



HOUSE INSPECTION REPORT

Company: Mantu Online Store
Inspector: Khululekani Sivako
Contact: +263 78 393 0023 | info@mantu.co.zw
Address: Ground Floor, Albion Court, Corner Fort Street & 13th Avenue, Bulawayo

1. PROPERTY INFORMATION

Client Name	Mr. & Mrs. Ndlovu
Property Address	14 Maple Crescent, Borrowdale, Harare
Inspection Date	05 October 2025
Property Type	Single-storey residential house
Construction	Brick under tile
Approx. Age	12 years
Weather	Clear skies, mild temperature
Occupancy	Occupied

2. EXTERIOR INSPECTION

Component	Condition	Observation	Recommendation
Roof	Fair	Some broken tiles near gutter edges	Replace damaged tiles and check for leaks
Gutters & Downpipes	Poor	Blocked with debris and rust visible	Clean and repaint or replace rusted sections
Walls	Good	No major cracks observed	Regular repainting recommended
Windows	Fair	Wooden frames showing early signs of rot	Sand, treat, and repaint window frames
Doors	Good	Secure and functional	None

3. INTERIOR INSPECTION

Area	Condition	Observation	Recommendation
Living Room	Good	Minor paint scuffs on wall	Repaint affected areas
Kitchen	Fair	Small water damage under sink	Fix plumbing leak and replace affected cabinets
Bedrooms	Good	No structural defects	None
Bathroom	Fair	Loose floor tile and slow drain	Re-grout tiles and service drainage
Ceilings	Fair	Slight water stains near corner	Inspect roof above and repaint once repaired

4. ELECTRICAL & PLUMBING SYSTEMS

System	Condition	Observation	Recommendation
Electrical	Good	Wiring appears up to standard	Annual safety check recommended

Plumbing	Fair	Inconsistent water pressure in shower	Check for partial blockage in line
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5. STRUCTURAL ELEMENTS

Component	Condition	Observation	Recommendation
Foundation	Good	No visible cracks or settlement	None
Floors	Good	Level and solid	None
Roof Trusses	Fair	Slight wood warping in attic	Reinforce and inspect annually

6. SAFETY & COMPLIANCE

Smoke Detectors: Installed ■ Fire Extinguishers: Not found ■ Security Bars: Installed ■ Electrical Compliance Certificate: Not available ■ **Recommendation:** Install at least one fire extinguisher and obtain an electrical compliance certificate from a certified electrician.

7. OVERALL ASSESSMENT

Category	Rating
Structural Integrity	8/10
Plumbing	6/10
Electrical	8/10
Interior Condition	7/10
Exterior Condition	7/10
Safety & Compliance	6/10

Overall Property Condition: Fair to Good
Summary: The property is structurally sound with moderate maintenance needs. Primary issues include roof tile replacement, gutter restoration, and minor plumbing fixes.

8. INSPECTOR'S DECLARATION

I, **Khululekani Sivako**, certify that the above report represents my professional opinion based on a visual inspection conducted on the date specified. This report is not a guarantee but a professional assessment of observed conditions.

Signature: _____

Date: 05 October 2025