

# RPGHR Services

CK2001/007558/23

- Building Construction
- General Maintenance
- Bathroom Renovations
- Renovations



Cell: 082 572 4892  
Fax: 086 675 3912  
Email: [rpghr@lantic.net](mailto:rpghr@lantic.net)  
Web: [www.rpghr.co.za](http://www.rpghr.co.za)

## Home Inspection Report

- *This report can be used to determine your properties maintenance requirements.*
- *This report can also be used to evaluate a property that you are interested in purchasing.*
- *We can evaluate your current property or prospective property at a nominal fee.*

### **Basic structure (external walls):**

#### **Construction:**

- Wood: \_\_\_\_\_
- Face Brick: \_\_\_\_\_
- Plaster: \_\_\_\_\_
- Other: \_\_\_\_\_

General condition: \_\_\_\_\_

Damp course level: \_\_\_\_\_

Damp visibility: \_\_\_\_\_

Paint condition: \_\_\_\_\_

General comment: \_\_\_\_\_

### **Roofing:**

#### **Structure:** (all within building regulation specifications)

- Pitch roof, degrees \_\_\_\_\_
- Flat roof. degrees \_\_\_\_\_
- Mono Pitch. Degrees \_\_\_\_\_

#### **Roof covering:**

- Thatch\_\_\_\_ Zink\_\_\_\_ Tile (cement)\_\_\_\_ Slate\_\_\_\_ Other\_\_\_\_

Signs of possible leaks and or deterioration: \_\_\_\_\_

Roof - visible wooden trusses:

- Good condition
- Areas that shows possible deterioration or rot

General comment: \_\_\_\_\_

**Gutters/down pipes:**

- Galvanised\_\_\_ Aluminium\_\_\_ No gutters\_\_\_ General condition \_\_\_\_\_

**General condition:**

- Rust \_\_\_\_\_
- Paint \_\_\_\_\_

General Comment: \_\_\_\_\_

**Facia boards / Barge boards:**

Condition of above mentioned products: \_\_\_\_\_

Roof - visible wooden trusses:

- Good condition
- Areas that shows possible deterioration or rot

General comment: \_\_\_\_\_

**Windows and doors:**

Steel\_\_\_\_\_ Wood \_\_\_\_\_ Aluminium \_\_\_\_\_

**Condition of windows:**

- Putty/Paint \_\_\_\_\_
- Hinges and Locking mechanisms: \_\_\_\_\_
- Glazing (cracked/ broken) panes \_\_\_\_\_

General condition of windowsills: \_\_\_\_\_

**External doors, frames / security gates/ sliding doors**

General condition and working order: \_\_\_\_\_

Lock set condition: \_\_\_\_\_

Lock set as per insurance specifications: (external doors 4 lever) \_\_\_\_\_

**Ceilings / Cornices:**

Knotty pine \_\_\_Rhino board\_\_\_ Fibre cement\_\_\_ Suspended\_\_\_

**Overall condition:**

- Paint \_\_\_\_\_
- Cracks \_\_\_\_\_
- Water damage \_\_\_\_\_

**Interior walls:**

Plaster \_\_\_ Face brick\_\_\_ Tiles\_\_\_ Dry wall \_\_\_Other\_\_\_\_\_

Overall condition: \_\_\_\_\_

**General condition:**

- Paint \_\_\_\_\_ (obtain paint colour code/s that was used, if possible)
- Rust\_\_\_\_\_

**Floor covering / skirting's:**

Tiles\_\_\_ Wooden flooring\_\_\_ Carpets\_\_\_ Other \_\_\_\_\_

**General condition:**

- Wear\_\_\_\_\_
- Cracks\_\_\_\_\_
- Grout\_\_\_\_\_

Overall condition of floors /skirting: \_\_\_\_\_

**Plumbing: (Plumbing COC available)**

Copper piping\_\_\_ Galvanised piping\_\_\_ Poly prop\_\_\_ Other\_\_\_\_\_

General condition: \_\_\_\_\_

**Sanitary ware:**

Bath\_\_\_\_\_ Toilet\_\_\_ Washbasin \_\_\_ Shower\_\_\_\_\_ Taps\_\_\_ Zink\_\_\_

General condition: \_\_\_\_\_

**Drain system:**

- Plastic \_\_\_ Clay \_\_\_ Fibre tar\_\_\_
- Inspection Eyes as per building regulations (not covered and visible)

General condition: \_\_\_\_\_

**Taps:**

- Not leaking \_\_\_\_\_
- All handles secured \_\_\_\_\_
- All related attachments working eg. hand shower \_\_\_\_\_

**LP Gas: (Remember to obtain LP Gas certificate of compliance)**

- Is LP Gas appliances working properly \_\_\_\_\_
  - Please take note the COC is in respect of installation only and not appliances

**Electrical: (remember with new purchase to obtain electrical certificate of compliance)**

- Stove/oven working order \_\_\_\_\_
- Fire place working order \_\_\_\_\_
- Geysers working order \_\_\_\_\_
- Stove and oven working order \_\_\_\_\_
- Ceiling fans working order \_\_\_\_\_
- Air conditioning units in working order \_\_\_\_\_

**Other general aspects to consider:**

- Perimeter wall condition \_\_\_\_\_
- Palisade fence paint \_\_\_\_\_
- Perimeter gates and motors (sliding gate) \_\_\_\_\_
- Garage doors and motors and remotes \_\_\_\_\_
- Pool / koi ponds and related pumps \_\_\_\_\_
- Signs of termites or any other pests \_\_\_\_\_
- Garden sprinkler system (manual / automated) \_\_\_\_\_
- Appliances warranties/ guarantees still valid \_\_\_\_\_
- Appliance instruction manuals \_\_\_\_\_
- Obtain information if property is subjected to Levies \_\_\_\_\_
- Obtain city council account information to confirm monthly rates and taxes and related water and electricity amounts \_\_\_\_\_
- Garden in general
  - trees with dangerous root systems or branches \_\_\_\_\_

Additional information: \_\_\_\_\_

The owner at signing this report agrees that all relevant information is provided just and truly, disclosing all elements as required.

Physical address of property: \_\_\_\_\_

Stand number: \_\_\_\_\_

Inspected by: \_\_\_\_\_

Signature: \_\_\_\_\_

Owner: \_\_\_\_\_

Signature: \_\_\_\_\_

Inspection date: \_\_\_\_\_