

## BUILDING SITE INSPECTION CHECK LIST.

Erf. nr:.....	Started.....
Owner:.....	Tel.....
Builder:.....	Tel.....



***To be checked during every inspection:***

General	Date	Date	Date	Date	Date	Date
Site - Neat and Tidy	/	/	/	/	/	/
Builders Board in position - parallel to street and level.	/	/	/	/	/	/
Temporary Fence in good order.(Institute fine after third offence.)	/	/	/	/	/	/
Municipal approved plan to be on site.	/	/	/	/	/	/
Building material kept inside boundary	/	/	/	/	/	/
Check that container is dark green	/	/	/	/	/	/
Temp. Toilet	/	/	/	/	/	/
Builder has to supply own tap.	/	/	/	/	/	/
No damage to paving.	/	/	/	/	/	/
No damage to estate plants.(If any it should be reported to Leon Botes 083234 7758	/	/	/	/	/	/
No damage to estate droppers.(If any it should be reported to Leon Botes 083234 7758	/	/	/	/	/	/
Take photo's if necessary	/	/	/	/	/	/

To be checked when building reaches **that particular stage:**

<b>Building Inspection type</b>	<b>Book nr</b>	<b>Date</b>
<b>Building Dimensions</b>		
Outer measurements of house and distance from boundary.		
Building height above NGL - 1 200 max.		
Building cut into NGL - 1 200max.		
Measure - width of core building - 5 000min - 7 500max. Type I		
Measure - width of core building - 4 200min - 6 600max. Type II		
Measure - height from floor to wallplate - max 3 600 Type I		
Measure - height of flat roof parapet - 3 600max. Type I		
Measure - height of flat roof parapet - 4 000max. Type II		
Measure - width of abutment - 4 500max.		
Only 2 Single Garage doors allowed		
Parapets all around flat roofs.		
Roof Pitch 40deg		
Thatched Roof 45deg		
<b>Roofs:</b>		
Chromadeck - charcoal		
Natural slate - charcoal(no colour stains allowed)		
Clipped eaves fascias		
Ogee seamless gutters or pvc half round		
70mm round downpipes.		
Flat roofs with 15deg pitch do not need parapet.		
Pillars without base must be between 360x360 - 470x470		
Pillars with base must be between 260x260 - 360x360		
Height of base not more than 25% of total column height.		
No precast concrete columns permitted		
<b>Walls:</b>		
Smooth plastered (no stone or tile cladding visible from street and/or close).		
Plaster Bands ground floor between 120 and 200		
Plaster bands for Clerestorey windows between 120 and 140.		
Painted white or very light cream(grecian white)		
<b>Windows:</b>		
Spot check whether windows are installed according to plan.		
No mock sash windows allowed.		
No winblocks allowed.		
Shutters must be functional.		
Shutters - Hard Wood or Alluminium.		
Check colours - Pure white/Westminister/Vinyard/Greymore		
<b>Doors:</b>		
No coloured glass		

<b>Building inspection type</b>	<b>Book nr.</b>	<b>Date</b>
Front door 1 750 x 2700max.		
Check whether doors are installed according to plan.		
Doors wider than 1 750 may not face a street and must be behind a pergola/verandha min 3500 deep		
No door may be wider than 6 000.		
Garage doors must be painted white or the colour of the house.		
<b>Balconies:</b>		
Make sure that balconies are built strictly according to plan.		
Balustrades can be timber, steel or alluminium		
No walls as balustrades for type A, B or D balconies.		
<b>Plumbing:</b>		
Check that all pipes are hidden inside ducts-may not be visible on outer wall.		
Check that water meter is installed in outer wall facing the street.		
<b>Chimneys:</b>		
See that it is similar as indicated on plan.		
<b>Air Conditioners:</b>		
Condenser units may not be visible from outside the erf.		
<b>Boundary Walls:</b>		
Between neighbours not nearer than 3 000 of the front and 1 800 of the back and where service yard is 2 100 for 25% of boundary length.		
Front walls and back walls that face the golf course and street not higher than 1 200 and 400 wide.		
If using columns the min. distance between each column is 3 500		
Walls must end in 440x440 pillars.		
Walls must be plastered like front entrance.		
Walls must have coping on top.		
Palisades may be used when facing golf course or estate boundary only.		
Palisade height 1 800		
<b>Lights:</b>		
No Spot-Lights shining away from house or wall		
<b>Gates:</b>		
Wood;Steel or timber		
Varnished or painted.		
Predominantly - vertical.		
<b>Exterior colours:</b>		
Walls Pure white -Cloud or Grecian white.		
Timber Doors(excluding garage Doors)can be varnished or Pure white;Westminister;Vineyard Greymore.		
Wrought iron - black or one of colours above.		

Building inspection type	Book nr.	Date
Alluminium Pure white;Westminister;Vineyard.		
Greymore.		
Plaster bands white or colour of house.		
<b>Paving:</b>		
Pattern - Fish Bone		
Has to match that of existing street paving.		
<b>Stormwater:</b>		
Where possible water should be led to the street.		
In the cases where it has to go on estate land it must be spread out and divided into		
e.g.. 5 or 6 /40mm outlets not to flood estate vegetation.		