutually agreed to, in writing, and signed by the parties.

**Severability**

If any provision of these terms & conditions is held invalid or unenforceable by any court of final jurisdiction, it is the intent of the parties that all other provisions of the terms & conditions be construed to remain fully valid, enforceable, and binding on the parties.

**General**

THE INSPECTION REPORT AND ALL PHOTOGRAPHS CONTAINED IN IT (IF APPLICABLE) REMAIN THE PROPERTY OF THE INSPECTOR AT ALL TIMES AND NO PORTION OF THE REPORT MAY BE REPRODUCED OR USED IN ANY WAY WITHOUT THE INSPECTOR'S EXPRESS WRITTEN CONSENT.

**SHOULD YOU OBJECT TO ANY OF THE TERMS OR CONDITIONS IN THIS AGREEMENT, YOU SHOULD COMMUNICATE IT TO THE INSPECTOR AT .....  
 ..... IN WRITING WITHIN 14 DAYS OF RECEIPT OF THIS DOCUMENT.**



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**11 Mountain Drive, Smallville, Jackson Province**

*SAMPLE FILE*

**Structure Summary**

Erf No:	6392	Approximate age of structure:	15 years
Erf Size:	1000m <sup>2</sup>	Security type:	Alarm system and ADT Armed Response
Property Description / Zoning:	Residential	Perimeter type	Wall
Property levels	2 /Double Storey	Garage type	Double
Facing:	West	Total no of rooms:	10

Details of Exterior of structure:

Wall finishing type:	Paint & Plaster	Guttering type:	Aluminum
Roof finishing type;	Clay tiles	Swimming pool size	Medium

Details of Interior of structure

Main Geyser Size	150L	Insulation type	Think Pink
No. of geysers	2	No. of Dinning Rooms	1
No of bedrooms	3	No. of Toilets	2
No. of bathrooms	1	No. of Kitchens	1
No of En-Suite Bathrooms	1	No. of TV Rooms	1
No. of Lounges	1	No. of studies	1



Date of inspection:	3 December 2004	Name of inspector:	John Munch
Inspection reference no.	JP-smvl-2004-12-03	Inspector Ref no.	JM051/JPsmvl
		SASHI membership no.	sashi M0021

## Property Assessment



### Overall Assessment:

Property situated in the suburb of Smallville, close to the MainStream CBD.

It is in walking distance from shops, schools, churches and other amenities.

The main access road to Stellenbosch and Somerset West is one block away with easy access to the NI highway.

The house has been upgraded with new carpets and paint, with additional quotes for fitted window blinds.

The area is popular for business use as many houses in the area have been re-zoned.

Security consists of burglar bars and security gates on external doors.

Property sizes confirmed at Stellenbosch Valuation Department.

### Assessment of superstructure, roof & foundation:

The structure of the property is generally sound and neat. The following items and areas should however be noted as problematic areas:

1. There are three cracked windows in the Granny Flat's Lounge area.
2. Cracked walls:
  - i) The cracks that have been detected in the walls of this building could be classified as a minor damage – category 2 cracks (See attachment on damage with reference to masonry walls) and is typical in houses of this age.
3. Damp in Walls:
  - i) Braai Room (Plastered Wall),
  - ii) "Granny Flat" Bathroom,
  - iii) Damp on Fascias and Outside Ceiling Boards.




### Declaration

This property has NO *visible structural defects*.

# 11 Mountain Drive, Smallville, Jackson Province


SAMPLE FILE

## Structure Assessment

Condition of building as a whole		Excellent	Good	Average	Poor	Very Poor	
			¿				
<b>Lounge</b>			Excellent	Good	Average	Poor	Very Poor
	Overall Quality	¿					
	Plugs / wiring		3 plugs				
	Light switches		2				
	TV reception	N/A					
	Wall finishing	painted					
	Floor finishing		wooden				
	Ceiling finishing			Rhino Board			
	Doors		¿				
	Windows		¿				
<b>M<sup>2</sup></b>	30	<b>NOTES</b> Sliding door to patio with an excellent view of the mountains as well as a built-in fireplace.					
<b>Facing</b>	East						
<b>Dining Room</b>			Excellent	Good	Average	Poor	Very Poor
	Overall Quality	¿					
	Plugs / wiring		2 Plugs				
	Light switches	1					
	Wall finishing		Paint				
	Floor finishing		Wooden				
	Ceiling finishing		Rhino Board				
	Doors		¿				
	Windows		¿				
	<b>M<sup>2</sup></b>	20	<b>NOTES</b>				
<b>Facing</b>	East						
<b>TV Room</b>			Excellent	Good	Average	Poor	Very Poor
	Overall Quality		¿				
	Plugs / wiring	3 Plugs					
	Light switches	2					
	TV reception		Satellite				
	Wall finishing		Paint				
	Floor finishing		Wooden				
	Ceiling finishing		Rhino board				
	Doors		¿				
	Windows		¿				
<b>M<sup>2</sup></b>	25	<b>NOTES</b>					
<b>Facing</b>	West						

# 11 Mountain Drive, Smallville, Jackson Province

## SAMPLE FILE

Study			Excellent	Good	Average	Poor	Very Poor
		Overall Quality		¿			
		Plugs / wiring		2 plugs			
		Light switches			1		
		Wall finishing		Painted			
		Floor finishing			Carpet		
		Ceiling finishing		Rhino Board			
		Doors		¿			
		Windows		¿			
M <sup>2</sup>	20	<b>NOTES</b>					
Facing	North						
Corridor/Passage			Excellent	Good	Average	Poor	Very Poor
		Overall Quality		¿			
		Plugs / wiring		1 plug			
		Light switches		3			
		Wall finishing		Painted			
		Floor finishing	Carpet				
		Ceiling finishing		Rhino board			
		Windows		¿			
M <sup>2</sup>	15	<b>NOTES</b>					
Facing	South						
Kitchen			Excellent	Good	Average	Poor	Very Poor
		Overall Quality		¿			
		Plugs / wiring		3			
		Light switches			2		
		Taps		2			
		Wall finishing			Paint/Tiles		
		Floor finishing		Wood			
		Ceiling finishing		Rhino board			
		Doors		¿			
		Windows		¿			
M <sup>2</sup>	30	<b>NOTES</b>	There is an under counter oven with hob & an extractor fan.				
Facing	West						





# 11 Mountain Drive, Smallville, Jackson Province

SAMPLE FILE

Master Bedroom		Excellent	Good	Average	Poor	Very Poor
	Overall Quality	?				
	Plugs / wiring		2			
	Light switches		1			
	Wall finishing	Paint				
	Floor finishing		Wood			
	Ceiling finishing		Rhino Board			
	Door	?				
	Windows		?			
M <sup>2</sup>	30	<b>NOTES</b>	En-Suite bathroom as well as a magnificent view of the mountains.			
Facing	West					
Bedroom 1		Excellent	Good	Average	Poor	Very Poor
	Overall Quality		?			
	Plugs / wiring		1			
	Light switches		1			
	Wall finishing	Paint				
	Floor finishing		Wood			
	Ceiling finishing			Rhino board		
	Door		?			
	Windows			?		
M <sup>2</sup>	20	<b>NOTES</b>				
Facing	East					
Bedroom 2		Excellent	Good	Average	Poor	Very Poor
	Overall Quality		?			
	Plugs / wiring		1			
	Light switches		1			
	Wall finishing			Paint		
	Floor finishing			Wood		
	Ceiling finishing		Rhino Board			
	Door		?			
	Windows			?		
M <sup>2</sup>	20	<b>NOTES</b>				
Facing	West					

# 11 Mountain Drive, Smallville, Jackson Province

## SAMPLE FILE

Bathroom 1			Excellent	Good	Average	Poor	Very Poor
		Overall Quality	¿				
		Plugs / wiring		1			
		Light switches		1			
		Taps	4				
		Toilet		1			
		Bidet	N/A				
		Bath	1				
		Shower		1			
		Wall finishing			Paint/Tiles		
		Floor finishing				Tiled	
		Ceiling finishing			Rhino board		
		Doors		¿			
		Windows	¿				
<b>M<sup>2</sup></b>	15	<b>NOTES</b>	Shower as well as bath in bathroom				
<b>Facing</b>	North						
En-Suite Bathroom 1			Excellent	Good	Average	Poor	Very Poor
		Overall Quality	¿				
		Plugs / wiring		1			
		Light switches		1			
		Taps	4				
		Toilet		1			
		Bidet	1				
		Bath		1			
		Shower		1			
		Wall finishing				Paint/Tiles	
		Floor finishing			Tiles		
		Ceiling finishing			Rhino board		
		Doors	¿				
		Windows	¿				
<b>M<sup>2</sup></b>	15	<b>NOTES</b>	En-Suite to Master Bedroom and includes a shower as well as heated towel rails.				
<b>Facing</b>	North						




# 11 Mountain Drive, Smallville, Jackson Province

## SAMPLE FILE

Toilet 1			Excellent	Good	Average	Poor	Very Poor
		Overall Quality		¿			
		Plugs / wiring		¿			
		Light switches	N/A				
		Taps		2			
		Toilet		1			
		Bidet	N/A				
		Wall finishing		Paint			
		Floor finishing		Tiles			
		Ceiling finishing				Rhino board	
		Doors				¿	
		Windows			¿		
<b>M<sup>2</sup></b>	10	<b>NOTES</b>					
<b>Facing</b>	West						
Toilet 2			Excellent	Good	Average	Poor	Very Poor
		Overall Quality			¿		
		Plugs / wiring		¿			
		Light switches	N/A				
		Taps				2	
		Toilet		1			
		Bidet	N/A				
		Wall finishing		Painted			
		Floor finishing	Wood				
		Ceiling finishing				Rhino board	
		Doors				¿	
		Windows				¿	
<b>M<sup>2</sup></b>	10	<b>NOTES</b>					
<b>Facing</b>	West						
Braai Area			Excellent	Good	Average	Poor	Very Poor
		Overall Quality		¿			
		Braai structure		Brick			
		Wall finishing		Paint			
		Floor finishing		Wood			
		Ceiling finishing				Wood	
<b>M<sup>2</sup></b>	N/A	<b>NOTES</b>					

# 11 Mountain Drive, Smallville, Jackson Province

## SAMPLE FILE

Deck			Excellent	Good	Average	Poor	Very Poor
		Overall Quality		¿			
		Railing		Wood			
		Floor finishing	Wood				
		Ceiling finishing	N/A				
Facing	West	<b>NOTES</b>					
Bar			Excellent	Good	Average	Poor	Very Poor
		Overall Quality		¿			
		Plugs / wiring		2 Plugs			
		Light switches			2		
		Bar construction		Wood			
		Wall finishing		Paint			
		Floor finishing			Wood		
		Ceiling finishing		Rhino board			
		Doors		¿			
	Windows	¿					
M <sup>2</sup>	20	<b>NOTES</b>	Bar counter can seat 4 people.				
Facing	West						
Garage			Excellent	Good	Average	Poor	Very Poor
		Overall Quality			¿		
		Plugs / wiring		2 Plugs			
		Light switches		2			
		Wall finishing				Paint (D)	
		Floor finishing			Cement		
		Ceiling finishing			Rhino board		
		Doors			¿		
		Windows		¿			
M <sup>2</sup>	75	<b>NOTES</b>	€ Electronic garage door opener which offers direct access to house. € An extra garage door to back of property is also present. € (D) - Crack evident in garage walls- points towards structural defect.				
Facing	West						



# 11 Mountain Drive, Smallville, Jackson Province

## SAMPLE FILE

Pool				Excellent	Good	Average	Poor	Very Poor
			Overall Quality			¿		
			Pool Structure					¿(D)
			Paving			¿		
			Pump & filter system		¿			
Pool net?	Y	N	<b>NOTES</b>	≠ (D) – Water level shows sagging pool.				
Pool fence?	Y	N						
Laundry room				Excellent	Good	Average	Poor	Very Poor
			Overall Quality			¿		
			Plugs / wiring		2			
			Light switches		1			
			Wall finishing			Paint/tiles		
			Floor finishing			Tiled		
			Ceiling finishing		Rhino board			
			Doors		¿			
			Windows		¿			
M <sup>2</sup>	15		<b>NOTES</b>					
Facing	West							

## 11 Mountain Drive, Smallville, Jackson Province

*SAMPLE FILE*




### Granny Flat

Property levels	1 / Single Storey	Perimeter type:	Included with main house
Facing:	West	Garage type:	Carport for 1 car
Security type:	Alarm system and ADT armed response company	Total no of rooms:	4
Details of Exterior of structure:			
Wall finishing type:	Paint & Plaster	Guttering type:	Aluminum
Roof finishing type;	Clay tiles		
Details of Interior of structure			
Main Geyser Size	75L	Insulation type	Think Pink
No. of geysers	1	No. of Dinning Rooms	N/A
No of bedrooms	1	No. of Toilets	N/A
No. of bathrooms	1	No. of Kitchens	1
No of En-Suite Bathrooms	N/A	No. of TV Rooms	N/A
No. of Lounges	1	No. of studies	N/A




# 11 Mountain Drive, Smallville, Jackson Province

SAMPLE FILE

GRANNY FLAT							
<b>Lounge</b>			Excellent	Good	Average	Poor	Very Poor
	Overall Quality			?			
	Plugs / wiring			2			
	Light switches			1			
	Wall finishing				Paint		
	Floor finishing			Wood			
	Ceiling finishing			Wood			
	Doors			?			
	Windows				?		
<b>M<sup>2</sup></b>	20	<b>NOTES</b>					
<b>Facing</b>	West						
<b>Kitchen</b>			Excellent	Good	Average	Poor	Very Poor
	Overall Quality			?			
	Plugs / wiring				3		
	Light switches			1			
	Wall finishing			Paint			
	Floor finishing				Wood		
	Ceiling finishing			Rhino board			
	Doors			?			
	Windows				?		
<b>M<sup>2</sup></b>	15	<b>NOTES</b>					
<b>Facing</b>	East						
<b>Bedroom</b>			Excellent	Good	Average	Poor	Very Poor
	Overall Quality			?			
	Plugs / wiring			2			
	Light switches			1			
	Wall finishing				Paint		
	Floor finishing			Wood			
	Ceiling finishing			Rhino board			
	Doors				?		
	Windows				?		
<b>M<sup>2</sup></b>	20	<b>NOTES</b>					
<b>Facing</b>	East						

**11 Mountain Drive, Smallville, Jackson Province**

*SAMPLE FILE*

GRANNY FLAT						
Bathroom		Excellent	Good	Average	Poor	Very Poor
	Overall Quality			¿		
	Plugs / wiring		1 plug			
	Light switches	N/A				
	Taps		4			
	Toilet		1			
	Bidet	N/A				
	Bath		1			
	Shower	N/A				
	Wall finishing			Paint/tiles		
	Floor finishing			Tile		
	Ceiling finishing					Rhino board (D)
	Doors			¿		
	Windows			¿		
<b>M<sup>2</sup></b>	15	<b>NOTES</b> ≠ (D) - Defect noted regarding the ceiling.				
<b>Facing</b>	West					



General photos

Front of house



Pool



Rear of house



Garage



Entrance Hall / Stairway



Dinning Room





11 Mountain Drive, Smallville, Jackson Province

SAMPLE FILE

Lounge



Lounge



Kitchen



Bedroom 1 (Main)



Bedroom 2



Bedroom 3



11 Mountain Drive, Smallville, Jackson Province

SAMPLE FILE



Bathroom 1 (En suite to bedroom 1)



Bathroom 2



Toilet 1



Garden





11 Mountain Drive, Smallville, Jackson Province




SAMPLE FILE

En Suite Bathroom 1

Master Bedroom





<b>Defect(s) Assessment</b>			
<b>Garage</b>	<b>Description of defect(s)</b>	<b>¿ MINOR</b>	<b>¿ MAJOR</b>
	Cracks evident- indicating structural problems.		¿
<b>Pool</b>			
	Damaged swimming pool (water level shows sagging pool structure)	¿	
<b>Bathroom in Granny Flat</b>			
	Sagging and water damage to ceiling	¿	

## CLASSIFICATION OF DAMAGE

### With reference to concrete floors

DESCRIPTION OF TYPICAL DAMAGE	Approximate maximum crack width in floor (mm)	Maximum deviation of any joint from a 3 m straight edge (mm)	Category and degree of expected damage
<b>MINOR DAMAGE – CATEGORIES 0 TO 2</b>			
<b>Hairline cracks.</b> Insignificant tilt of floor or change in level.	< 0,3	< 5	0 Negligible
<b>Fine but noticeable cracks.</b> Floor reasonably level.	< 1,0	< 8	1 Very slight
<b>Distinct cracks.</b> Floor noticeably curved or changed in level.	< 2,0	< 10	2 Slight
<b>SIGNIFICANT DAMAGE – CATEGORIES 3 TO 5</b>			
<b>Wide cracks.</b> Obvious curvature of change in level – local deviation of slope from the horizontal may exceed 1:100	2 to 4	10 to 20	3 Moderate
<b>Gaps in floor.</b> Disturbing curvature of change in level.		> 20	4 to 5 Severe to very severe
<b>NOTE:</b>  Local deviation of slope, from the horizontal or vertical, of more than 1/100 will normally be clearly visible. Overall deviations in excess of 1/250 are undesirable.			
<i>As per the National Home Builders Registration Council (NHBRC)'s manual.</i>			

## CLASSIFICATION OF DAMAGE

Caused by ground floor slab settlement

Description of typical damage	Approximate crack width in floor (mm)	Approximate Gap (mm)	Category of degree of expected damage
<b>MINOR DAMAGE – CATEGORIES 0 TO 2</b>			
Hairline cracks between floor and skirtings.		Up to 1	<b>0</b> Negligible
Settlement of the floor slab, either at a corner or along a short wall, or possibly uniformly, such that a gap opens up below skirting boards but which can be masked by resetting skirting boards. No cracks in floor slabs, although there may be negligible cracks in floor screed and finish. Slab reasonably level.		Up to 5	<b>1</b> Very slight
Larger gaps below skirting boards; some obvious but limited local settlement leading to slight slope of floor slab, gaps can be masked by resetting skirting boards and some local re-screeding may be necessary. Fine cracks appear in internal walls, which may require some redecoration; slight distortion in door frames which may result in sticking of doors. No cracks in floor slab although there may be very slight cracks in floor screed and finish. Slab reasonably level.	Up to 1	Up to 15	<b>2</b> Slight
<b>SIGNIFICANT DAMAGE – CATEGORIES 3 TO 5</b>			
Significant gaps below skirting boards with some areas of floor, especially at corners or ends, where local settlements may have caused slight cracking of floor slab. Sloping of floor in these areas is clearly visible. (Slope approximately 1 in 150). Some disruption to drain, plumbing or heating pipes may occur. Damage to internal walls is more widespread with some crack filling or re-plastering of partitions being necessary. Doors may have to be refitted. Inspection reveals some voids below slab with poor or voids below slab with voids below slab with poor or loosely compacted fill.	Up to 5	Up to 20	<b>3</b> Moderate
Large, localized gaps below skirting boards; possibly some cracks in floor slab with sharp fall to edge of slab; (slope approximately 1 in 100 or more). Inspection reveals voids exceeding 50 mm below slab and/or poor of loose fill likely to settle further. Local breaking-out, part refilling and relaying of floor slab or grouting of fill may be necessary; damage to internal partitions may require replacement of some portions of masonry walling.	5 to 15	Up to 20	<b>4</b> Moderate
Either very large, overall floor settlement with large movement of walls and damage at junctions extending up into 1 st floor area, with possible damage to exterior walls, or large differential settlements across floor slab. Voids exceeding 75 mm below slab; and/or very poor or very loose fill likely to settle further. Risk if instability. Most or all of floor slab requires breaking out and relaying or grouting of fill; internal partitions need replacement.	Usually greater than 15 but depends on the number of cracks	Greater than 25	<b>5</b> Very severe

**NOTE:**

'Gap' refers to the space, usually between the skirting and finished floor, caused by settlement after making appropriate allowance for discrepancy in building, shrinkage, normal bedding down and the like.

*As per the National Home Builders Registration Council (NHBRC)'s manual.*

**CLASSIFICATION OF DAMAGE**  
with reference to masonry walls in single storey units

Description of damage in terms of ease of repair and typical effects	Approximate maximum crack width in walls (mm)	Category and degree of expected damage
<b>MINOR DAMAGE – CATEGORIES 0 TO 2</b>		
Hairline cracks less than about 0,25 mm width are classed as negligible	< 0,25	<b>0</b> Negligible
Fine internal cracks, which can easily be treated during normal decoration. Cracks rarely visible in external masonry.	< 1 (Isolated; localized)	<b>1</b> Very slight
Internal cracks easily filled. Redecoration probably required. Recurrent cracks can be masked by suitable linings. Cracks not necessarily visible externally. Doors and windows may stick slightly.	< 5	<b>2</b> Slight
<b>SIGNIFICANT DAMAGE – CATEGORIES 3 TO 5</b>		
Cracks can be repaired and possibly a small amount of masonry may have to be replaced. Articulation joints may have to be cut into some of the walls. Doors and windows sticking. Rigid service pipes may fracture. Weather tightness often impaired. Up to 10 mm gap between ceiling cornices and walls.	5 to 15 (or a number of cracks (3 to 5) in one group)	<b>3</b> Moderate
Extensive repair work which includes breaking out and replacing section of walls, especially over doors and windows, cutting of articulation joints in walls and the construction of moisture trenches and apron slabs around the building, or the jacking of foundations depending on the type of soil movement. Window and door frames distorted, floor sloping noticeably. Walls leaning or bulging noticeably, some loss of bearing in beams. Service pipes probably disrupted. Up to 20 mm gap between ceiling cornices and walls.	15 to 25 (depending also on number of cracks in a group)	<b>4</b> Severe
Major repair work required, involving partial rebuilding and the above mentioned repair techniques. Beams loose bearing, walls tilt badly and require shoring. Windows broken and distorted. Danger of instability.	Usually greater than 25 (depending also on number of cracks in a group)	<b>5</b> Very severe

**NOTE:**

1. Crack width is only one factor in assessing damage and should not be used on its own as a direct measure of damage. In assessing the degree of severity of damage; account must be taken of the location in the building where it occurs, and also of the function of building.
2. This classification is based on the ease of repair which may be considered under three headings representing a progression difficulty of repair, viz redecoration due to wear and tear, remedial work to reinstate functional efficiency and structural repair. The former two categories relate to minor damage (categories 0 to 2)
3. In most instances, minor damage (categories 0 to 2) represents aesthetic damage as opposed to serviceability damage (categories 3 and 4) and stability damage (category 5).
4. Where cracks less than 1 mm widespread throughout the building, the damage may be regarded as being Category 2.
5. The descriptions contained in the first column relate to single storey construction. In multi-storey construction, these descriptions will require modification for a particular category of expected damage.

*As per the National Home Builders Registration Council (NHBRC)'s manual.*



## Template sheet 1: Property Information Details

### Address:

11 Mountain Drive, Smallville,  
Jackson Province

### Structure (Dwelling) Summary & Property Details

Erf No:	6392	Approximate age of structure:	15 yrs
Erf Size:	1000	Security type:	Burglar Alarm <input checked="" type="checkbox"/>
			<input checked="" type="checkbox"/> Armed Response
			Burglar Bars
Property Description / Zoning:	Residential <input checked="" type="checkbox"/>	Perimeter type	Metal fence
	Commercial		
	Industrial		
Property levels:	Single	Garage type	Single
	<input checked="" type="checkbox"/> Double		Double
	Triple		<input checked="" type="checkbox"/>
Facing:	North	South	Total no of rooms:
	East	<input checked="" type="checkbox"/> West	
<b>Details of Exterior of structure:</b>			
Wall finishing type:	Plaster / paint	Guttering type:	Aluminum
Roof finishing type:	Clay tiles	Swimming pool size:	Small
			<input checked="" type="checkbox"/> Medium
			Large
<b>Details of Interior of structure</b>			
Main Geyser Size:	150L	Insulation type:	Think Pink
No. of geysers:	2	No. of Dinning Rooms:	1
No of bedrooms:	3	No. of Toilets:	2
No. of bathrooms:	1	No. of Kitchens:	1
No of En-Suite Bathrooms:	1	No. of TV Rooms:	1
No. of Lounges:	1	No. of studies:	1

## Template sheet 2: Structure Information Summary

Address:

*11 Mountain Drive, Smallville,  
Jackson Province*

### Structure Assessment Summary - number of rooms

Bathroom	<i>2+1GF</i>	Loft	<i>/</i>
Bedroom	<i>4+2GF</i>	Lounge	<i>1+1GF</i>
Braai Area	<i>1</i>	Music Room	<i>/</i>
Braai Room	<i>0</i>	Pantry	<i>/</i>
Carport	<i>1GF</i>	Patio	<i>/</i>
Cellar	<i>0</i>	Porch	<i>1</i>
Corridor	<i>1+1GF</i>	Pub/Bar	<i>1</i>
Deck	<i>1</i>	Sauna	<i>/</i>
Den	<i>0</i>	Scullery	<i>/</i>
Dinning Room	<i>1</i>	Staircase	<i>1</i>
Dressing Room	<i>/</i>	Storeroom	<i>/</i>
En-Suite Bathroom	<i>1</i>	Study	<i>1</i>
Granny Flat	<i>1</i>	Sunroom	<i>/</i>
Jacuzzi	<i>/</i>	Toilet	<i>2+1GF</i>
Kitchen	<i>1+1GF</i>	Tool Shed	<i>/</i>
Lapa	<i>/</i>	TV Room	<i>/</i>
Laundry room	<i>1</i>	Walk-in cupboard	<i>/</i>
Library	<i>/</i>	Workshop	<i>/</i>

Date of inspection:

*3 December 2004*

Name of inspector:

*John M*

### Template sheet 3: Room Information Detailed

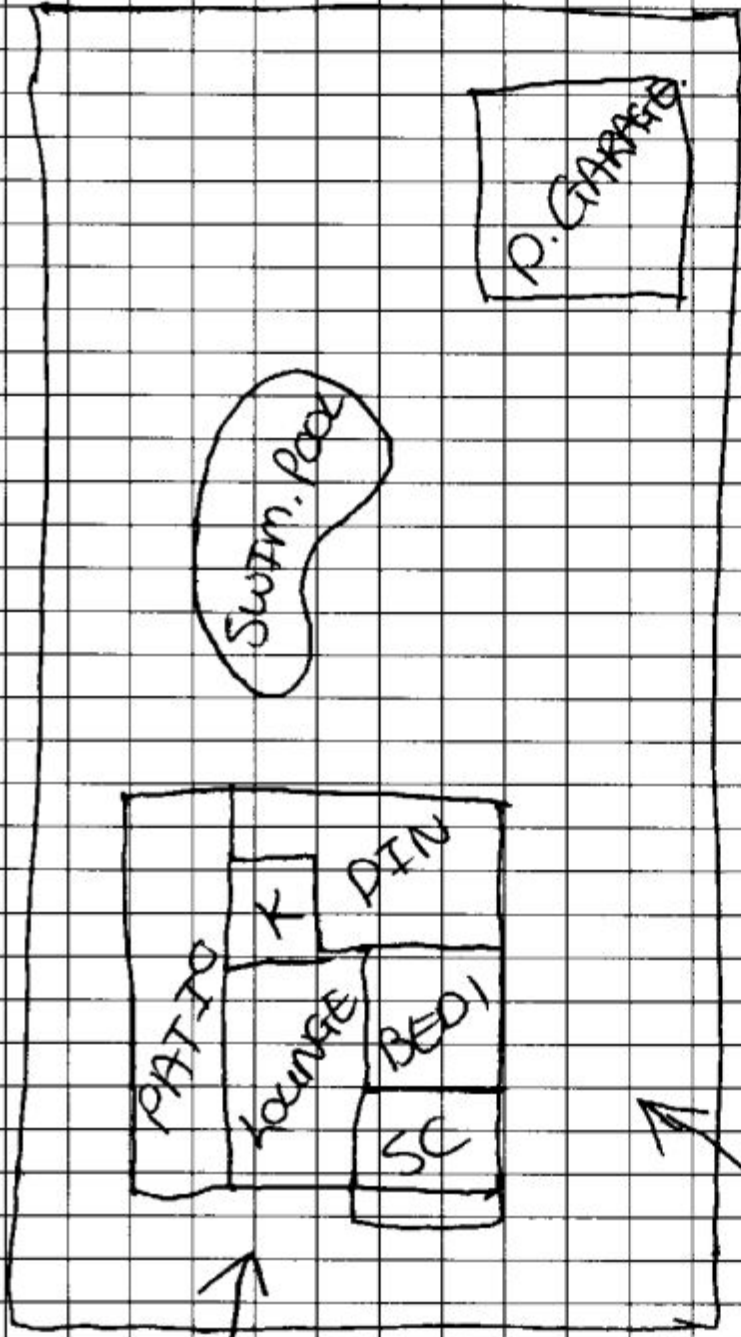
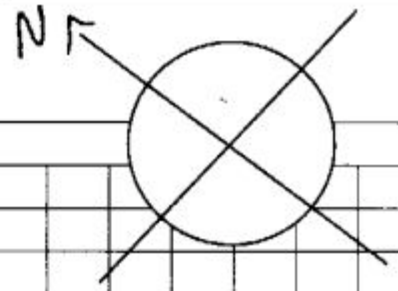
Address: *11 Mountain Drive, Smallville, Jackson Province*

### Structure Assessment Detailed – Room Assessment

Room name:	<i>Lounge</i>			Photo no.'s <i>DSC 00125, 0127, 130</i>		
Overall Quality	Excellent <del>X</del>	Good	Average	Poor	Very Poor	
Bar construction <i>NA</i>	Excellent <del>NA</del>	Good	Average	Poor	Very Poor	
	Type					
Bath <i>NA</i>	Excellent <del>NA</del>	Good	Average	Poor	Very Poor	
Bidet <i>NA</i>	Excellent <del>NA</del>	Good	Average	Poor	Very Poor	
Braai structure <i>NA</i>	Excellent <del>NA</del>	Good	Average	Poor	Very Poor	
	Type					
Ceiling finishing	Excellent	Good	Average	Poor	Very Poor	
	Type		<i>Rhino</i>			
Doors	Excellent	Good <del>X</del>	Average	Poor	Very Poor	
Floor finishing	Excellent	Good <del>X</del>	Average	Poor	Very Poor	
	Type		<i>WOOD</i>			
Light switches	Excellent	Good <del>X</del>	Average	Poor	Very Poor	
	Number		<i>2</i>			
Paving <i>NA</i>	Excellent <del>NA</del>	Good	Average	Poor	Very Poor	
	Type					
Plugs / wiring	Excellent	Good	Average	Poor	Very Poor	
	Number		<i>3</i>			
Pool Structure <i>NA</i>	Excellent <del>NA</del>	Good	Average	Poor	Very Poor	
	Small	Medium	Large			
Pump & filter system	Excellent <del>NA</del>	Good	Average	Poor	Very Poor	
Railing <i>NA</i>	Excellent <del>NA</del>	Good	Average	Poor	Very Poor	
	Type					
Shower <i>NA</i>	Excellent <del>NA</del>	Good	Average	Poor	Very Poor	
Taps <i>NA</i>	Excellent <del>NA</del>	Good	Average	Poor	Very Poor	
	Number					
Toilet <i>NA</i>	Excellent <del>NA</del>	Good	Average	Poor	Very Poor	
TV reception <i>NA</i>	Excellent <del>NA</del>	Good	Average	Poor	Very Poor	
Wall finishing	Excellent <del>X</del>	Good	Average	Poor	Very Poor	
	Type		<i>PAINT</i>			
Windows	Excellent	Good <del>X</del>	Average	Poor	Very Poor	
	Number					
Defect Minor	Description <i>NA</i>			Photo numbers: <del>NA</del>		
Defects Major	Description <i>NA</i>			Photo numbers: <del>NA</del>		
Notes:	<i>Sliding door to patio with an excellent view of the mountains as well as a built-in fireplace.</i>					

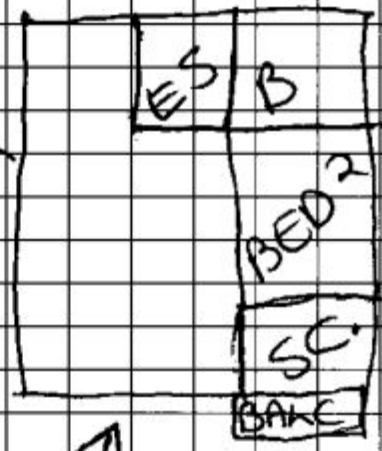
Date of inspection:	<i>3 December 2004</i>	Name of inspector:	<i>John M</i>
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Template 4  
Property & Structure facing



Ground Floor

Street



First Floor