



INTRODUCTION

Established in 1986, INSPECT-A-HOME[®] is the only nationwide inspection company in South Africa. Our goal is to provide a professional and unbiased inspection service to our clients based on facts and in accordance with the National Building Regulations, Codes of Practice and the NHBRC home building manuals which lists the relevant accepted construction quality standards which must be satisfied.

We are not affiliated with any builders association, building contractors or estate agents and are, therefore, completely unbiased in our report and recommendations to you.

Beyond the technical expertise and experience a professional INSPECT-A-HOME[®] inspector brings, we also have a national support infrastructure of engineers, architects, entomologists, geologists, quantity surveyors and other professionals that we can draw on if the need arises. It is important to remember that the inspector remains an impartial third party, providing an objective, unbiased reporting of the facts.

We inspect residential, commercial and industrial properties for individuals, companies or body corporates. Reports are confidential and issued only to the client.

The following Inspection services are offered by INSPECT-A-HOME[®]:

Building Dispute Resolution

Although we are not arbitrators, the technical expertise and experience, as well as the neutral stance of an INSPECT-A-HOME[®] inspector, can help facilitate dispute resolution between builders and buyers, offering an impartial 3rd party report of the facts concerning aspects of the building and quality of workmanship.

Quality Control Progress Inspections

INSPECT-A-HOME[®] offers regular site inspections at various stages of the building process, from foundation trenches to final hand over. This ensures good building practices are followed, good quality materials are used as well as conformance to Building Regulations and Codes of Practice.

This is a vital tool in ensuring that quality standards are maintained and that potentially expensive faults are rectified in time. This translates to less stress and huge savings for the homeowner as well as for the building contractor / developer.

Our involvement is well received by reputable builders who welcome our suggestions and constructive criticism. Ultimately, they want the same thing - a good quality final product and a happy customer.

Newly Built Inspection (Snag list)

An inspection conducted upon completion of an inspection of a new building, listing defects (snags) prior to hand over to the new owner. An optional de-snag inspection ensures that all snags have been satisfactorily addressed.

This type of inspection is also used by developers, architects, builders and project managers to assist them in their quality control duties and aid in delivering a better quality product.

Pre-Purchase Inspection

An inspection to uncover existing faults and identify potential problems, remedies and estimated repair cost.

The following areas/components are inspected, but are not necessarily limited to:

External: Roof structure and covering, flashings, gutters, roof cavity, plumbing in the roof cavity, geyser installation compliance, eaves, super structure, windows, doors, balconies and patios.

Internal: Floor coverings, skirtings, windows, doors, walls, cupboards, fittings, cornices, ceilings. Bathrooms: shower, bath, basins, toilet, tiling, fittings.

Outbuildings etc: Staff quarters, storerooms, garages, swimming pool, water runoff and storm water management, tennis courts, gates, retaining and boundary walls.

Maintenance Inspections

Identify and prioritise maintenance issues or get advice on improving the property together with an estimated of cost. Use this inspection to improve the value of the property or to simply avoid costly future repairs.

Rental Inspections

Occupation and Exit inspections whenever a new tenant moves in or out as well as interval inspections as required.

Benefits of using INSPECT-A-HOME[®]'s Services

- We not only report on the defects, but give preventative and maintenance advice too.
- Reduce conflict opportunities between you and your builder/developer during and after construction and have your interests represented and protected.
- Estimated repair costs included with some reports puts into perspective what the defects mean to your back pocket.
- If you consider the potential savings in avoiding future repairs and identifying problems at an early stage, the inspection effectively pays for itself.
- By making you aware of problems and potential problems with the property not always visible to an average purchaser we can save you untold stress and thousands of rands on future repair costs. Wise purchasers make their offer to purchase conditional to obtaining a satisfactory INSPECT-A-HOME[®] report.
- Our experience gained by inspecting all types of houses (new and old) is used to prevent similar problems happening to your property.
- If you deduct the relatively negligible fee from the offer to purchase price, the inspection is actually free.
- Buy and build with knowledge and gain peace of mind in knowing what you are getting and avoid 'nasty' surprises in the future.

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