



Confidential Inspection Report

LOCATED AT:



PREPARED EXCLUSIVELY FOR: Mr



INSPECTED ON Sunday, [REDACTED] at 09:00am

Inspector - Bazil Johnson Pro Inspect

Disclaimer: As a home inspector, I do not have the authority to enforce compliance breaches of building codes and municipal bylaws. My inspection is non-invasive visual inspection of the construction methods, possible defects and breaches of the deem to satisfy codes as defined by SANS10400 and NHBRC Building Codes. The breaches and/or defects noted herein are not exhaustive and all inclusive.

Background Information

██████████ contacted me telephonically regarding the discrepancies that have come to his attention with the construction of the house at the above address. His primary concern being the construction of walls and the fitting of doors and windows. He mentioned items related to the doors not closing properly and that some finishings did not seem to be done satisfactory. His motivation for the report is to gain an independent assessment of the construction thus far as he is spending a substantial amount of money for the build.

As a Certified Professional Inspector, based in East London, I regularly inspect houses in East London and in the coastal estates for construction defects, safety hazards and breaching of compliance issues. The homestead is built with wood framing, a central brick centre wall structure and fibre cement planks (possibly Nutec or Everite) and cladding (possibly Nutec or Everite). The roof is IBR sheeting (brand unknown).

It is not known if the home has been registered by the building contractor with the NHBC for construction warranty purposes. It is advised that the client obtains the necessary evidence that this is in place.

More info can be obtained on the following website address: <https://nhbrc.org.za/warranty-cover/>

The location of the property can be found at the following GPS coordinates according to Google Maps: - ██████████

The lay of the land:

The building site has been excavated out against a hill. The soil is very shallow to a depth of less than 30 cm, and the embankment consists of shale rock which is very porous and results in stormwater runoff not being absorbed easily. The north side of building is less than 10 metres from embankment, and it would be recommended that a suitable stormwater retaining wall and/or French drain be built to divert any water that may flow from the service road to the north of the construction. In the event of torrential rain, the possibility of stormwater reaching the foundation structure is likely.



The foundation

THE NHBRC (National Homebuilders Association Council) requirements for house foundations:

For single storey buildings with a tiled or sheeted roof in stable soil conditions, the minimum width of strip foundations should be 500mm for external walls and 400mm for internal walls. If a reinforced concrete roof is required on the house, then the minimum width is 750mm for external walls and 600mm for internal walls.

<https://www.sans10400.co.za/concrete-foundations/>

Inspection of the foundation wall of the dwelling, revealed the following:

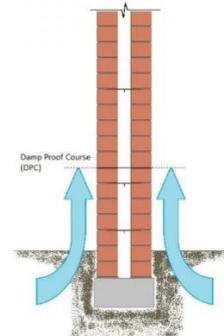
- 1) The foundation depth, width and structure of the foundation could not be determined as the foundation wall has already been built. No DPC was visible anywhere on the foundation wall. There is however evidence of some metal type reflective DPC me places at the floor level. (See photo alongside).



I would be advised that you get confirmation from the contractor what materials have been used as damp proofing in the foundations and the flooring (concrete slab).

This could also be part of the wall cladding insulation!!

Absence of proper damp sealant in the construction process will lead to rising damp in walls and will lead to damage to the construction materials used (bricks, mortar and wood).



Whatever materials you choose to use when you build, the method used for building walls must comply with **Part K 2** of the regulations. Primarily they must be built to prevent water penetrating into any part of the building. All cavity walls must be well drained by means of weep holes above a damp-proof course. All cement bricks and blocks are relatively porous and should be plastered or rendered on both sides for thorough waterproofing. <https://www.sans10400.co.za/concrete-foundations/>

- 2) No evidence of any visible brickforce (reinforcement) used in the external walls. The foundation wall is not plastered and after careful inspection around the entire wall, no reinforcement material was visible. Recommend that this installation in the foundation wall be confirmed by the contractor, as this can lead to severe cracking notwithstanding the forces of foundation settling.

Exterior walls

The external walls facing north and south do not appear to be plumb at the time of the inspection. This has resulted in several issues arising with the roof sheet installations, the cladding on the sidings and the problems arising with the component installations in the interior.

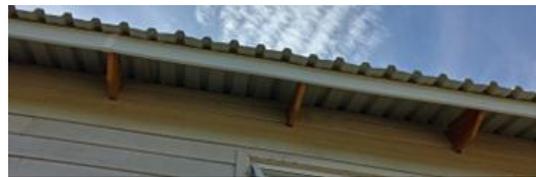
Wall cladding: The cladding on the exterior wall is fibre cement planks (Wendy planks). There are a several issues with the installation of these planks. On the date of the inspection the workmanship on the western wall is very poor and many discrepancies were found. The most prominent ones are highlighted below:

1. The planks are not installed parallel. As a result of the walls not being perpendicular this has added extra distortion in the application of the planks. This should have been corrected on the face of the wall as the corner coverings would be able to hide any blemishes. As the planks have been install flush to a non-perpendicular corner, this has resulted in several planks not being installed parallel to each other. The negative result of this installation is accumulative:
 - 1.1 mounting screws are not installed in a pattern.
 - 1.2 The gap between each plank is not equal. etc.
 - 1.3 The planks are not installed flush horizontally against the other planks.



Level of planks

2. The cladding below the roof sheets and above the trusses have been poorly installed and display shocking workmanship. The planks have been broken when installed at the cutouts for the trusses. These planks appear to have been forced into position with total disregard for adhering to the manufacturer's recommendations for proper installation, i.e. that they should lie flush onto each other to make a proper overlap.



3. The corner planks are there to serve as a type of flashing and a finishing. The installation is not effective. Mounting screws are loose from overturning or stripping and are not in contact with the framing. Glue compound is visible in some areas. The corner planks are not installed flush to make a proper perpendicular corner along the entire height of the wall. Inconsistency in installation of these planks creates poor aesthetics to the dwelling. Plaster patching is not a recommended building practice to cover up poor installations.



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9.mp4

VIDEO 1



VID_20260104_09422
3.mp4

VIDEO 2

Roof

The roofing material consists of IBR roof sheeting (brand and composition unknown). Inspection of the roof cover revealed several issues that are concerning and need to be remediated before completion of the construction:

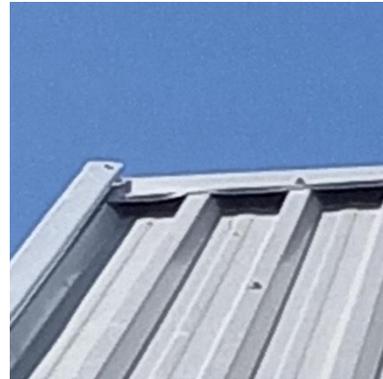
1. Installation of trusses and roof beams are not 100% vertically aligned on the walls. This has resulted in the other wooden roof components not lying level on the trusses. There are several hurricane clamps not nailed flush against the trusses to attach the purlins. Incorrect fastening of components can compromise the roof structure in a coastal home prone to high winds.



2. The roof sheeting has not been installed properly on the western side. From the ground it was observed that the sheets have been forced together. This has resulted in the sheet being convex shaped instead of lying level on the purlins. This needs to be repaired.



3. The ridge flashing on the main double storey building has been bent or buckled during installation and may compromise the effectiveness of the waterproofing of the roof structure. This is a result of poor workmanship.



4. Viewed from the ground, it can clearly be seen how the walls have **not** been constructed plumb. The roof sheets are not lying perpendicular to the rake side of the roof. An estimated difference of at least 80mm is apparent from one side to the other.



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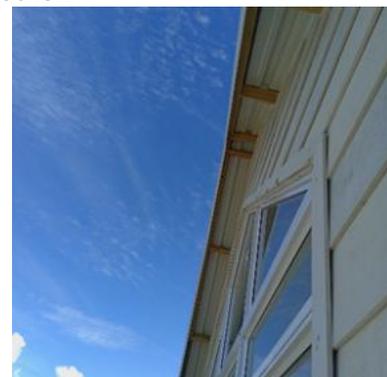
VIDEO 3



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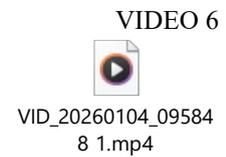
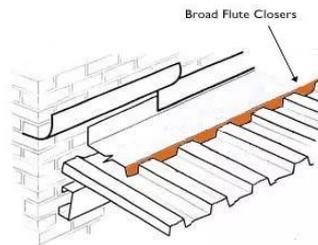
VIDEO



5. The PVC fascia boards have been installed directly onto the roof trusses. As the PVC is a very soft material, proper mounting is required and the screws must be installed properly to prevent movement. Direct installation has resulted in the fascia board looking wavy because of more that 600mm spaces between attachment screws. It is recommended that a suitable backing board be installed onto the trusses and the PVC board attached to the board to prevent warping.



6. The flashing of the lower roof where it meets the main cement wall is deficient. When a roof meets a parapet type wall it is recommended that proper metal flashing be installed into the cement wall with the necessary drip flashing to prevent any water penetration.



Installation of a waterproof membrane does not provide really effective sealing if not done properly as is the case with this installation. This membrane should be installed without any creases or air pockets. This is an installation defect and not recommended.



7. There are some roof screws that have been over fastened. They do, however, do not seem to have resulted in any damage to the roof sheeting in a negative way.

Unfortunately, for the perfectionist the roof screws are not all installed in a straight line.

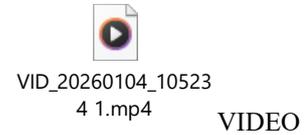


Internal walls

The inside walls consist of cement walls and walls cladding of Drywall / Gypsum Board and fibre cement board. The home is constructed with one solid 300mm brick and mortar wall rising about 10 to 12 metres above ground in the centre of the structure in a north south direction. Inspection of the wall surface did not indicate any defects in construction. Measurement of plumb was accurate wherever measured.

However, there are a several issues of concern that require remediation:

1. The wall dividing the passage and the bathroom was not plumb. The cupboard installed in the passage is not parallel to the wall. *Watch video alongside.*



2. The walls in the north-east room of the dwelling are not perpendicular, and this has been determined by measured between the walls and observation of the trusses position relative to the internal wall. There is a difference in the width of the room of 42mm that is not acceptable building practice.



3. The rafters in the ceiling have a distance differentiation of at least 6 cm from the west to the east side of the ceiling against the internal wall. Reason is either: non perpendicular wall construction or a rafter that has been installed incorrectly. The 42mm discrepancy measured between the walls is the more plausible reason.



4. The wall in the shower is a combination of gypsum and fibre cement board. In the wall where the shower is there is a board that has not been installed properly. As this wall is part of the shower it is probably going to be tiled over. However, for tiling to be effective and the surface to be waterproofed properly the substrate needs to be constructed properly without any defects.

5. The walls in the south-west and north- west of the building are also not perpendicular. A difference in distance measure at a height of approximately 1,5m between the walls measured a difference of 22mm length wise and a difference of less than 12 mm across the breadth. However, it could not be determined at the time of the inspection if the cladding on the inside western wall is warped or the staircase stairs are warped as they do not fit up against the wall tightly.



6. The vertical pillar that has been built at the foot of the staircase and the back door is not square and is aesthetically displeasing and easily noticeable when viewed directly from the opposite doorway.



Floors

The floors have been tiled throughout the dwelling. Inspection of the floors revealed the following issues:

1. There are two places close to the main bedroom and bathroom that the tiles have been cut out with a grinder to install a door incorrectly. These tiles need to be replaced as they will not be repairable without compromising the aesthetics of the building.



2. Skirting boards have not yet been installed. However, there are places where the tiles are meeting the frames of the door where the grouting is already showing signs of cracking.

This is a problem and is possibly related to the force that needs to be applied to the doors when closing. The doors need to be realigned properly before this can be repaired.



Doors and windows

All the windows and doors in the dwelling were tested for correct fitting and functionality. Please note the following:

Part K 1 of the regulations states that, "Any wall shall be designed and constructed to safely sustain any actions which can reasonably be expected to occur and in such a manner that any local damage (including cracking) or deformation do not compromise the opening and closing of doors and windows or the weather tightness of the wall and in the case of any structural wall, be capable of safely transferring such actions to the foundations supporting such wall."

The follows issues were found to be needing attention:

1. The large folding window in the kitchen area is extremely difficult to open. The lock mechanism is either defective or locked as I could not open and test this window.
Any misalignment in the building structure can cause the functionality to be compromised. Recommend that this functionality of the window be confirmed before further construction happens in the area.

VID_20260104_10494
8.mp4 VIDEO
8
2. All other windows were tested for easy opening and closing and found to be functional. The windows above the stairs are however difficult to reach without a ladder.
3. It must be mentioned here from a safety perspective. The top window in the loft area is not 100% rigid due to the aluminium frame. There is flexing movement in the frame. As a safety precaution, I would recommend that some type of safety rail be installed to prevent any people falling against the frame and injuring themselves.
4. The framing around the windows outside is not very neatly done. The corners are not cut accurately, and some lengths are joined which creates an irregular level in the installation around the window frames. All these frames need to be checked and repaired. The poor workmanship is much more prominent on the north- west part of the outside of the dwelling.
5. Both large sliding doors in the kitchen and lounge area do not close properly as the frame has not been installed perfectly square in the wall. All the doors are horizontally and vertically level when measured at selected points around the frame, but the locking mechanism parts are not lined up. Possible reason is that the entire door opening is not entirely perfectly rectangular when the frame was installed for the doors.
Recommend that this be fixed before any further construction occurs.

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5 1.mp4 VIDEO 9

VID_20260104_10471
0.mp4 VIDEO 10

VID_20260104_10421
2.mp4 VIDEO 11
6. There is also a problem with the back door next to the stairs. The locking mechanism does not fit flush into the frame and results in the door sticking when opening and closing. This will cause extra pressure on the wood framing of the wall with the constant vibration and will lead to cracking along gypsum and fibre cement joints.

VID_20260104_09191
0.mp4 VIDEO 12

Stairs and balustrades

The stairs, balustrades and handrail do not fit in with the professional design of the rest of the house. If this is a work still in progress it still needs to remedy a few issues with the design. The following issues have been identified:

1. The wood used for the handrail and balustrade are more suitable for an outside deck area. The hand railing on the stairs is warped and not installed level to the ground.
2. The pillars attaching the balustrades are dangerous. They should be bolted and not attached with 3 Tek screws. The bottom pillar has movement of about 10cm in either direction from the wall when pushed.



3. Pillars are not vertically installed.
4. There is a bottom landing at the bottom of the steps that is a bit problematic. If it is still going to get a step installed it will be a trip hazard as it will block the door walkway. Without a step, anyone wanting to climb the steps will have to climb at least 40cm to get onto the first landing.



5. The stairs are not fitting flush against the wall as a result of either warped wood or skew walls.



Ceilings and rafters

Inspection of the ceilings and rafters revealed a few issues.

1. The rafters in the main bedroom that are attached with hanging clamps have not been installed vertically and a few are lying at an angle. Recommend that this be remediated before painting.
2. The rafters in the high ceiling do appear to be installed correctly, however the ridge rafter installed in the pitch of the roof is not installed level on both end of the ceiling. It appears that this is warped. Being painted white accentuates this irregularity. Recommend that it be evaluated and repaired.



WhatsApp Video
2026-01-05 at 22.26.5 VIDEO 13

Electrical fittings

The electrical fitting and receptacles have not yet been connected. Some plug and light switches have been partly installed. The electrical contractor must issue a Certificate of Compliance upon completion of the construction. There are a few issues with installation of electrical outlets.

1. In the kitchen cupboards there are two plugs installed below water outlets. This is hazardous as any electrical outlet should not be installed below a water outlet. Recommend that this be remediated as it can be a code violation.



Plumbing

No plumbing was inspected for functioning as the basins and waste pipes have still not been installed. There are a few issues worth mentioning.

1. The waste pipes that have been installed in the walls for the shower and basin are 32mm. However, as the pipes exit the wall outside, they are connected to a 50mm PVC outlet pipe. It is always recommended that a 50mm pipe be installed in a shower for quick water runoff
2. It is never a good idea connecting water waste pipes from showers directly to the sewer line due to odour reflux from sewerage. No P-trap is installed on the shower drainpipe. This is an important connection.



3. The sewer vent pipe is installed directly under an opening window. This is a code violation. The vent pipe may not be installed under an opening window or within 1m from such window to prevent bad odours entering the home. The rod eye standing so high above the ground is also not correct.

Summary

The inspection of the homestead under construction at [REDACTED] Municipality conducted on 4 January 2026 for Mr [REDACTED] revealed several issues that do require attention.

The installation of the wood framing and cladding of the house has not been done with accuracy and attention to detail, resulting in components such as windows and door functioning being compromised.

As a result of walls not being plumb and square to each other, roof sheets had to be manipulated for proper fitting. As a professional contractor responsible for the building of a house, the responsibility that the architectural plan be followed is a priority. Deviance from the plan must be not in conflict with the basic integrity of the building. Having walls that are out of plumb is a building defect and add additional forces on the structure, which has not been designed to withstand.

From the visual, non-invasive inspection of this building, satisfactory supervision and control of labour has resulted in construction of inferior quality and not according to the manufactures installation details.

Key findings include:

Poor workmanship in finishing of wall cladding

Poor roof sheet installation

Poor flashing on roof -wall connections

Poor installation of ceiling rafters

Plumbing installations that are not satisfactory for a building of this design.

Conclusion

The inspection of the homestead at [REDACTED] Municipality requires immediate remedial action to rectify the flaws mentioned in this report amongst others.

As the client is the employer of the contractor, the contractor through registration of professional organisations such as the NHBRC, Master Builder Association and others. The contractor is obligated to adhere to the building codes where any “deem to satisfy” violations have occurred. By rectifying the errors early, serious defects can be avoided later.