



# 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.










Dear Sample Client,

We have enclosed the report for the property inspection we conducted for you on Wednesday, 07 February 2024 at:

The Onyx, Umhlanga Ridge Blvd, Flanders, Blackburn

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Please read each comment for the most accurate evaluation. Please note that this is a pilot program and minor symbol errors may exist, please use the comment as the primary finding and recommendation. Below are the symbols and their meanings:

-  = This is a safety hazard and should be sufficiently addressed to prevent accidental injury or death.
-  = Functionally defective or major defect - Requires repair or maintenance.
-  = This a minor or cosmetic issue requiring repair or upgrade as necessary.
-  = In a serviceable or acceptable condition.
-  = Requires monitoring with the possibility of future repairs or maintenance if conditions change.
-  = It is for reference purposes only and might require further evaluation by an expert.
-  = Not Examined - This area, system or components was not inspected for specific reasons as noted. Further inspection may be required if applicable.

We thank you for the opportunity given to us to be of service to you.

Yours sincerely,



Trevor Davidson  
Inspector  
Property Inspect 4u (Pty) Ltd



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## Introduction

It is important to note that the report may reference areas and items that were inaccessible or excluded from inspection or reporting at the client's request. We are unable to make representations about concealed and inaccessible conditions or those excluded due to client mandate. Discoveries of reportable conditions in such areas can be facilitated upon arrangement, subject to additional costs once access and permission are granted.

Our examination does not encompass a review of plans, permits, recall lists, or government and local municipality documents. Information about recalled appliances, fixtures, and other items within the property can be sourced from the Consumer Product Safety website. However, it is emphasized that such items are acknowledged but not subject to review.

The recommendations provided herein are not intended as critiques of the building but rather as professional opinions on the observed conditions. For the client's convenience, the inspector may prioritize certain items through colour indicators or in the Executive Summary. However, the client bears the ultimate responsibility for reviewing the entire report. Any inquiries regarding listed items are encouraged to be directed to the inspector for further consultation.

Neglected lower-priority conditions highlighted in the report may escalate in urgency over time. The importance of repairs should not be solely determined by cost, as all recommended repairs and upgrades warrant attention.

This report captures a momentary snapshot of the property as of the inspection date. The ongoing deterioration and wear of the structure and its components should be recognized, and conditions may evolve from the state observed at the time of inspection.

In instances where further review is recommended by the inspector, it is strongly advised to undertake this before finalizing any real estate transactions. The report is exclusively intended for use by the named client, and no reliance should be placed upon its information by any other parties. The client agrees to indemnify, defend, and hold the inspector harmless from any third-party claims resulting from the unauthorized distribution of the inspection report.

Upon acceptance of this inspection report, you affirm that you have reviewed and agreed to all the terms outlined in the standard contract provided by the inspector responsible for preparing this report.

## Introductory Notes

### Orientation

**REF** 1: We will describe the locations of this property, left or right, as though viewing it from the front door.



### Notes

**REF** 2: The scope of this inspection is limited to reasonably accessible areas. We do not attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, if applicable, we note that the removal of these items may reveal other reportable things.

**REF** 3: The size of the building is approximately 79

**REF** 4: The apartment was estimated to be less than one year old.

**REF** 5: We do not provide information on code violations or guarantee the legal use of this building. For such details, please contact the local building and/or zoning department.

**REF** 6: This inspection covered the exposed and accessible portions and systems of Unit only. Inspection of the neighbouring units in the complex is not within the scope of this inspection.

**REF** **NOT** 7: The common property exterior of this unit (and other common areas) was not examined in detail, except as specifically noted. As a point of information, the various components of the common areas such as the roofing, paving, etc., will all have a known life span.

**REF** 8: Funds for maintenance or replacement should be on hand based on the annualized costs of each of these items. Information in this regard is contained in the 'reserve study' which should be available from the homeowner's association, sectional title scheme body corporate or managing agent (as applicable).

**REF** 9: Funds for maintenance or replacement of certain features should be on hand based on the levies that will most likely be payable. Information in this regard should be available from the homeowner's association directors or body corporate trustees; particularly in the light of current legislation for sectional title and the need for a 10-year maintenance plan.

**REF 10:** A full electrical, electric fence, gas, and plumbing evaluation, for compliance, was not carried out, and utility compliance certificates are therefore not included as part of this inspection and report.

Although comments relating to these systems may have been made, these are done as an added service for and benefit of our client. No representations or warranties are made as to the existing or likely future conditions of these items and systems.

It is the responsibility of the homeowner to ensure that COCs are obtained (and handed over as applicable) for all utility systems as required by law.

**NOT 11:** There is no garage on this property. Some jurisdictions require at least one covered parking area. No action is required, but the lack of a garage may impact the issuance of permits for future remodelling and/or additions.

**REF 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 of 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 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.

**REF 14:** This structure is recently built, and, after a 'break in' period, conditions may develop which are not apparent at this time. Our inspection cannot identify latent defects and/or conditions that may require correction in the future.

## Site Information

*Depending on the specific type of inspection requested, this inspection covered the entire exterior of the building/s, as well as the grounds, according to InterNACHI Standards of Practice. Please note, however, that for sectional title properties and HOAs or specific system inspections, this may differ somewhat.*

### Basic Information

- REF** 15: Patio: Tile
- REF** 16: Primary exterior wall covering: Plaster over masonry
- REF** 17: The exterior window frames are made from aluminium.
- REF** 18: Building Type: Apartments

### Limitations

- NOT** 19: Our review of the exterior is limited to the balconies, decks, front doors, windows, and features directly related to this unit. See 'Introductory note' above regarding the common areas.
- REF** 20: One or two doors had no keys, but all areas were accessible. These doors would just need testing later.

## Exterior Building/s

*The building walls are where many of the structural and cosmetic elements of a building are located, as well as very important related systems such as drainage. These include wall surfaces, windows and doors, gutters and downspouts, drainage, plumbing and electrical systems and roof eaves.*

*Depending on the specific type of inspection, each accessible component and system is examined for proper function, excessive and/or unusual wear and tear, and the general state of repair. These building systems are often high-maintenance areas. Substantial and/or frequent water or weather exposure can adversely affect the building in these areas and in some cases may indicate the need for further evaluation by registered specialists. Although observed in this general area, some items will also be reported on, and commentary included in the individual sections to which they belong.*

*When it comes to special moisture intrusion and mould inspections, we examine the exterior elements of a building and its accessible components for points where moisture may intrude. This will occur when improper function, excessive or unusual wear or general poor condition of any systems or components are identified. It is important to note that mould grows where there are damp conditions, and damp conditions originate from consistent moisture intrusion of some sort. This special option examination focuses on these types of conditions and is dependent on the specific inspection service requested by the client.*

### Common / Private

**REF** 21: The weather shell of the building is normally considered a common property area which means that the body corporate is responsible for the maintenance and repair of this system.

### Wall Paint/Stain

**REF** 22: The exterior finishes are generally in good condition and have an attractive appearance, with exceptions noted below.



**CORR** 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.



**Balcony/Porch**

**REF** 24: The balcony is constructed with a coating which provides both the walking surface and the waterproof membrane. These modern 'elastomeric' membranes are quite durable but still require maintenance and/or recoating from time to time. Any defects in the covering material can lead to deterioration and damage to this membrane.

**MON** 25: There is evidence of ponding on one or more areas of the flat balcony. The presence of shallow ponds of water immediately after rains is not unusual, but regular maintenance of these areas is vital to avoid a buildup of rotting vegetation, dirt, debris and so on. Ponding also leads to deterioration of the balcony finishes and surrounding surface.



Ponding on a Tiled Balcony

**Balconies And Other Tiled Areas**

**26:** The balcony tiled area appears to be installed in a workmanlike manner and is generally in good condition, with exceptions noted below.

**COSM 27:** In several places, the grouting is failing between the tiles and around the edges between the tiles and doors. Cracking, chipping, and missing grout are visible in these places, which opens a channel for water to seep through which can lead to loosening of the tiles and damage to the waterproof membrane.

In this case, moisture has seeped into the floor slab. Water is marking the underlying ceiling and dripping onto the patio surface below. Unabated moisture flow through the floor slab can lead to further damage like blistering paint, efflorescence and general damage to the underlying surfaces. In more extreme cases moisture in the slab can also lead to corrosion of the reinforcement bars within the cement slab.

We recommend replacing all damaged grout and sealing all gaps with an expandable polyurethane sealant.



Balcony - grouting between tile and sliding door frame.

### Guard Railings

**REF 28:** The railings appear to be properly installed and are generally in serviceable condition, with exceptions noted below.

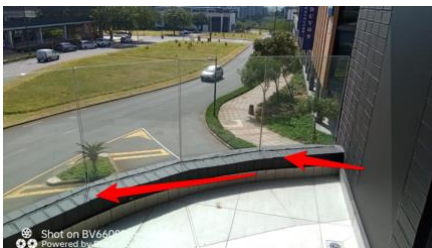
**CORR 29:** The caulking at the base of the glass guard rail in our opinion was not professionally finished. We recommend the caulking be removed/cleaned and applied consistently and professionally.



Balcony Guard Rail - Caulking substandard



Balcony Guard Rail - Caulking substandard.



Balcony Guard Rail - Caulking substandard.

## Interior Building/s

*Unless this is a specific system inspection, our review of the interior is for a detailed inspection and report and includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings for any structural deficiencies or signs thereof. These features are normally visually examined for proper function, excessive wear, and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage or we may have been excluded by client mandate to only report on the structural element which may influence reporting on some aspects. In such cases, these items or aspects are not inspected.*

*For special moisture intrusion and mould inspections, we examine the interior of the building and its accessible components for points where moisture may have intruded due to improper function, excessive or unusual wear or generally poor condition of any systems or components. It is important to note that mould grows where there are damp conditions, and damp conditions originate from moisture intrusion of some sort. This special examination will focus on these types of conditions.*

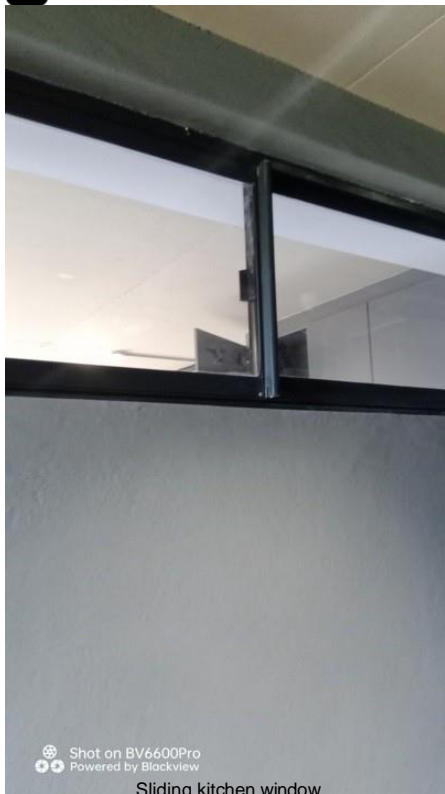
### Basic Information

**REF NOT 30:** Although this structure is within an apartment complex, the interior of the living unit is considered a private area which means that all repairs and maintenance should be done by the owner and not the body corporate.

**REF 31:** Number of bedrooms: Two

**REF 32:** Number of bathrooms: Two

**REF 33:** Window type: Horizontal sliding windows



**REF 34:** The window frames are aluminium.

**REF 35:** Window glazing: Single pane

**REF 36:** Finished floor material: Tile

**REF 37:** Interior wall material: plaster/stucco over masonry

**REF 38:** Ceiling material: Concrete slab

### Surfaces: Overall

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

### Walls

**MON** 40: The walls are generally serviceable with some exceptions.

**COSM** 41: The wall surfaces are blemished and can be repaired during routine maintenance.



Main living area



Support pillar



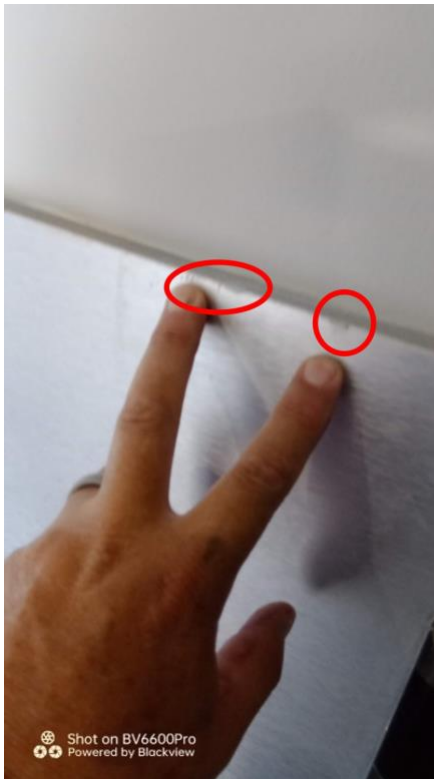
Support pillar



Paint spills on wall tile.



Paint spills on wall tile



Paint spills on wall tile.

**REF 42:** For attention to the conditions noted above, and/or for cost estimates, as necessary, we recommend the advice and services of a licensed plastering and damp proofing contractor.

## Tiled Walls

**CORR** 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

44: The wall surfaces are blemished and can be repaired during routine maintenance.

## Ceilings

**REF** 45: The wall and ceiling surfaces appear to be properly installed and generally in serviceable condition, with exceptions noted below.



**CORR 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



Ceiling Blemishes





Main living area ceiling

**Floors: Overall**

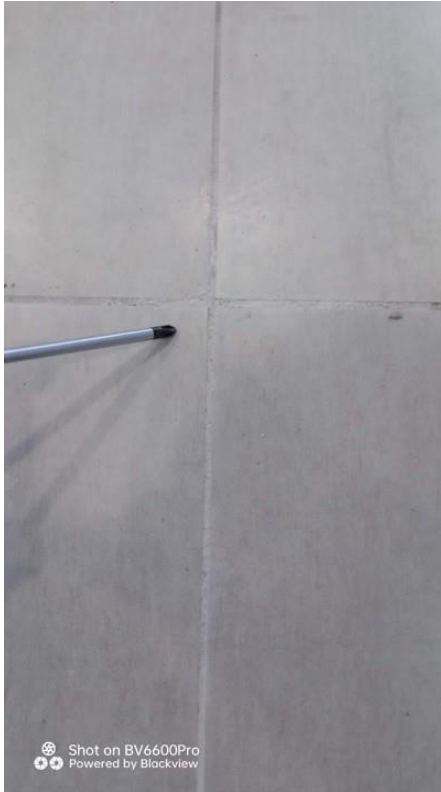
- OK** 47: The floors have a good appearance and are in a serviceable condition with exceptions noted below.
- 48: The floors are dirty and should be cleaned, but otherwise, appear to be in serviceable condition.

## Floor

**CORR 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



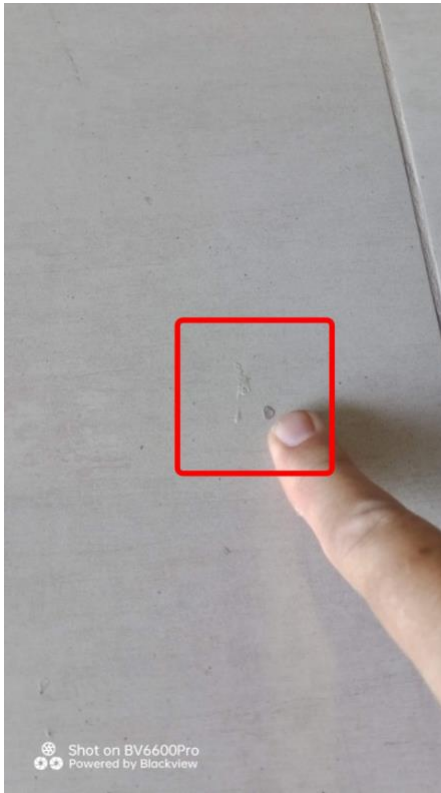
Main Living area - left facade

**CORR 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.

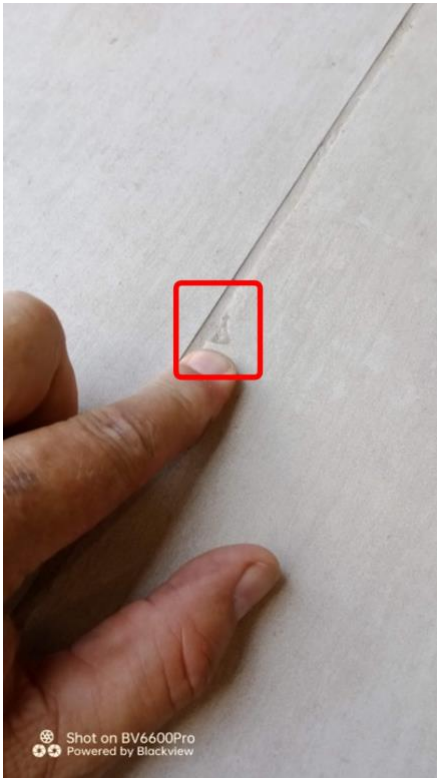


Paint splash marks on the finished tile.



Paint splash marks on the finished tile.





### Cabinets

**OK** 51: The cabinets and cupboards are in a serviceable condition. Several of the doors need adjustment of hinges and latches for smoother operation.

**CORR 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.



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





**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.



**REF** 55: For attention to the conditions noted above, and/or for comparative cost estimates, as necessary, we recommend the advice and services of a licensed general contractor.

**CORR** 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. Our recommendation is that all doors and or cupboards where scuff marks exist cannot be repaired/cleaned then replacement should be the final step of remediation





### Countertops

**REF** 57: The countertop is a man-made acrylic or other polymer material.



**CORR** 58: The countertop lacks a backsplash. As an upgrade, we recommend that a backsplash be installed.



Absent - Backsplash



Absent - Backsplash

## Sink

**REF** 59: The sink is metal.



**OK** 60: The sink appears to be properly installed. When operated, it was observed to be fully functional and in a serviceable condition.

## Doors

61: We checked a representative sample of the doors, but did not necessarily open, close, and lock every door. Our inspection standards of operation require testing a minimum of one door in every room.

**OK** 62: The interior doors appear to be properly installed and are in good condition, with some exceptions noted below.

CORR

**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.



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

In this instance



Spare bathroom



**65:** The weather guard fitted to one or more doors are loose and need to be tightened for optimal use.



**CORR** 66: Barn Doors:

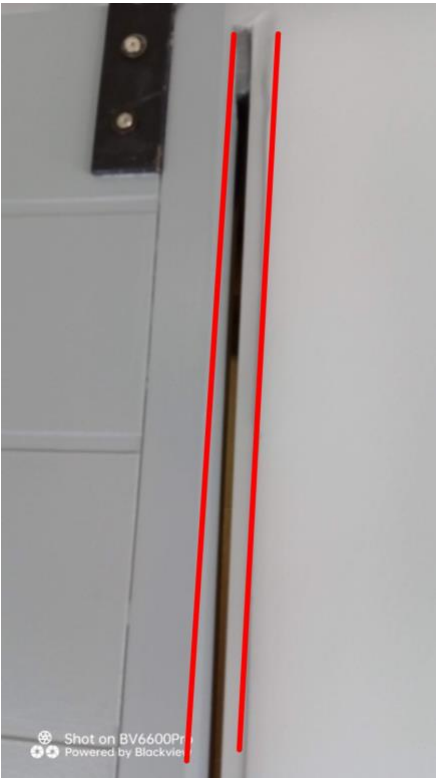
The barn door leading into the master bedroom does not close tightly with the frame. There is approximately a 3/4-inch space between the frame and the edge of the door. We recommend this be repaired.



Master bedroom - barn door



Master bedroom - barn door



Master bedroom - barn door

**COSM** 67: Barn doors:

The floor mount is loose creating a rattling noise when opening or closing the barn door. We suggest this be tightened.



**CORR 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

**Windows**

**69:** We checked a representative sample of the windows, but do not necessarily open, close, and latch every window. Our inspection standards of operation require testing a minimum of one window in every room.

**OK 70:** The windows tested appear to be properly installed and generally in a serviceable condition, with exceptions noted below or elsewhere in this report.

**CORR 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 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.

**Doors and Windows: Overall**

**COSM 73:** The weatherstripping is generally in poor condition and will not be effective. To conserve energy and lower the utility bills, we recommend all deficient weatherstripping be repaired or replaced.

**Toilet**

**OK 74:** The toilet/s were flushed and appear to be functioning properly.

**Water Basin**

**OK 75:** The wash basins appear to be properly installed. When operated, they were observed to be fully functional and in serviceable condition.

**Shower**

**OK 76:** The shower was operated for the inspection and appeared to be in a serviceable condition.

**Appliances: Overall**

**OK 77:** All appliances were tested using normal operating controls and were found to be in satisfactory working condition.

**Ventilation**

**78:** Ventilation is how one can ensure an exchange of 'clean air' with stale air in any space in the home, especially bathrooms, toilets, kitchens, sculleries and similar. This can be done either by natural means (windows) or mechanical means (fans). It's a way that air quality can be improved but also a way to offset the problems that may arise from a damp atmosphere, condensation, steam and so on.

In general, understanding and controlling moisture-related issues in 'wet rooms,' for example mildew and mould growth, can help reduce risks of indoor health concerns and may also extend the service life of painted and tiled walls and floors.



**OK MON 79:** Ventilation in this bathroom is provided by ceiling fans. The fans were operated and were found to be working satisfactorily.



**Detectors: Overall**

**80:** The smoke detectors are appropriately located.

## Air Conditioning

*An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. We do not dismantle, uncover, or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.*

### General Comment

**NOT** 81: This structure has no air conditioning.

## Geyser

*Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.*

### Comments

**NOT 82:** We were not able to inspect the main house geyser due to limited access. We recommend a plumber be called in to inspect further but no reportable conditions are suspected.

## Plumbing

*A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes, and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint.*

*A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.*

### Basic Information

- REF** 83: Domestic water source: Public supply
- REF** 84: Main water line: Copper
- REF** 85: Supply piping: Copper were seen
- REF** 86: Waste disposal: Municipal
- REF** 87: Waste piping: Plastic were seen
- OK REF** 88: Water pressure: Mid-range of normal water pressure

### Water Shutoff Location

- NOT** 89: The main water meter valve was not located, and it is possible that there is no individual meter for only this unit. Information regarding this matter should be available from the homeowner's association or body corporate.

### Water Meter Location

- REF NOT** 90: The main shut-off valve was not located, and it is possible that there is no shut-off valve for only this unit. Information regarding this matter should be available from the homeowner's association.

### Interior Supply

- OK** 91: The exposed and accessible supply piping generally appears to be properly installed and in good condition.

### Water Pressure

- OK** 92: The system water pressure, as measured at the exterior hose bibs, is within the range of normal.

### Drain Lines

- OK REF** 93: The visible drain piping appears to be properly installed and in a serviceable condition.

### General Comment

- OK REF** 94: The plumbing system appears to be in good condition.

## Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles/plugs). Our examination of the electrical system includes the exposed and accessible panels, lights, and plugs. We look for adverse conditions such as non-functioning components and exposed or dangerous wiring. We do not evaluate fusing and/or calculate circuit loads.

The compliance of the electrical system, with national standards, is checked by a qualified wireman before any house is sold. It is the responsibility of the seller to issue the buyer with a COC, a certificate of compliance. A full inspection of the electrical system should be carried out by a registered specialist as necessary.

### Basic Information

**OK** **REF** 95: Capacity (available amperage): 63 amperes

**OK** **REF** 96: Branch circuit protection: Circuit breakers

**REF** 97: Wiring material: Copper wiring was seen

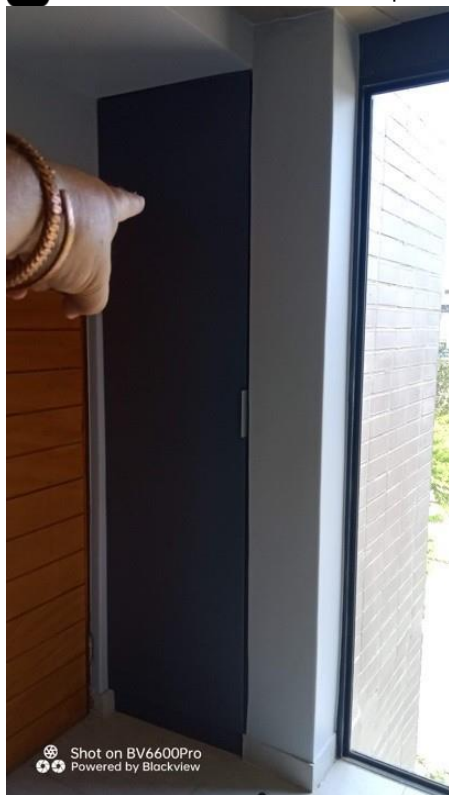
**REF** 98: Wiring method: Rigid conduit

### Electric Meter

**REF** 99: The main electrical meter valve was not located, and it is possible that there is no individual meter for only this unit. Information regarding this matter should be available from the homeowner's association or body corporate. We recommend a pre-paid, ore electronic unit be installed if there is no individual meter.

### Main Service

**REF** 100: The main electrical service panel is located left of front door inside walk-in cupboard.



### Main Disconnect

**101:** The main disconnect is incorporated into the electrical service panel.



### Breaker Subpanel

**OK** **102:** The subpanel was opened, and the inspected circuitry was found to be installed and fused correctly.

**OK REF** **103:** The circuits in the subpanel are labeled. We did not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest checking the labeling by operating the breakers.

### Receptacles: Overall

**104:** For reference, as receptacles are discussed in this report, present standards for typical room plugs require grounded, 3 prong receptacles within six feet of any point on all walls. Upgrading is required in older buildings only during remodeling.

**OK** **REF** **105:** Based upon our inspection of a representative number, the receptacles (wall plugs) were found to be properly installed for the time of construction, in a serviceable condition and operating properly.



All plug points tested - ok.

### Switches: Overall

**OK** 106: We checked a representative number of switches and found they were operating and in a serviceable condition.



### Lights: Overall

**REF** 107: The light fixtures in this building are generally in serviceable condition.

### General Comment

**108:** The electrical system is in good condition and the components are properly installed. No unsafe conditions were observed in the readily accessible portions of the installation.



## Final Comments

### Comments

**CORR 109:** There are a number of 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 110:** The walk-through prior to final handover / signing the happy letter is the time for the client to inspect the property. Conditions can change between the time of a snagging inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through or things may have changed according to this snag list or other construction work. Defects or problems that were not found during the snagging inspection, or newer snags, may be discovered during the walk through. The client should be doing the walk-through, we can assist with this as well if desired, or we can do a de-snag once the builder has repaired or completed the issues raised in the snagging process. Any defect or problem discovered during the walk-through should be negotiated with the developer / builder again prior to closing / signing the happy letter. Purchasing the property with any known defects or problems releases Home Inspection Services of all responsibility. Client assumes responsibility for all known defects after settlement. We recommend using our snagging report while walking through the property to make sure that all issues have been satisfactorily seen to. It is common practice to have us come back and do a de-snag on the property. This de-snag will highlight current snags as changed or unchanged and will add any new snags.

**REF 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.

## Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation. With reference to this report, we recommend that the information be disseminated to all tenants.

### Water Shutoff Location

Plumbing

**NOT 1:** The main water meter valve was not located, and it is possible that there is no individual meter for only this unit. Information regarding this matter should be available from the homeowner's association or body corporate.

### Water Meter Location

Plumbing

**REF NOT 2:** The main shut-off valve was not located, and it is possible that there is no shut-off valve for only this unit. Information regarding this matter should be available from the homeowner's association.

### Electric Meter

Electrical System

**REF 3:** The main electrical meter valve was not located, and it is possible that there is no individual meter for only this unit. Information regarding this matter should be available from the homeowner's association or body corporate. We recommend a pre-paid, ore electronic unit be installed if there is no individual meter.

### Main Service

Electrical System

**REF 4:** The main electrical service panel is located left of front door inside walk-in cupboard.



## Main Disconnect

### Electrical System

5: The main disconnect is incorporated into the electrical service panel.



## Environmental Concerns

Environmental considerations encompass a range of factors, including but not limited to radon, fungi/mould, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, groundwater contamination, and soil contamination. It is crucial to acknowledge that our expertise and licensure do not extend to the comprehensive recognition or discussion of most of these materials. However, instances where we identify common forms of these substances may be referenced in this report. In situations where further examination or analysis appears advisable, we strongly recommend seeking the guidance and services of qualified specialists.

It is important to clarify that while this inspection does not specifically focus on mould or asbestos, our team is comprised of qualified inspectors in these domains. Should there be a need for additional analysis concerning air quality, moisture intrusion, mould, or asbestos, these specialized services are available at an additional cost. We are well-equipped to provide comprehensive assessments in these specific areas to ensure a thorough understanding of potential concerns.