

DIY cost cutting advice for Certificates of Compliance.

For most of us our homes are our single biggest investment and we always want to make sure we get the most out of our investments.

There will eventually come a time when we will need, or choose, to sell our current homes, possibly to purchase a new home.

The costs involved in selling our homes can be enormous, not to mention the added costs of purchasing another home.

With some homes now requiring as many as five Certificates of Compliance these costs can also quickly add up, so we thought we would offer some simple DIY cost cutting advice to sellers that will not compromise the validity of the Certificates.

There are many basic items that can be attended to BEFORE we do our inspections, this will save you time, money and a lot of hassle. In fact it's probably better to attend to these issues before you even commence marketing your property.

The five possible inspections required today are:

Beetle
Electrical
Water
Gas &
Electric Fence.

Let's have a look at each "inspection" and what you can do yourself to save some of your hard earned money.

Electrical Inspections.

We do not advise that sellers undertake electrical work themselves, but there are some basic items that can be checked.

1: Check that all your lights are in good working order replace blown or missing light bulbs. If you have purchased expensive energy saving light bulbs that you intend to take with you when you move, replace these before you market your home, it will be too late once a prospective buyer knows they are there.

2: Check all your light switches and plugs visually for broken or missing cover plates and replace where necessary.

3: Temporary installations, the current regulations differentiate between what is an obvious temporary installation and a temporary installation that has been installed in such a manner as to deem it permanent. What's the difference?

A temporary installation is basically something you have plugged into a loose extension lead that can simply be unplugged rolled up and packed away, however say now you install a security light outside that is attached to the house and you run a lead, which is also attached to the house, to the nearest plug this will be deemed a permanent installation, as the intention is to use it on a permanent basis and will need to be done according to regulations using the correct type and size of cabling for the application etc. This can be a fairly costly exercise. Give us a call if you're not sure, it may be best to simply remove this installation before putting the house on the market.



Phone: 021 976 7117

Fax: 021 975 3313

Email: info@techno-group.co.za

Web: www.techno-group.co.za

4: Although fixed appliances do **NOT** form part of the electrical certificate these will be sold as part of the house and it's a good idea that you check that these are all in good working order, or that you disclose to the potential buyer that something is no longer in working order.

Fixed appliances include things like swimming pool pumps, stoves, air con units, bore hole or pond pumps, gate and garage door openers, basically any appliance that is attached to the house in a permanent manner. Should you move into a new home that has a faulty electrical appliance it is an issue between yourself and the seller, **we do not check or rectify appliances**, we only ensure that the electrical connection to the appliance is in accordance with regulations.

5: For safety reasons we do not recommend that you fiddle with your electrical installation beyond the few points we have mentioned above, always ensure that when you are working on an electrical appliance it has been disconnected from the mains supply.

Beetle Inspections.

We don't want to cost you money unnecessarily. It's highly unlikely that you will be able to perform a beetle inspection yourself, so you won't know if you have a beetle problem or not prior to us performing an inspection, however.....

The Beetle Certificate is a requirement of the financial institutions and hence has become a contractual obligation according to the specific Deed of Sale you sign.

It is important that you as the seller understand the full implications of the specific clause in your contract as these can vary dramatically from agency to agency.

The purpose of the Beetle inspection is to protect the banks investment from possible future structural damage from specific wood boring insects that can damage the wooden structures integrity.

The beetle clause in some Deed of Sale contracts can be very vague and open ended requiring the treatment of any wood destroying organism on all timbers anywhere on the property. This wording implies that even wooden fences, gates, wendy houses etc. need to be checked and rectified where any wood destroying organism is found, be it from beetle, fungi or dry rot. We believe that not only is this excessive and beyond the spirit of what a beetle inspection is meant to achieve, but it can also lead to delays, frustration, added expense and heartache.



Phone: 021 976 7117

Fax: 021 975 3313

Email: info@techno-group.co.za

Web: www.techno-group.co.za

In the Western Cape we generally have only three notifiable wood boring beetles that we check for. These are primarily found in roof trusses or wooden floors.

ANOBIUM PUNCTATIUM (commonly known as furniture beetle)

Found predominately in wooden flooring.

HYLOTRUPES BAJULES

Found predominately in roof trusses, fascia boards and wendy houses.

OXYPLERUS NODIERI

Found predominately in roof trusses, fascia boards and wendy house.

Check your beetle clause for what is specified, is it only the notifiable beetle, or is it for all wood destroying organisms. Is it only for the actual buildings or is it any timber on the property, these two clauses can make a big difference.

Of course many clauses are something in between the two extremes, but it's important that you understand the implications of this clause as it can have financial implications.

Water (Plumbing) Inspections.

The Water inspections, a recent requirement by the City of Cape Town, revolves solely around the conservation of expensive clean water and ensuring that storm water is not discharged into the sewerage system, thereby placing undue pressure on the system capacity.

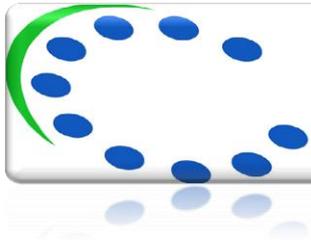
It is not a comprehensive plumbing inspection, we are not concerned with blocked pipes, any leaks that may occur when taps are open, gurgling toilets, broken toilets baths etc.

There are a few things that you can check and rectify yourself before we do our inspection.

Check all fittings and make sure they are all correctly and firmly secured.

Should any of your taps leak when in the OFF position replace the washers.

Check where your storm water and down pipes are running to, if it is running into the sewerage system divert it away, you may need to build gully's or walls to divert it, or even redirect down pipes. This reduces the chance of our sewerage system flooding and alleviates the strain on the processing plants.



TECHNO GROUP

Simplicity • Quality • Lifestyle

zimplicity • Quality • Lifestyle

Phone: 021 976 7117

Fax: 021 975 3313

Email: info@techno-group.co.za

Web: www.techno-group.co.za

Some of our other Services.



Multichoice Accredited DStv installations.



Professional Home Theatre supply and installations.



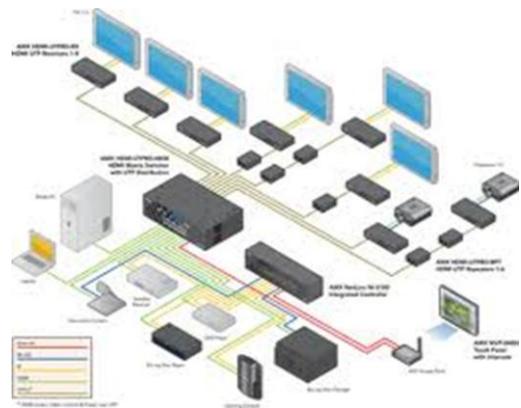
Digital streaming audio systems.



CCTv and intercom systems, supply and installation.



Professional lighting consultation, supply and installation, including the latest LED technologies.



HDMI distribution and networking, for quality high definition audio and video on all your TV's.



Save on power consumption with quality, reliable heat pumps...hurry Eskom rebates ending soon.