

Confidential Inspection Report

LOCATED AT:
Client Address

PREPARED EXCLUSIVELY FOR:
Sample Client

INSPECTED ON:
Wednesday, 07 February 2024



Inspector, Trevor Davidson NACHI # 22040418
Property Inspect 4u (Pty) Ltd.



Builders Snag List

Depending on the specific inspection package selected, this Executive Summary serves as an initial compilation of key findings identified by the inspector during the examination. It is essential to note that this summary does not encompass every nuanced observation and recommendation made during the inspection. Instead, it is intended to provide a convenient overview for quick reference, offering an additional service to our valued client.

Presented in list format, the items highlighted in this summary are deemed important and have been singled out by the inspector for further attention, investigation, or improvement, as per their professional judgment. The comprehensive and detailed observations will be expounded upon in the forthcoming main report. Some of the conditions outlined in this summary may necessitate repair or modification by a skilled craftsman, technician, or specialist, while others may be manageable by a homeowner.

It is worth emphasizing that adhering to the inspector's advice often leads to enhanced performance and an extended lifespan of the components under consideration. However, the inclusion of these items in the summary does not imply an opinion on which party in the transaction should assume responsibility for addressing the identified concerns. As with various aspects of the transaction, we strongly recommend consulting with your Insurer, Real Estate Professional, Builder, the NHBRC, or other pertinent professionals for further guidance on addressing the items outlined in this summary.:

Introductory Notes

REF s-12: This type of inspection is what we call a 'snag list' since the building is newly built or renovated and in the process of being handed over. A snag list aids the buyer in making a list of things that the builder/contractor still must do to satisfactorily complete the building or renovation work. This list is not technically exhaustive and may not list all issues, as some issues may be subject to personal preference. We suggest a review of this list as well as a personal list, with the builder for maximum results. We suggest a re-inspection be conducted by us, once the builder has given attention to the agreed points on your snag list, to make sure everything is done. More reportable issues may develop in the interim, which will be added to the re-inspection report if desired.

We are not code/building regulation inspectors. We may however make comments or refer to certain codes or regulations in this report to further emphasize a visible defect. It is the builder/contractor's responsibility to make sure that all the work done is according to national building regulations. Our inspection and report are based on the InterNACHI residential home inspection standards of practice.

REF s-13: Building materials in a newly renovated/built house take up to five years to 'dry' or reach an equilibrium. During that time, minor cracks may appear in the walls at intersections of structural elements. These can be eliminated during routine maintenance.

Exterior Building/s Wall Paint/Stain

CORR s-23: Balcony external painted wall:

The portion of the balcony wall featuring painted plaster exhibits a noticeable lack of professional finishing when juxtaposed with the remainder of the exterior surface. We advise the removal of the existing plaster, followed by reapplication to align seamlessly with the surrounding wall. Subsequent steps should include priming and repainting for a cohesive and uniform appearance.



Exterior Building/s Guard Railings

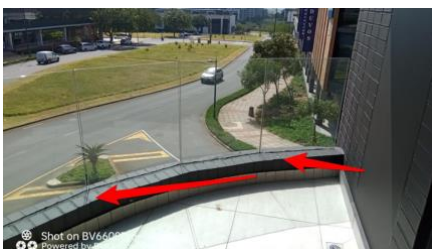
CORR s-29: The caulking at the base of the glass guard rail in our opinion was not professionally finished. We recommend the caulking be removed/cleaned and applied consistently and professionally.



Balcony Guard Rail - Caulking substandard



Balcony Guard Rail - Caulking substandard.



Balcony Guard Rail - Caulking substandard.

Interior Building/s Surfaces: Overall

CORR s-39: In general the surfaces appear to have been installed in a substandard way and will need repair and maintenance.

Interior Building/s Tiled Walls



s-43: There are one or more wall tiles that have not been professionally installed near the shower escutcheon. We recommend the tiles be removed and reinstalled professionally in this area.



Spare bathroom shower



Spare bathroom shower

Interior Building/s Ceilings



s-46: Significant irregularities are evident in the concrete slab.

The 'finished' ceiling, constituting the reinforced slab between the floors coated with paint, displays noticeable inconsistencies in its levels as noted by the inspector. The client should inquire with the builder/developer regarding whether these irregularities conform to the intended design specifications.

To achieve a more polished and aesthetically pleasing appearance, we recommend the installation of a suspended ceiling.



Main living area ceiling



Main living area ceiling



Stepped concrete ceiling



Ceiling Blemishes



Ceiling Blemishes



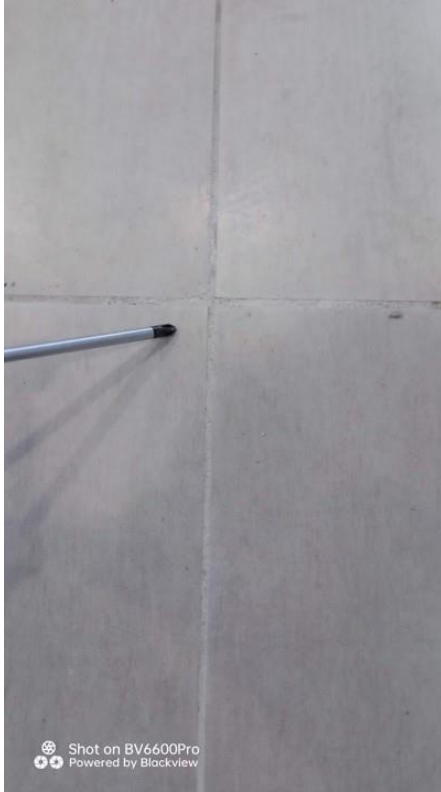
Main living area ceiling

Interior Building/s Floor

CORR s-49: Several tiles sound 'hollow' when walked on pointing to substandard preparation and installation of tiles. These tiles will be more likely to crack and break, therefore since repairing this issue is not possible, replacement is the only solution.



Main Living area - left facade



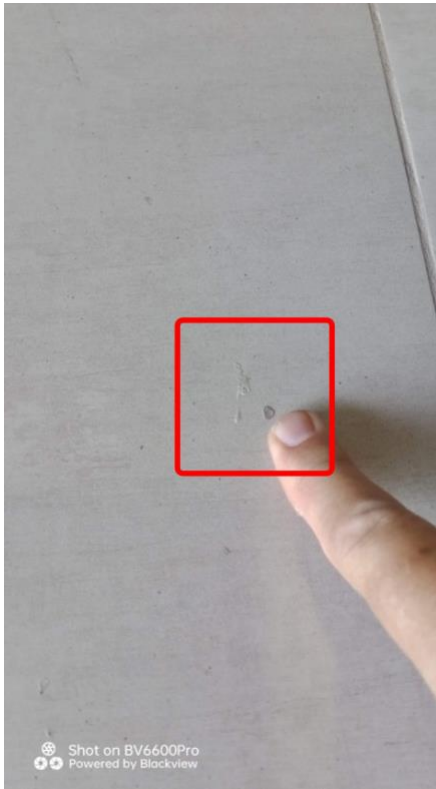
Main Living area - left facade

CORR

s-50: Some of the floor tiles are chipped. The tiles are not lost or otherwise defective and repair would be considered optional.



Paint splash marks on the finished tile.

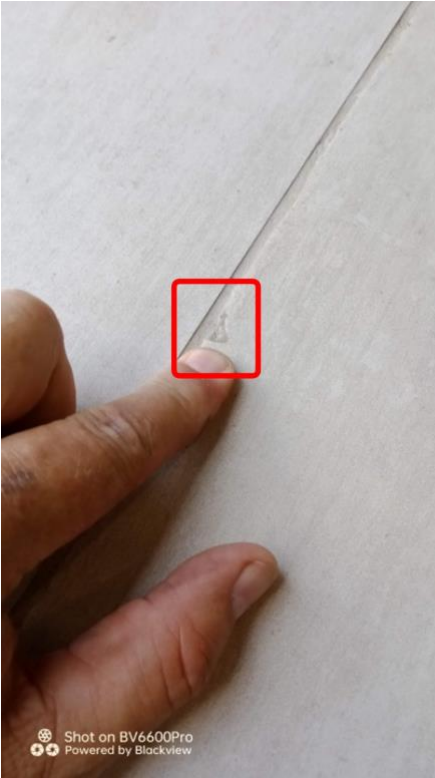


Paint splash marks on the finished tile.



Paint splash marks on the finished tile.





Interior Building/s Cabinets

CORR s-52: One of the kitchen cabinets needs to be aligned for proper operation. It could be loose hinges and we recommend the door hardware in general needs to be checked, tightened and/or replaced.





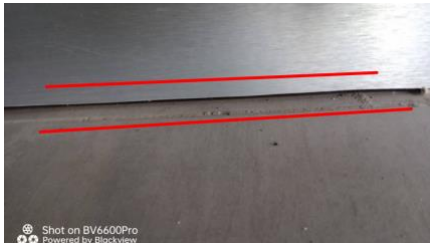
s-53: The cabinets and/or cupboards are damaged. We recommend repair to restore appearance and proper function.



s-54: There are gaps between the cupboard and the kick plate under the cupboard, pointing to substandard installation or damage. We recommend adjustments are made if necessary and all gaps are sealed with a high-quality neutral cure sealant like 'Soudal Silirub 2'.



Kitchen kick-plate - seal off so no water damage occurs.



Kitchen kick-plate - seal off so no water damage occurs.



Kick plate on the left side.



s-56: Scuff marks on the kitchen cupboard.

The inspector noticed several scuff marks left behind by the contractors. As this is a new build and a snag list inspection, all building systems and components should be new. We recommend that all doors and or cupboards where scuff marks exist if cannot be repaired/cleaned then replacement should be the final step of remediation.





Interior Building/s Doors

CORR s-63: Several of the doors are a poor fit and have uneven gaps. This is a common occurrence.



The front door is not aligned- rattles.

CORR s-64: There are one or more doors where hardware is faulty and needs attention, repair, or replacement.

In this instance





s-66: Barn Doors:

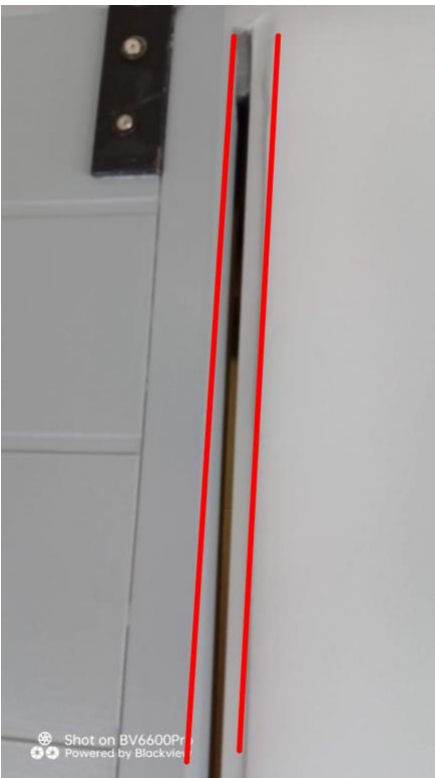
The barn door leading into the master bedroom does not close tightly with the frame. There is approximately a 3/4-inch space between the frame and the edge of the door. We recommend this be repaired.



Master bedroom - barn door



Master bedroom - barn door



Master bedroom - barn door



s-68: Wooden door frame scuff marks present:

The inspector noticed several scuff marks on the wooden door frame. As this is a new apartment, we would recommend this be repaired by the developer.



Front door



Front door

Interior Building/s Windows



s-71: Observation of Glazing Scratches:

During inspection, it was noted that several windows exhibited scratch marks on the glazing. This occurrence is frequently encountered in newly constructed buildings when contractors overlook the essential precautions for safeguarding the glass during construction activities. It is advised to address these scratches by buffing and polishing them out, ensuring the delivery of a refined and professional product to the client.

HAZ **MON** **s-72:** Glass Hazard Advisory:

During the inspection of the apartment, the inspector observed notable movement and rattling of the large windowpane, potentially influenced by the prevailing strong winds. Although the inspector's expertise does not extend to glass and frame assessment, it is highly recommended to consult an independent glass specialist for evaluation. This assessment is crucial to determine if the observed movement and vibration adhere to building standards and ensure the safety of the occupants.



Main window - living area



Scuff marks from building material on glazing.

Final Comments

CORR **s-109:** There are several defects, some unprofessional workmanship and deferred maintenance items related to this property. We recommend that repair estimates be obtained from competent specialists as an aid to planning any future course of action.

REF **s-111:** We are proud of our service, and trust that you will be happy with the quality of our 'punch list' snagging report. We have made every effort to provide you with an accurate and complete list of snags at this property, and to alert you to any significant defects, or adverse conditions. However, we may not have tested every outlet and opened every window and door, or identified every problem. Also, because our inspection is essentially visual, latent defects could exist. We cannot see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a list of observed snags on a newly built building at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements/walls may have water problems, and systems may fail without warning. We cannot predict future events. For these reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively for our client; however, the Executive Summary is designed to be given to the developer/builder as his copy of this report. No part of this report is not transferable to other people. The report is only supplemental to a client's disclosure. Thank you for taking the time to read this report and call us if you have any questions. We are always attempting to improve the quality of our service and our report.