

## **J.A.K Inspections Building & Pest Reports.**

*With over 40 years of experience our team at J.A.K Inspections has seen a lot when it comes to Building & Pest Inspections. We have listed a brief example of some of the areas we inspect.*

### Ceiling & Walls

- We inspect ceilings, walls and skirtings checking for water stains, mould and damage
- We check for cracking of masonry walls

### Floors

- We inspect floor tiles for cracks, chips, deterioration, unevenness and minor physical damage
- We inspect for damaged or missing skirting trims
- We look for termite, borer and rot damage to skirtings and timber floors

### Windows

- We look rot damage, damage or cracked glass

### Doors

- We check for damaged, missing or water damage to doors

### Kitchen & Laundry

- We check for leaks at waste and washtub
- We look at grout loss and silicone deterioration to tiles splashbacks
- Any chipped or damage benchtop
- We check for damage including rot damage to cabinets and shelving

### Bathroom & Ensuite

- We check for leaks at waste and washtub
- We look at grout loss and silicone deterioration to tiles splashbacks
- Any chipped or damage benchtop
- We check for damage including rot damage to cabinets and shelving
- We inspect shower floor and wall grout and silicone
- We check all points of the shower screen for leaks
- We check the toilet suite is operational, without leaks and secure
- We inspect wall, floor and shower tiles for cracking
- We check adjacent walls of shower recess for moisture provided there are no stored items

### Exterior walls

- We inspect for cracking, movement, separation to external masonry / veneer walls
- We check for missing, damaged cladding, brick or blockwork
- We look for rot damage to external cladding
- We look rot damage, damage or cracked glass

### Subfloor

- We inspect the piers for subsidence (sinking) and or rotation (leaning)
- We check that bearers are supported on the piers
- We inspect that termite shields are installed and adequate
- We inspect the subfloor drainage for signs of ponding and pooling
- We check that cross ventilation is present by looking for signs of mould and efflorescence to brickwork
- We check that active leaking is not occurring under wet areas i.e. bathroom, ensuite, laundry, kitchen

### Roof Space

- We look to see insulation is not covering electrical fittings i.e. downlight fittings
- We look for any water leaks through roof tiles and or sheeting
- We look for damage to timber roof members i.e. splitting, termite, rot, borer damage
- We look at the general construction of the roof for any major defects

### Roof Exterior

- We inspect the roof, valleys, guttering and downpipes
- We look for mortar loss, cracking and damage to ridge capping and verge tiles
- We inspect roof tiles and sheeting from ground level and safe ladder height
- We look for rot damage to eaves fascia and barge boards
- We check for chipped, cracked or loose roof tiles from a safe ladder height

### The Site

- We inspect outbuildings, garage, retaining walls, fences, paths and driveways