



**WDO Inspection Clause**  
Woodborer Inspection Clause in Deeds of Sales & Offer to Purchase

Issued by:	SAPCA	Updated	2022
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**Code of Best Practice**

Our Standard Operating Procedure (SOP)  
provides guidelines for the Woodborer Inspectors

**Clause**

The Parties agree that; Prior to registration of transfer the Seller, at his expense, have all the accessible timbers of the property inspected by a S.A.P.C.A – **registered Inspector** for the **infestation** by **Wood-destroying [organisms or beetles, termites, including harvester termites]**

Note: {Organisms cover all **timber pests** i.e. **fungi dry & wet rot** and **insects**} and a report with recommendations shall be given to the Seller. Where infestation is found, the recommendations made shall be carried out in full, in terms of Act 36 of 1947 and /or SABS Code 0124 and 0204.

Upon receipt of a **Certificate of Clearance** issued by the said Inspector that there is no infestation apparent on first inspection, or that any infestation report has been dealt with as foresaid, the purchaser shall have no further claim against the Seller.

**For a list of WDO Inspectors**

<https://sapca.org.za/woodborer-inspectors/#>

**Entomology Inspections**

The inspector has an obligation to supply an honest and detailed report on the general conditions of the timber and the presence of wood destroying organisms. As mostly required by the legal documents “Offer To Purchase” you are not working to save the seller money, but to protect the buyer and the financial institution funding the purchase. Ask yourself the question: ‘If this was my property, I am buying, what will I expect from the inspection?’



## Field Inspection Report

**WOODBORER:** R \_\_\_\_\_ **& DRYROT:** R \_\_\_\_\_ **ELECTRICAL:** R \_\_\_\_\_

Address: \_\_\_\_\_

Owner/Seller: \_\_\_\_\_ Tel: \_\_\_\_\_ Cell: \_\_\_\_\_

Buyer: \_\_\_\_\_ Tel: \_\_\_\_\_ Cell: \_\_\_\_\_

Inspected By: \_\_\_\_\_ Date: \_\_\_\_\_ WB Report No: \_\_\_\_\_

**TYPE OF BUILDING:** Age \_\_\_\_\_, Single Storey \_\_\_\_\_, Double Storey \_\_\_\_\_, Flat \_\_\_\_\_, Other \_\_\_\_\_  
Brick \_\_\_\_\_, Wood & Iron \_\_\_\_\_, Prefab \_\_\_\_\_

**ROOF:** Pitched \_\_\_\_\_, Flat \_\_\_\_\_

**ROOFCOVER:** Corr Iron \_\_\_\_\_, IBR \_\_\_\_\_, Tiles \_\_\_\_\_, Asbestos \_\_\_\_\_, Fibre Cement \_\_\_\_\_, Slate \_\_\_\_\_  
Thatch \_\_\_\_\_, Malthoid \_\_\_\_\_

**ROOF TIMBERS:** Oregon \_\_\_\_\_, Deal \_\_\_\_\_, SA One Untreated \_\_\_\_\_, SA Pine treated \_\_\_\_\_, Gum \_\_\_\_\_

**FINDINGS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CEILING COVER:** Clad-it \_\_\_\_\_, Rhino Board \_\_\_\_\_, Pine Matchboard \_\_\_\_\_, Oregon \_\_\_\_\_,  
Press-steel \_\_\_\_\_, Soft Board \_\_\_\_\_, Comments: \_\_\_\_\_

**EAVES:** Open \_\_\_\_\_, Boxed in \_\_\_\_\_, Oregon \_\_\_\_\_, Deal \_\_\_\_\_, Pine Untreated \_\_\_\_\_  
Pine Treated \_\_\_\_\_, Comments: \_\_\_\_\_

**FACIAS:** Asbestos \_\_\_\_\_, Fibre Cement \_\_\_\_\_, PVC \_\_\_\_\_, Pine Painted \_\_\_\_\_, Pine unpainted \_\_\_\_\_

**BARGE BOARDS:** Asbestos \_\_\_\_\_, Fibre Cement \_\_\_\_\_, PVC \_\_\_\_\_, Pine \_\_\_\_\_

**ADDITIONAL ROOF:** Type and Structure: \_\_\_\_\_

**FLOOR:** Wall to wall carpets \_\_\_\_\_/Exposed Floors \_\_\_\_\_ on (Concrete / Wood / Parquet / Tiles)

**SUBFLOOR:** Tongue & Groove \_\_\_\_\_ (Oregon \_\_\_\_\_, Deal \_\_\_\_\_, Pine \_\_\_\_\_, Meranti \_\_\_\_\_) on **Joist**,  
SA Pine \_\_\_\_\_, Deal \_\_\_\_\_, Oregon \_\_\_\_\_ on SA Pine \_\_\_\_\_, Deal \_\_\_\_\_, Oregon \_\_\_\_\_  
**Bearers.** Supported on Brick \_\_\_\_\_, Oregon \_\_\_\_\_, Stinkwood \_\_\_\_\_  
Comments: \_\_\_\_\_

**JOINERY:** **Front doors:** Meranti \_\_\_\_\_, Oregon \_\_\_\_\_, Pine \_\_\_\_\_, Aluminium \_\_\_\_\_, Frame \_\_\_\_\_

**Back doors:** Meranti \_\_\_\_\_, Oregon \_\_\_\_\_, Pine \_\_\_\_\_, Aluminium \_\_\_\_\_, Frame \_\_\_\_\_

**Inside doors:** Hollow core \_\_\_\_\_, Oregon \_\_\_\_\_, Pine \_\_\_\_\_, Meranti \_\_\_\_\_, Frame \_\_\_\_\_

**Window:** \_\_\_\_\_ Frame \_\_\_\_\_

**Skirting:** Stained \_\_\_\_\_, Varnished \_\_\_\_\_, Painted \_\_\_\_\_, Meranti \_\_\_\_\_, Oregon \_\_\_\_\_  
Deal \_\_\_\_\_, Comments \_\_\_\_\_

**BIC:** Kitchen Pine \_\_\_\_\_, Melamine \_\_\_\_\_, Oak \_\_\_\_\_, Meranti with \_\_\_\_\_ shelving  
Bedrooms pine \_\_\_\_\_, Melamine \_\_\_\_\_, Oak \_\_\_\_\_, Meranti with \_\_\_\_\_ shelving  
Other \_\_\_\_\_

**GARAGES:** Single \_\_\_\_\_, Double \_\_\_\_\_, Brick \_\_\_\_\_, Block \_\_\_\_\_, Prefab \_\_\_\_\_

**Roof:** Corr Iron \_\_\_\_\_, IBR \_\_\_\_\_, Tile \_\_\_\_\_, Asbestos \_\_\_\_\_, Fibre cement \_\_\_\_\_, On treated \_\_\_\_\_  
Un-treated \_\_\_\_\_, SA Pine \_\_\_\_\_, Oregon \_\_\_\_\_, Deal \_\_\_\_\_, Roof timbers \_\_\_\_\_

**Main doors:** Galv. Roller \_\_\_\_\_, Meranti \_\_\_\_\_, Pine \_\_\_\_\_, Painted \_\_\_\_\_, Stained \_\_\_\_\_

**Windows:** Steel \_\_\_\_\_, Meranti \_\_\_\_\_, Pine \_\_\_\_\_

**FLAT:** Brick \_\_\_\_\_, Block \_\_\_\_\_, Other \_\_\_\_\_

**ROOF:** Corr Iron \_\_\_\_\_, IBR \_\_\_\_\_, Tile \_\_\_\_\_, Asbestos \_\_\_\_\_, Fibre cement \_\_\_\_\_, On treated \_\_\_\_\_  
Un-treated \_\_\_\_\_, SA Pine \_\_\_\_\_, Oregon \_\_\_\_\_, Deal \_\_\_\_\_, Roof timbers \_\_\_\_\_

**Doors:** Meranti \_\_\_\_\_, Pine \_\_\_\_\_ **Frames:** \_\_\_\_\_ **Windows:** Meranti \_\_\_\_\_, Pine \_\_\_\_\_, Steel \_\_\_\_\_

**FENCES:** Prefab \_\_\_\_\_, Wire \_\_\_\_\_, Brick \_\_\_\_\_, Split Pole \_\_\_\_\_

**WORK TO BE DONE:** \_\_\_\_\_ R \_\_\_\_\_ including vat

<b>Summary of the inspection carried out above</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
Is there any <b>evidence of active infestation</b> by wood destroying organisms			
Is there any <b>evidence</b> of previous infestation by wood destroying organisms			
Is there any <b>severe damage</b> to timbers by wood destroying organisms			
Are there any <b>inaccessible</b> areas			
Was any treatment carries out between inspection and this certificate			
Were any <b>previous treatment</b> done...? When...? (look in roof)			
Does this certificate include <b>dry rot &amp; fungi</b>			