



# PRO INSPECT

**Walk-through Inspection of:** 1234 Avenue, Gonubie, 5247

**For :** "Excited Estate Agent"

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The house is more than 50 years old. Lack of routine maintenance has caused decay in places. The structure is clay brick and has an asbestos roof. The walls are plastered, and the garden perimeter walls are both cement blocks and klinker bricks. The garden is densely populated with large trees that are possibly causing damage to the house structure. A thorough home inspection would be advised for proper remediation.

## Roof

Canadian pattern asbestos roof sheeting.  
Guttering is broken or absent around the roof.

The patio roof is rotten and covered in branches

The garage roof has Big 6 asbestos roof sheeting. The sheeting has holes and is broken in places.



## Exterior walls

The outside walls have several cracks.

The east wall from the foundation to the pitch of the roof has a crack over 6mm wide. This serious structural issue has caused the entire house to shift from its centre.

Evidence is inside with the movement of the walls away from the ceiling in numerous places. On the west wall, there is evidence of water ingress causing damage to the masonry.



## Interior walls

Several cracks are visible along door frames and room entrances.  
The major crack on the east wall is visible on the inside as well.

This is a structural defect and needs immediate attention to prevent further structural damage.



## Ceilings

The ceiling in the passage on the east side of the house has visible water staining. The cornices have been patched with tape.

This is caused by water intrusion from the roof. The inside of the ceiling was not part of this inspection.

Further inspection of the roof structure would be advised.



## Kitchen

The floor is tiled and walls around basin area.

Sink is a single basin type and is rusted and must be replaced.

No plumbing pipes or features were inspected.



## Bathroom

Bath, basin, shower and toilet .

No plumbing pipes or features were inspected.



## Electrical

The plugs and light fittings and old metal type covers are extremely dirty.

No connections or receptacles were tested.



## Garden & vegetation

The erf is on level ground and stormwater could pose a problem as water flows against the foundation and walls of the house.

Gutter downpipes are not functional.

Some trees in the garden could be causing damage to the building structure. Advise that the vegetation be evaluated by a landscaping professional to alleviate these problems. Roots growing under or through the foundation need to be removed.



## Garage

Single garage attached to the main house. A carport structure has been built and attached to the front of the garage.

The walls of the garage are badly cracked. There is evidence of extreme water ingress and damage.

The garage roof is Big 6 asbestos is damaged. Trees are growing on the roof with roots penetrating the structure.

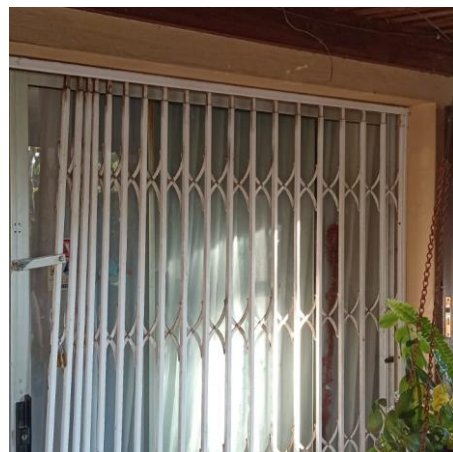


## Doors

Some wooden doors need some rejuvenation.

Doors were not checked for functionality.

The security gate needs some servicing.



## Windows

Some windows lack handles an/or closing mechanisms. Window functionality was not checked.



**Terms Of Inspection:** This report supports the walkthrough with agent listing the property. Some findings have been shared verbally with agent on site. This report is not subject to InterNACHI SoPs and the information in this report is not exhaustive or conclusive and does not form part of or is a summary of a detailed home inspection.