



## Certificates of Compliance

The seller is responsible for providing the buyer of their property with Valid Certificates of Compliance.

### The five certificates are:



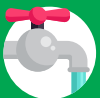
#### Beetle

Valid for 6 Months



#### Electrical

Valid for 2 Years



#### Water

Valid for 6 Months



#### Gas

New certificate required with each transfer



#### Electric Fence

Valid for 2 years

## Electrical Inspections

The Electrical Inspection is by far the most complicated of the five. It involves an entire book of regulations (SANS10142-1) and the Occupational Health and Safety Act. These regulations could also change from time to time.

The electrical certificate covers the electrical "installation" from the point of supply, where the mains supply cable enters the premises (generally the top of the mains switch), to the point of consumption, generally described as a plug socket or where the wires connect to a fixed appliance.

The certificate does not include appliances, fixed or freestanding, but rather whether these devices are correctly connected to the installation. Fixed appliances include stoves, geysers, pool and pond pumps, aircon units, garage and gate motors, pool lights etc.

The electrical regulations are primarily concerned with the correctness and safety of your electrical Installation and that everything that forms part of the installation is in good working order, including the earthing structure.

**Should any alterations be made to the installation, the certificate will be invalid.**

## What the electrician will check:

- The mains board, correct connections, correct cable sizes, correct circuit breakers and labeling, earth leakage operation, and that all items and covers are properly secured.
- Check that all plugs and switches work correctly with no worn contacts, are wired correctly, secure, and if metal is earthed correctly.
- Check that fixed appliances, including lights that have exposed metal, are earthed correctly.
- Ensure that all fixed appliances have been connected to the installation by approved means, which varies depending on the type of appliance and the current it draws.
- Run an insulation test on all conductors to check the condition of wiring.
- Check all wiring to ensure it's correctly rated and the correct type for its application.
- Ensure that all electrical points, switches and lights are in approved positions, for example not too close to the shower, bath, pool etc.
- Ensure that all devices in the installation are correctly rated, installed and of approved types
- Ensure that temporary installations, that have been installed in a manner that would imply they are permanent, comply with regulations. For instance, you cannot extend the lead on a fixed appliance to the nearest plug point. You must extend the plug circuit to the appliance.

## Beetle Inspections

The beetle inspections are unique in the fact that there is no one overall regulation regarding what is required. It is governed purely by the "Beetle Clause" in your specific deed of sale, and the clauses can vary dramatically in what they call for. So read this clause carefully and make sure you understand the implications thereof.

### Make sure you check the following:

- Are specific beetles specified?
- Does it refer to main dwelling or the whole property, which could include fences, gates, Wendy Houses etc.?

## The important phrase in a Beetle Certificate is:

**"A visual inspection of accessible portions of the property for active infestation"**

### Visual:

The inspection is performed by the naked eye, looking for signs or evidence of active infestation, flight holes and frass (fine wood powder) left by the beetle when they eventually exit the timber.

### Accessible:

If the timber is not accessible, it can't be checked. It would be impractical and costly to remove ceilings to get to roof timbers, fitted carpets to get to floor boards etc. The logistics and costs involved would be prohibitive.

### Active:

Wood destroying beetles have a certain life cycle. The eggs are laid in the timber where the larvae can live for years before eventually exiting and leaving the telltale flight holes and frass. If these signs are not evident, we have no way of knowing that there is larvae in the wood. In some cases these flight holes may be old, indicating that the larvae have all left the wood and there is no further active infestation.

## Water Inspections

This has become known as the plumbing certificate, but the official name is the Certificate of Compliance, Schedule 4 for Water Installations. It was introduced by the City of Cape Town to preserve and conserve our precious water supply. It actually has very little to do with the general state of your plumbing.

### What the plumber will check:

1. The hot water cylinder complies with SANS 10252 and 10254.
2. The water meter registers.
3. There are no water leaks on the property.
4. Water pipes and terminal fittings are correctly fixed in position.



5. No storm water is discharged into the sewerage system.
6. There is no cross connection between the potable supply and any grey water or groundwater system which may be installed.
7. The private isolating valve is in place and functioning properly. A stop tap must be installed at the water meter on the owner's side. This is additional to municipal main stop tap and geyser stop tap.

**Common pitfalls to look out for which does not form part of the Water Certificate:**

1. Check water pressure, hot and cold. Poor hot water pressure could be low pressure on hot water or poor supply on cold water.
2. Check that all drains are free flowing. Blocked drains are a normal maintenance issue.
3. We will make sure that all taps and fittings are properly secured and do not leak in the off position, but we may not replace taps or fittings simply because they are physically broken or in poor condition.

## Gas Inspections

**Inspection of gas pipeline installations:**

We perform inspections of LP gas pipeline installations in order to certify their compliance with the SABS Regulations for LP gas installations (SANS 10087-1:2008). A Certificate of Conformity will be issued for those installations that fully comply.



**An inspection comprises of the following aspects:**

- Cylinder storage to comply with safety zones.
- SABS approved piping used and installed in the correct manner.
- The installation of isolation and emergency valves.
- Adequate ventilation at cylinder and inside rooms.
- If SABS approved appliances are connected to the reticulation system.
- A pressure leak test to establish the system continuity.

## Electric Fence Inspections

**Legal requirements for electrified fencing (SANS 60335-2-76 - South Africa):**

**Wall height:**

Minimum wall height of private property to be secured - 1.5 meters.

**Brackets:**

Upright brackets may be used without any height restriction.

**Angle brackets:**

Brackets can be angled at no more than 45 degrees out and are to be installed on the inside of the boundary wall.

**Neighbours:**

It is not permissible to angle brackets into a neighbour's property without their knowledge or consent.

**Barbed wire or razor wire:**

These shall not be electrified by an energiser.



### **Hazard:**

Electrified fences are to be installed and operated so that they cause no electrical hazard or entanglement to persons or animals.

### **Warning signs:**

Electric fencing installed along a public road or pathway shall be securely identified with yellow warning signs (100x200cm) at intervals not exceeding 10 meters. All gates and access points must have warning signs.

### **Electrified gates:**

To be capable of being opened/closed without the person receiving a shock.

**These are just some of the more basic regulations concerning domestic installations.**

## Certification process

We trust we have answered many of your questions and hopefully given you a better understanding and appreciation of the purpose behind these inspections.

### **What is the process to obtain these certificates?**

You, your agent or your transferring attorney can request that we perform these inspections for you.

Direct online inspection requests are available on [www.techno-group.co.za](http://www.techno-group.co.za)

Once we receive the request we will contact the seller, who is generally responsible for the costs involved, to get their permission and make the necessary arrangements to perform the inspections. The inspection fees are payable irrespective of the inspection outcome.

We do offer a discount for immediate settlement on these fees. Alternatively, we can send an invoice to your transferring attorney who will settle the account on transfer from the proceeds of your sale.

**If everything is clear and within regulation, we will issue the certificates at no additional cost above the inspection fees.**

Should the installation not be clear or within regulation, we will issue a report with a quote on the necessary rectifications for your consideration.

At this point you may decide to accept our quotation whereafter we will affect the necessary rectifications and issue the certificate.

### **OR**

You may decide to use another company to do the repairs and issue your certificate.

### **Please note:**

We cannot issue certificates on the work of others, as it is also a guarantee of workmanship and material. If you use another company, please ensure they are qualified and capable of issuing the certificates and note that they maybe ask an additional inspection fee.



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