

WDO Clearance Certificates

Clearance certificates for wood-destroying insects are commonly required for property transfers in the coastal provinces of South Africa.

What pests are involved.

Only wood-destroying pests of economic significance are at issue. These can be divided into two broad groups, namely wood-destroying insects and wood-destroying fungi. Most property sales agreements require that only wood-destroying insects are reported and eradicated.

Ultimately, this means that we inspect for wood-destroying insects that have the potential to cause significant damage to dry seasoned timber. These insects fall into three broad categories - subterranean termites, drywood termites and beetles.

Not all termites and beetles can attack dry seasoned timber. The most common problem wood-destroying insects in Kwazulu Natal are:

- Natal Subterranean Termite - *Macrotermes natalensis*
- West Indian Drywood Termite - *Cryptotermes brevis*
- Common furniture beetle - *Anobium punctatum*
- Powder post beetle - *Lyctus brunneus*
- European house beetle - *Hylotrupes bajulus*

Meranti commonly has some minor damage by Pinhole Borer, but this dies out during the curing process and is not a threat to seasoned timber.

What treatments are involved.

If infestation is found, the affected buildings will need treatment to eradicate the infestation before a Certificate of Clearance may be issued. Because of the stringent requirements for a Certificate of Clearance, the recommended treatment must also make allowance for the possibility of latent infestation and infestation in inaccessible areas.

Accordingly, the type and location of the infestation affects the recommended method of treatment.

Get the right person for the job.

Our inspectors are specifically qualified for this work and registered with the South African Pest Control Association as Inspectors for Wood-Destroying Organisms. Be cautious of persons who are only registered Pest Control Operators and do not have the needed specialist qualifications in this field.

Our Certificates of Clearance and workmanship are underwritten by the Woodborer Inspectors Fidelity Fund of the South African Pest Control Association.



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INFORMATION SHEET



THE ELECTRICAL COC
THE ENTOMOLOGICAL CLEARANCE

Tips and General Information

The following list of tips and general information is designed to help our clients reduce common problems and misperceptions about woodborer inspections and electrical tests.

- Avoid unnecessary call backs by ensuring:
 1. That there is access to every single room including garages, roof space, outbuildings and under buildings.
 2. That vicious dogs are safely locked away in an area where there are no electrical points to be tested.
- The price of an installation test depends on the size and complexity of the installation being inspected.
- The inspector reports what he finds; he is not responsible for work done previously.
- Any repairs or treatments necessary are not included in the inspection price.
- Unless payment is guaranteed by the conveyancer, all costs are to be paid before the certificate can be issued.
- Despite the excellent track record of our staff, it is always a good policy to lock valuables away before admitting strangers to ones' homes.
- A charge is levied for the inspection test. It is NOT a free quote.
- Fees remain payable in the event of the collapse of the sale.

Electrical Certificate of Compliance

Tests for Electrical Certificates of Compliance are a specialty of Alcocks Electrical Services.

Tips for the purchaser:

- An electrical inspection is not done to check that things work. It is done to ensure the reasonable safety of the installation.
- Many complaints/disputes can be avoided if a more detailed Offer to Purchase is completed.
- An important point to note is that anything off a plug top, extension cord or that plugs in, is not covered by the Electrical Compliance Certificate.
- Appliances are not covered by the Electrical Compliance Certificate. This includes stoves, ovens, air-conditioning units, geysers, pool motors etc.
- Pool lamps and other lamps and light bulbs are not covered.
- A contractor cannot be held responsible for any nuisance tripping which may occur once a faulty earth leakage unit has been replaced or a new one installed or when circuits are restored onto the earth leakage system.
- In order to prevent unnecessary problems, ensure that the process of obtaining a C.O.C. is completed before commencing any alterations to the property.

Tips for the seller:

- Never use a contractor who is not registered with the Electrical Contractors' Board. It pays to use a reputable company. There are serious implications if an invalid certificate is issued.
- Unless specified elsewhere in the Sale Agreement, fixed appliances fall under the "voetstoets" clause and are not part of the C.O.C.
- The electrical contractor is not responsible for painting, patching or tarring if this becomes necessary.
- For the electrical test, please ensure that:
 - All light and plug points are accessible for testing.
 - There is access to the geyser.
 - All computer data is saved and computers switched off.
- Please check immediately after an inspection or repairs have been carried out to ensure that fridges, freezers, fish tank pumps, pool pumps etc are working.
- Sometimes 'nuisance' tripping occurs once earth leakage units are installed or circuits are restored onto the earth leakage system.
- Before advising the contractor to remove lights or disconnect circuits etc., please bear in mind the purchaser is entitled to receive all fixtures present when an offer to purchase is made. If necessary, this should be done before the property is marketed.
- Because something works does not mean it is necessarily compliant.
- The seller remains responsible for the inspection fee if he chooses to use an alternate electrician to effect repairs. If the seller wishes the first electrician to issue the C.O.C but not effect the repairs, a re-inspection will be necessary for which a charge will be levied, commensurate with the amount of re-inspection involved.
- Sometimes, whilst effecting repairs, additional faults may be revealed. If the associated cost of repairs thereto exceeds 10% of the quoted repair bill, we shall request authority to proceed.

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