

PROPERTY INSPECTOR

Property Assessment Report

Report Date: 2025/10/02

Assessment: Quick

Property: 29 First Avenue



29 First Avenue

Sandton

R 3 500 000

3 BEDROOMS	2.5 BATHROOMS	2 PARKING	20000m ² SIZE
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80%

Good

PROPERTY FEATURES & DETAILS

INTERNAL FEATURES	EXTERNAL FEATURES	OTHER FEATURES
<ul style="list-style-type: none">Bedrooms (3)Bathrooms (2.5)KitchenFamily/TV Rooms	<ul style="list-style-type: none">Parking (2)GardenGaragesPool	<ul style="list-style-type: none">Air Conditioning

EXECUTIVE SUMMARY

Good Condition (80%)

Based on the assessment ratings, this property shows good overall condition with only minor maintenance needs. The issues identified are manageable and don't affect the property's comfort, safety, or structural integrity.

Implications

A solid property choice with some minor maintenance items to address, but overall represents good value.

Purchase Recommendation

This property is in good condition with minor issues noted. These don't require immediate attention but should be factored into your budget. Consider getting quotes for any items you're concerned about before finalizing your offer. A professional inspection may be worthwhile if you're inexperienced or the minor issues concern structural/electrical/plumbing systems.

Budget Considerations

Budget R15,000-R40,000 in the first year for addressing minor issues and routine maintenance. Set aside R15,000-R25,000 annually thereafter.

Negotiation Strategy

Use the identified minor issues as negotiation points. Get rough cost estimates for repairs and factor these into your offer price. Good condition properties still have negotiation room, especially if comparable sales support a lower price. You can request the seller address specific items or reduce the price accordingly.



DETAILED ASSESSMENT RESULTS

Security & Access Assessment

4 items assessed - Overall: Excellent

<div><div>Boundary wall/fence condition and height adequate</div><div>Boundary wall/fence in excellent structural condition with adequate height (2.1m+) for security requirements. Quality construction with no visible damage or maintenance needs.</div></div>	EXCELLENT
<div><div>Gate access secure with working mechanisms</div><div>Gate security good with any minor maintenance easily manageable. Generally reliable operation with normal wear and tear for property age.</div></div>	GOOD
<div><div>Security system present and functional</div><div>Good security coverage with any minor component maintenance easily manageable. Most zones operational with active monitoring providing adequate protection.</div></div>	GOOD
<div><div>Parking area secure and accessible</div><div>Parking area completely secure with excellent access control and weather protection. Easy vehicle access with secure boundaries providing optimal protection.</div></div>	EXCELLENT

Structural integrity - walls, floors, and foundation (CRI...

GOOD

Only minor cosmetic cracks with no structural significance. Building structurally sound with normal settlement patterns appropriate for building age and construction type.

Roof condition

GOOD

Roof in good condition with only minor maintenance items that don't affect weather protection. Normal wear appropriate for roof age with routine maintenance needs.

Water damage signs

GOOD

No significant water damage with only minor areas that don't indicate serious moisture problems. Property shows good water management with normal maintenance needs.

Overall property maintenance

GOOD

Good overall maintenance with only minor items needing attention if any. Property shows regular upkeep and responsible ownership with normal wear appropriate for property age.



Pool structure and surface condition

FAIR

Some surface issues visible including minor cracks, loose tiles, or surface staining requiring attention. Pool structure appears sound but professional assessment recommended. Surface repairs R15,000-R40,000.

ATTENTION REQUIRED:

Pool surface repairs needed to prevent deterioration. Professional pool assessment R3,000-R8,000, surface repairs R15,000-R40,000. Address within 6-12 months.

Pool equipment and filtration

GOOD

Pool equipment operational with normal wear for age. Pump and filtration systems working effectively with minor maintenance needs for continued reliable operation.

Safety features

FAIR

Basic safety features present. Consider if current setup meets your household safety requirements based on family composition and usage patterns.

Maintenance costs and requirements

GOOD

Well-maintained pool with good water quality and functioning systems. Routine maintenance program in place with reasonable ongoing costs.



Cabinetry and storage

EXCELLENT

All kitchen cabinets and drawers operate smoothly with quality hardware. Doors align perfectly, close securely, and hardware feels solid. This indicates good maintenance and quality installation.

Countertops and work surfaces

EXCELLENT

Countertops are in pristine condition with no damage, stains, or wear. Material appears high-quality and will serve your needs for many years without replacement.

Sink and taps functionality

EXCELLENT

Kitchen sink and taps work perfectly with strong, consistent water pressure and temperature control. No operational issues that would affect your daily cooking routine.

Appliances and electrical

EXCELLENT

All kitchen appliances and electrical systems functioning perfectly with adequate provision for comprehensive modern cooking needs.

Plumbing, drainage, and ventilation

EXCELLENT

No signs of water leaks or damage anywhere in kitchen. All connections are dry and secure - indicates good maintenance and no immediate concerns.

INSPECTOR NOTES:

Love the kitchen.
Newly built



Plumbing fixtures functionality

GOOD

Good plumbing function across all fixtures with minor issues easily managed through routine maintenance. Toilet operates well with only minor adjustments needed. No significant problems affecting daily bathroom comfort and functionality.

Drainage - bath, shower, and basin drain quickly

GOOD

Good drainage with minor slow clearing easily managed through routine maintenance without affecting bathroom functionality.

Tiling and waterproofing

GOOD

Good tiling condition with minor grout maintenance beneficial but waterproofing adequate for continued bathroom protection.

Ventilation and moisture control

GOOD

Good ventilation with minor improvements beneficial for enhanced moisture control and continued bathroom health.

Electrical safety and lighting

GOOD

Good electrical safety with minor improvements beneficial for enhanced bathroom functionality and continued safe operation.



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Built-in wardrobes and storage

EXCELLENT

Built-in wardrobes in excellent condition with quality hardware and efficient storage maximizing bedroom organization potential.

Windows and natural lighting

EXCELLENT

Windows in excellent condition providing optimal natural lighting, security, and energy efficiency enhancing bedroom comfort significantly.

Electrical outlets and lighting

EXCELLENT

Excellent electrical provision with adequate outlets positioned conveniently throughout bedroom, quality lighting fixtures, and no visible damage to switches, plates, or wiring. All outlets function safely with proper grounding, providing comprehensive electrical capacity for modern bedroom needs including charging devices, lamps, and equipment.

Walls and floors - check for cracks, damp, or mold

EXCELLENT

Walls and floors in pristine condition with quality finishes, attractive tiles or flooring, and excellent workmanship. No structural concerns, moisture issues, or maintenance needs - ready for immediate enjoyment.

INSPECTOR NOTES:

Love the walking closet which was recently built



Built-in wardrobes and storage

FAIR

Wardrobes functional but some issues requiring attention. Consider whether storage capacity and organization meets your specific wardrobe requirements.

Windows and natural lighting

GOOD

Good window condition with minor maintenance needs. Natural lighting adequate for comfortable daily bedroom use.

Electrical outlets and lighting

GOOD

Good electrical provision with sufficient outlets for standard bedroom needs and functioning lighting. Minor cosmetic issues like scuffed switch plates or outdated fixtures don't affect safety or functionality. Most buyers find this adequate for daily use including basic devices and lighting needs.

Walls and floors - check for cracks, damp, or mold

EXCELLENT

Walls and floors in pristine condition with quality finishes, attractive tiles or flooring, and excellent workmanship. No structural concerns, moisture issues, or maintenance needs - ready for immediate enjoyment.

INSPECTOR NOTES:

Storage is small



Built-in wardrobes and storage

GOOD

Good wardrobe condition with minor adjustments beneficial but generally functional storage meeting most organizational needs.

Windows and natural lighting

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Walls and floors - check for cracks, damp, or mold

GOOD

Good condition with appealing finishes and only minor cosmetic wear that doesn't affect structural integrity or health. Most buyers appreciate the overall quality and presentation.



Entertainment setup capability

GOOD

Good room setup with practical TV placement and adequate viewing angles for family use. Most families find the layout comfortable for daily entertainment and gatherings.

Electrical and connectivity

GOOD

Good electrical setup meeting most families' entertainment needs including TV, basic sound system, and device charging.

Lighting and acoustics

GOOD

Good lighting and acoustics with minor improvements beneficial for enhanced entertainment experience and viewing comfort.

Seating and comfort arrangement

GOOD

Good seating capability with practical arrangement for comfortable family entertainment and viewing activities.

Sample



AC systems functional

POOR

Item rated as poor

Temperature control effective

POOR

Item rated as poor

Maintenance and age acceptable

POOR

Item rated as poor

INSPECTOR NOTES:

Out of 5 aircons only 3 work.
The TV room and Mian bedroom needs to be replaced



NO electrical hazards or exposed wiring (CRITICAL)

GOOD

Electrical system safe with only minor improvements needed for optimal safety compliance and continued reliable operation.

DB board appears neat and properly labeled

GOOD

DB board in good condition with mostly proper installation and labeling meeting safety requirements with minor improvements beneficial.

Main electrical outlets working throughout property

GOOD

Most outlets working well with minor electrical maintenance needed for optimal function and continued safe operation.

Electrical certificate of compliance available

GOOD

Electrical certificate available with minor updates needed but generally compliant with legal transfer requirements.

Sample



ISSUES REQUIRING ATTENTION

1 critical issues identified requiring immediate attention.

The following issues should be assessed by qualified professionals as they could involve significant repair costs. Prioritize these when planning your budget and negotiations.

HIGH

1

First Impressions - Swimming Pool
Pool structure and surface condition
Pool surface repairs needed to prevent deterioration. Professional pool assessment R3,000-R8,000, surface repairs R15,000-R40,000. Address within 6-12 months.

IMPORTANT INFORMATION

Cost estimates are based on typical South African market rates and may vary significantly based on specific circumstances, material choices, and local service providers. Always obtain professional quotes before making decisions.

ASSESSMENT PHOTOS

5 photos captured across 3 rooms

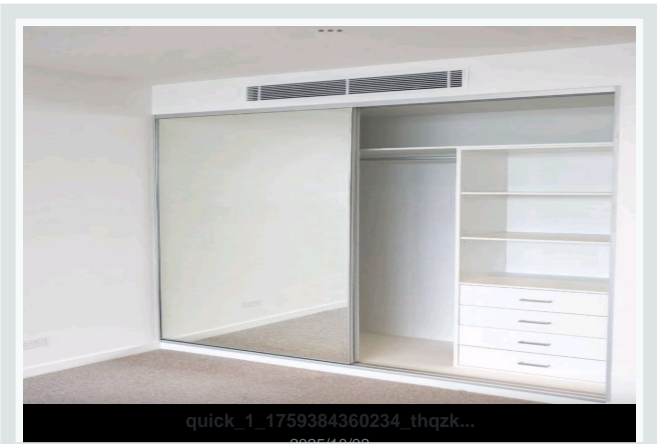
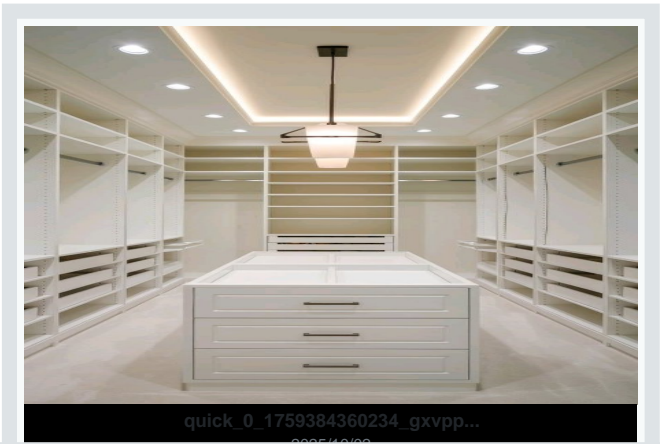
External-security (2 photos)



Kitchen-quick (1 photos)



Bedrooms-quick (2 photos)



ASSESSMENT QUESTIONS & RESPONSES

Question 1

REQUIRED

Why is the seller moving?

This can reveal issues with the property, area, crime, or neighbors that might not be obvious during viewing.

RESPONSE: Relocating

Question 2

REQUIRED

What's included in the sale - exact list with values?

Clarify exactly what fixtures, fittings, appliances and items are included. This affects your offer price and prevents disputes at transfer. Get written confirmation of all included items and their estimated values.

RESPONSE: The patio furniture

Question 3

REQUIRED

Any major repairs or renovations in the last 3 years?

Recent work might indicate previous problems. Ask for warranties and approval certificates for all work done.

RESPONSE: The roof was re-done 3 months ago
The kitchen was recently renovated
The main bedroom was recently renovated

Question 4

REQUIRED

Any ongoing issues with water, electricity, or internet?

Municipal service problems can be expensive and time-consuming to resolve with long waiting times.

RESPONSE: No

Question 5

REQUIRED

Any security incidents in the area recently?

Crime levels affect insurance costs, property value, and your safety. Ask about local crime statistics.

RESPONSE: None

