

THE BEETLE CERTIFICATE EXPLAINED

Beetle inspections focus on the examination of accessible timber in immovable properties for wood-destroying, wood borer, insect infestation. It is important to note that Beetle inspections are aimed specifically at wood destroying organisms (Woodborer beetle) that can weaken the structure and not to be confused with general pest control which treats rodents, cockroaches, fleas etc...

The Borer Beetle Certificate does not cover pest control, nor does it cover normal wood degradation or swelling of wooden fittings through ingress of moisture, that is normal maintenance, so perform your due diligence when viewing a prospective new home, make sure that all wooden doors, gates and windows can open and close properly as these are items that will not require rectifications for the purpose of issuing a Borer Beetle Certificate.

There are numerous wood destroying organisms in South Africa, however in the Western Cape the majority of Deed Of Sales refer to the three notifiable wood borer beetles, namely:

ANOBIUM PUNCTATUM (commonly known as furniture beetle)

This woodborer beetle is found predominately in wooden flooring.

HYLOTRUPES BAJULES

This woodborer beetle is found predominately in roof trusses, fascia boards and wendy houses.

OXYPLERUS NODIERI

A woodborer beetle found predominately in roof trusses, fascia boards and wendy house.

What is Required in a Beetle Inspection?

The Beetle Certificate is not a legal requirement, but it is often required by the lending institution issuing the Bond on the property as they need to know that their investment is not going to collapse due to a potentially weakened wooden structure. Many financial institutions are now requesting a Beetle Certificate before a Bond is approved. There are also no specific legal requirements, or standards, detailing exactly what a Beetle Inspector should check for in order to be able to issue a Beetle Certificate hence the industry currently relies on the contractual clause (Beetle Clause) in each specific Deed of Sale contract as their guideline, and these can vary dramatically.