

Pre-Inspection Service – Our Hidden Gem

As per the Deeds Registries Act, in order to complete the sale of and transfer of a property, the law first requires the seller to provide certain certificates of compliance. One of our most valuable offerings is our Pre-Inspection service, saving you time and money.

We conduct full compliance inspections at the mandate stage, allowing sellers to identify any required remedial work upfront. This ensures that all potential compliance costs are known early and can be factored into the property's selling price, eliminating surprises later when the Offer to Purchase is signed.

To further support our clients, we carry the cost of the inspection fee until the OTP is concluded. The fee only becomes payable once repairs proceed or if the seller chooses to continue with an alternative service provider.

Should the property be removed from the market, the inspection fee is credited and absorbed by us, minimising financial risk to the seller.

Email: inspections@bugsandsparks.co.za

Discounts Apply



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Most Important Regulation Checklist	What isn't covered?	Validity of Certificate
Electrical Compliance Certificate: Electrical SANS 10142-1		
The Distribution Board (DB): • Is labelled correctly. • The correct-sized conductor links have been used. • Earth leakage is in working order. • Breaker's ratings are visible and have sufficient breaker protection. Geyser: • Has accessible isolating switch. • Water pipes are earthed and bonded. • The cover is secure and has a gland Stove: • Is cabled up correctly and has an accessible isolator. Socket outlets, switches & light fittings: • Are all secured and earthed. • Socket outlets have shutters and are in working order. • Light fittings are rated for their specific areas. Fixed Appliances: • The following: geyser, gater, motor, garage door motor, extractor fans, ceiling fans, aircon units, water feature, and any pump must be fitted with an isolator within 1.5m of the appliance. General: • All conductive parts of the installation shall be bonded, earthed and be the same electrical potential as the supply authority earthing. • The correct cable size and type has been used for the various applications. • There is no exposed black and red house wire. • No open joints or broken conduit.	• Light bulbs • Appliances: ◦ Stove ◦ Garage door motor ◦ Gate motor ◦ Pool pump, etc. (From point of supply to point of consumption.)	2 years from date of issue (If the installation has not been amended.)
Electrical Compliance Inspection R550		

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Most Important Regulation Checklist	What isn't covered?	Validity of Certificate
Electric Fence Compliance Certificate: Electric fence SANS 10222-3		
The fence needs to be in safe working order. If the fence was installed before December 2012, then the old regulation applies. If installed after December 2012, the following regulations also apply: • Not more than 3m between posts. • An earth spike to be installed every 30m. • Signage to be installed at various points. • The conductors (wire) to be terminated correctly by means of ferrules or solder.	Electric Fence Compliance inspection R550	Valid for 2 years from date of issue.
Water Compliance Certificate: City of Cape Town By-law		
• The hot water cylinder is plumbed correctly. The Pressure Reducing Valve (PRV) is of the correct value, vacuum breakers are correctly installed, emergency temperature pressure valve overflow installed with correctly-sized copper pipe, all three overflows to be separately plumbed to the outside and where they can safely discharge. • None of the terminal water fittings leak and they are correctly fixed in position. • No storm water is discharged into the sewerage system. • The water meter registers when a tap is open, and stops completely when no water is drawn. if there is no movement on the meter, this points to a defect somewhere on the property. • There is no cross-connection between the portable supply and any grey water or plumbing. • The water pipes in the plumbing installation are properly saddled.	• Bath-water draining too slowly. • Toilet waste-water leaking. • Broken toilet or flusher handle. • Blocked drain. • Low water pressure. Water Compliance Inspection R550	Valid for 6 months from date of issue.

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Registration 2021/416345/07 | ECA | SAPCA | SAEFIA | LPGSASA | DOL | BOL | BIBC | NBCEI

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Most Important Regulation Checklist	What isn't covered?	Validity of Certificate
Gas Compliance Certificate: SANS 10087-1: 2024		
- No more than 9kg LPG inside a flat, 19kg LPG inside a house or 100kg LPG outside a property. - All rubber components must be replaced every 5 years. - The appliance must be approved by the SABS. - Correct fittings to be used. - The cylinder must be placed on a firm base (not sand), must be 1m away from a door, open window, or boundary wall, 1.5m from an electrical point above the valve, 2m from drains, aircon inlets, 3m away from window below; 5m away from electrical point below valve; Gas geyser must be 1.4m from ground surface and 1m away from a valve.	Gas Compliance Inspection R550	Certificate is required every time the property is transferred
Beetle Compliance Certificate: South Africa Pest Control Association (SAPCA)		
The offer to purchase will dictate which organisms need to be fumigated in order to issue a clearance certificate. A building on a property is visibly free from any sign of active infestation by: - cryptotermis vrevis West Indian Dry wood termite - oxypleurus nodierie (Brown House borer) - hylotrupes bajulus (Indian beetle) - lyctus brunneus (Power Post beetle) - nicobium casteneum (false furniture beetle) - subterranean termites - Any wood-destroying organism of economic significance in accessible areas	General pest infestations, e.g. cockroaches, fleas, rodents. Beetle Compliance Inspection R550	Valid for 3 months from date of issue.