SAHITA
Building Inspection Training

CERTIFIED SAHITA BUILDING & HOME INSPECTION ONLINE TRAINING

Master the Art of Certified Building and Home Inspection in South Africa

Are you passionate about the built environment in South Africa? Do you aspire to become a skilled building or home inspector, ensuring properties meet essential safety, quality, and compliance standards?

This SAHITA online training course equips you with the expertise to excel in building and home inspection. It is tailored for aspiring inspectors, property professionals, estate agents, or anyone involved in evaluating residential and commercial structures in South Africa.

WHY CHOOSE THIS COURSE?

This course delivers a **practical and thorough grounding in the South African building inspection industry, from regulatory frameworks to hands-on assessment techniques**. You will acquire the skills to identify risks, conduct detailed inspections, and produce professional reports, safeguarding buyers, sellers, and stakeholders while promoting sustainable practices.

COURSE FEATURES:

- **Flexible Online Learning:** Study at your own pace, anytime, anywhere.
- **Interactive Content:** Engage with online assessment tests, video, and audio clips.
- **Recognised Achievement:** Receive a **SAHITA Certificate** upon successful completion.
- **Valuable Resources:** Get a searchable eBook with all course content to use as a reference.

COURSE OUTLINE: WHAT YOU WILL LEARN

This course explores the core principles of building and home inspection in South Africa, drawing on key legislation like the **National Building Regulations and SANS 10400.** It offers a detailed survey of inspection practices, ensuring you grasp their application in real-world scenarios. This comprehensive course covers 30 essential modules:

Module 1: The South African Building Inspection Industry

Gain an overview of the **National Building Inspector qualification.** Explore the qualities of an effective inspector, including integrity, technical proficiency, and observation skills. Learn about inspection systems, report writing, and the importance of photographic records.

Module 2: The Regulatory Environment for Home Ownership

Understand the legal landscape, including title deeds, the Deeds Office, and the role of conveyancing attorneys. Delve into the **National Building Regulations and Building Standards Act,** functional regulations, deemed-to-satisfy rules, and the National Home Builders Regulatory Council.

Module 3: Building Risk Assessment

Examine threats to property stakeholders and the basics of insurance. Learn why compliance with regulations is vital for risk management, the roles of assessors and underwriters, and issues like claim repudiation and consumer protection.

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Module 4: Overview: National Building Regulations & SANS 10400

Review the framework for new construction, including compliance methods. Survey all parts of the **National Building Regulations and their corresponding SANS 10400 standards,** with guidance on rational design by competent persons.

Module 5: Approving, Inspecting & Certifying New Building Work

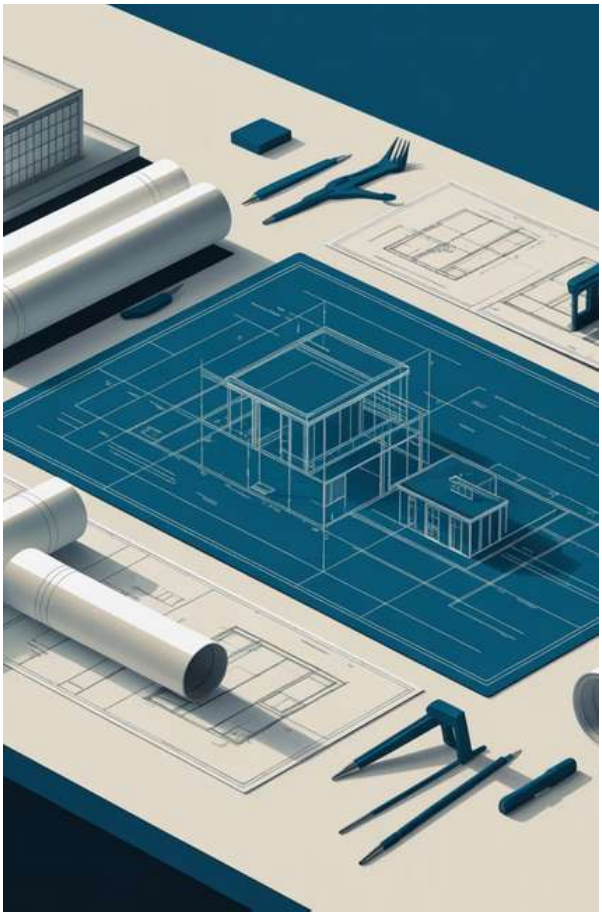
Focus on Part A of the **National Building Regulations** for administrative processes. Understand definitions, performance requirements, Category 1 buildings, and rules for demolition (Part E) and refuse disposal (Part U).

Module 6: Plans, Dimensions, and Tolerances

Discover why building plans are essential and how to read them. Explore **Building Information Modelling (BIM),** minimum dimensions for South African buildings, and allowable tolerances in construction.

Module 7: Geotechnical - Problem Soils

Learn about site topography, hydrogeology, and soil analysis. Identify problem soils like expansive, collapsible, or compressible types, site classification, and the need for geotechnical investigations to inform foundation design.



Module 8: Energy Usage in Buildings

Cover regulations for energy efficiency under Part XA. Understand energy zones, measurement methods, building orientation, thermal insulation for floors, walls, roofs, and fenestration, plus hot water heating requirements.

Module 9: Establishment & Management of a Construction Site

Explore land surveying for beacons and contours, setting out structures, site planning, and safety under the **Construction Regulations 2014 and Occupational Health & Safety Act.**

Module 10: Excavations, Fill, Foundations & Slabs

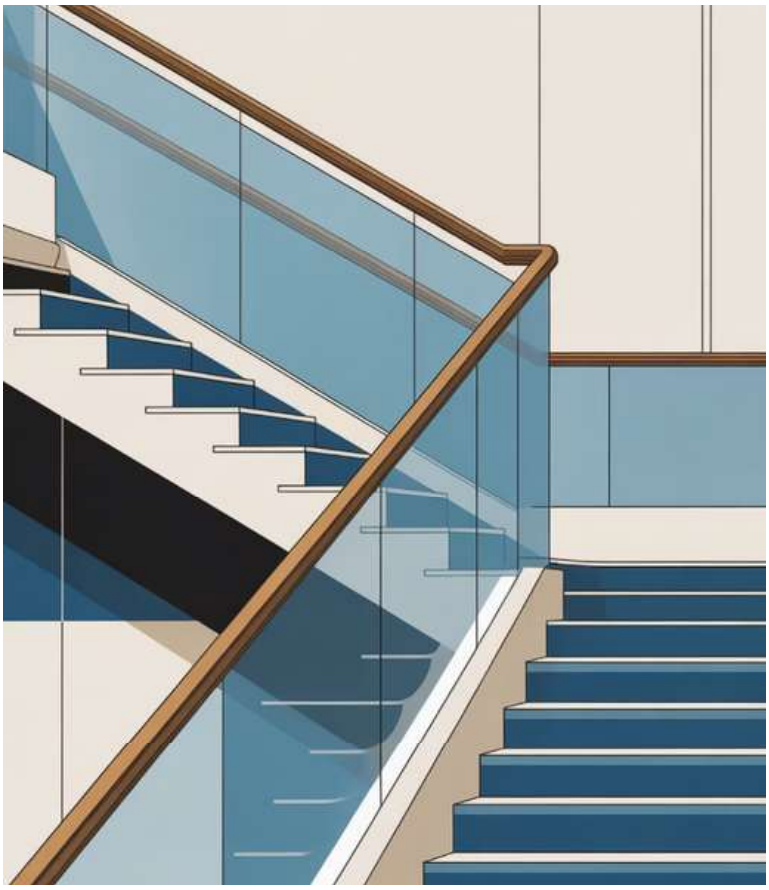
Inspect foundation excavations per **SANS 10400-G and H.** Learn about fill compaction, geotechnical impacts on design, foundation types like strip footings and rafts, and damp proofing for slabs.

Module 11: Structural Design & Building with Concrete

Understand concrete composition, curing, reinforcement, and terminology. Cover structural concrete guidelines **(SANS 2001-CC1),** minor works **(SANS 2001-CC2),** formwork, compaction, tolerances, and common defects like cracking or spalling.

Module 12: Walls & Plastering

Master masonry with bricks and blocks, reinforcement, mortar practices, control joints, and infill in framed buildings. Address wall openings, lintels, roof anchors, free-standing walls, and plastering techniques.



Module 13: Openings in Buildings

Review window and door terminology, inspection guidelines, glazing regulations for safety, ventilation and lighting standards, fire doors for garages, and safety issues with automated garage doors and gates.

Module 14: Stairways, Balustrades & Changes in Level (Ramps)

Learn stairway terminology, safety requirements to prevent falls and ensure fire safety, structural stability per **SANS 10400-M,** and inspection rules for ramps and driveways.

Module 15: Floors & Ceilings

Explore the diverse types of ceilings and floors typically found in South African homes. Understand installation methods, identify common defects such as cracks or sagging, and learn essential inspection techniques to assess structural soundness and compliance with standards like **SANS 10400.**

Module 16: Timber Roof Structures

Delve into the elements of timber roof construction, including trusses, bracing, and wall plates. Grasp the requirements of **SANS 10400-L** for roof stability, and examine geyser supports and ceiling assemblies to ensure safe and durable roof systems.

Module 17: Roof Waterproofing & Coverings

Understand the interplay between roof pitch, waterproofing, and coverings such as tiles, sheeting, and slates. Learn about flashing, valleys, and drainage systems under **SANS 10400-L,** equipping you to spot leaks, improper installations, and maintenance needs.

Module 18: Concrete Roofs & Balconies

Examine waterproofing principles for concrete slabs, balconies, and parapet walls. Cover expansion joints, drainage gradients, and timber board roofs, with a focus on **SANS 10400** standards to identify issues like water ingress or structural weaknesses.

Module 19: Thatched Roofs

Familiarise yourself with **SANS 10407** guidelines for thatched roofs, including timber structures, valleys, and ridges. Learn about fire and lightning protection, insurance considerations, and maintenance strategies to inspect these traditional roofs effectively.

Module 20: Water Supply & Sanitaryware

Navigate the regulations in **SANS 10252** for water supply systems and drainage. Identify pipe types, fittings, and common faults, while gaining inspection guidelines for sanitaryware to ensure efficient, leak-free installations.

Module 21: Drains

Uncover the mechanics of wastewater drainage, including pipe materials, gradients, and on-site systems like septic tanks and soakaways. Apply building regulations to inspect drains for blockages, leaks, or compliance failures.

Module 22: Electrical

Appreciate the basics of electrical installations and the inspector's role in spotting hazards in existing buildings. Cover compliance with the Occupational Health and Safety Act, back-up systems for load-shedding, and key checks across homes and gardens.

Module 23: Hot Water Heating

Master the standards for electric, solar, and heat pump geysers under **SANS 10252 and 10106.** Learn installation components, support structures, and energy efficiency to inspect hot water systems for safety and performance.

Module 24: Building Progress Inspections

Understand the roles of statutory bodies like local authorities and the **NHBRC** in overseeing new builds. Explore milestones for inspections, quality control checklists, and guidelines for assessing construction progress.

Module 25: Existing Building Inspections

Differentiate between building and home inspectors, and specialists versus generalists. Gain practical guidelines for interior inspections, foundation movement, damp causes, and snag checks on completed structures.

Module 26: Roof Inspections

Prioritise safety with ladder guidelines while inspecting coverings, flashings, chimneys, and skylights. Learn to evaluate roof structures for structural integrity and compliance with standards like **SANS 10400.**

Module 27: Grounds Inspections

Assess stormwater management, plot grading, and garden elements under **SANS 10400-R.** Inspect fences, retaining walls, paving, swimming pools, and outdoor features like lapas for safety, drainage, and condition.

Module 28: Maintenance Inspections

Recognise the value of planned maintenance programmes and the **Sectional Titles Schemes Management Act.** Explore building component failures, inspection opportunities, and strategies for maintaining sectional titles and community schemes.

Module 29: The Inspection Report

Discover how to create clear, effective inspection reports that support informed decisions. Focus on data collection, software tools, report structure, and best practices for delivering factual, concise content while managing legal liabilities.

Module 30: Building Inspection as a Business or Career

Explore career paths and business opportunities in building inspection, including planning strategies and market research. Learn about NABISA's role, key qualifications, and legislation like the **Property Practitioners Act** to launch and grow a successful practice.

Train as a Certified South African Building Inspector - Online in Your Own Time

- SAHITA'S fully comprehensive CBHI 30-module training programme is the **most trusted path** to becoming a certified Building/Home Inspector in South Africa.
- SAHITA has **graduated over 500 South Africans** and its CBHI programme has also been **used and endorsed by many large entities:** Such as Department of Public Works & Infrastructure; numerous municipalities, SANDF, Coega Development Corporation, Nedbank, Discovery, Outsurance, Absa, Santam and Old Mutual and many more.
- Our 2025/26 curriculum is aligned with the **Building Inspector Qualification (NQF 5 & 6 levels),** which was still under review by SAQA and QCTO in November 2025. SAHITA will also offer a **Recognition of Prior Learning (RPL)** pathway that will position you ahead of the curve.
- **R24,999 single fee. Installment plans (X3 and X10) are also available.**

ENROL TODAY!

Go to **www.sahita.co.za/register/**

SAHITA has been training South African building inspectors and other professionals since 2012.

For State orders our CSD number is:
MAAA1511425
For references from previous SAHITA students see our website - www.sahita.co.za

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