The Ultimate Cape Town Homeowner's Building & Maintenance Master Guide



SMARTER PLANS.
STRONGER HOMES.
A BRIGHTER CAPE TOWN.

The Turnkey Pre-Build & Compliance Checklist

FOR NEW BUILDS AND MAJOR STRUCTURAL ADDITIONS

☐	**Engineer Sign-offs**	Obtain the necessary engineer sign-offs (e.g. structural, civil) where required.
☐	**Soil Tests**	Conduct soil tests to confirm ground conditions and foundation requirements.
☐	**NHBRC Enrollment**	Enroll your project with the National Home Builders Registration Council (NHBRC).
☐	**Zoning**	Confirm zoning and land use rights for your property.
☐	**Heritage Permits (Where Applicable)**	Obtain heritage permits if your property is in a declared heritage area.
☐	**Water Service Connection**	Apply for and arrange your water service connection with the City of Cape Town.
☐	**Electricity Service Connection**	Apply for and arrange your electricity service connection with the City of Cape Town.



FROM VISION
TO A COMPLIANT
BEAUTIFUL HOME.

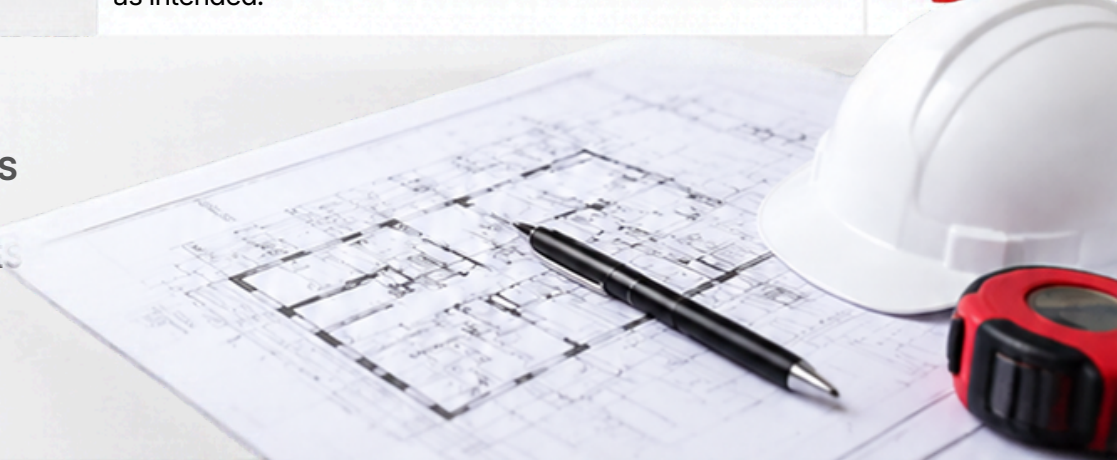
Room-by-Room Renovation & Quality Audit Table



CHECK. VERIFY. BUILD BETTER.
FOR A SAFER, MORE VALUABLE HOME.

Item / Area	Inspection Milestone	Contractor Sign-Off (Yes/No)
Structural Framing Kitchens, bathrooms & structural alterations	Verify structural plans and approvals (including engineer sign-off where required).	☐
	Inspect framing, beams and load-bearing elements are installed as per plans.	☐
	Check for proper bracing, fixings and structural integrity before closing up walls.	☐
Waterproofing Integrity Wet areas (bathrooms, showers, laundries, kitchens)	Confirm approved waterproofing system and products used.	☐
	Inspect application to floors, walls, corners and junctions.	☐
	Conduct a flood test (where applicable) and verify no leaks before tiling.	☐
Plumbing Pressure Tests Kitchens, bathrooms & new plumbing	Test water supply pressure to confirm no leaks at connections.	☐
	Check hot and cold water flow and temperature.	☐
	Inspect waste and drainage for correct fall and no blockages.	☐
Electrical Sub-Circuit Checks Kitchens, bathrooms & added circuits	Confirm new sub-circuits are correctly installed and labelled.	☐
	Test circuit breakers (RCDs/earth leakage) are functioning.	☐
	Check all outlets, switches and lighting are working as intended.	☐

QUALITY RENOVATIONS
CREATE SAFER HOMES
AND BRIGHTER FUTURES
IN CAPE TOWN.



CAPE TOWN HOMEOWNER'S GUIDE

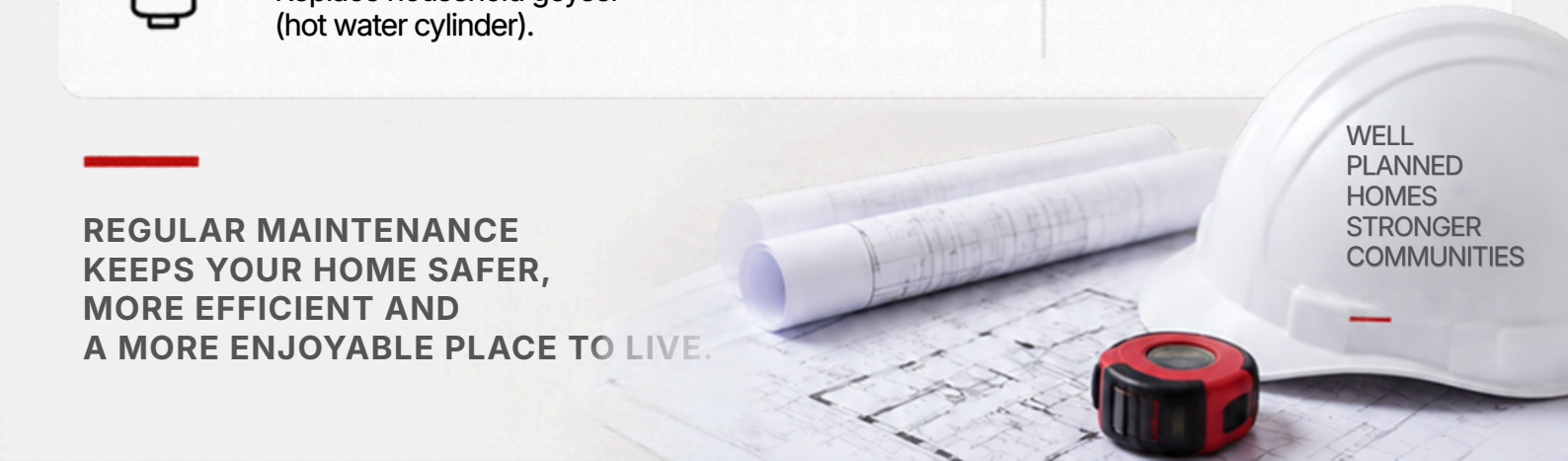
Major Asset Maintenance & Replacement Schedule



PLAN AHEAD. PROTECT YOUR INVESTMENT.
ENJOY A STRONGER, LONGER-LASTING HOME.

Asset / Large Task	Installed Date	Expected Lifespan / Replacement Target
Concrete or Marbelite Pools Major structural re-plastering or refurbishment.		**15–20 years** before major structural re-plastering or refurbishment.
Fibreglass Shell Pools Gel-coat resurfacing typically every 10–12 years.		**25–30+ years** with gel-coat resurfacing typically every 10–12 years.
Exterior Coastal Repainting Repaint exterior surfaces due to coastal environment and salt exposure.		**Every 5–7 years**
Torch-on Waterproofing Membranes Replace waterproofing membranes on flat roofs, decks and other exposed areas.		**10–15 years**
Geyser Replacement Replace household geyser (hot water cylinder).		**Every 8–10 years**

REGULAR MAINTENANCE
KEEPS YOUR HOME SAFER,
MORE EFFICIENT AND
A MORE ENJOYABLE PLACE TO LIVE.



WELL
PLANNED
HOMES
STRONGER
COMMUNITIES

SO Construction

Turnkey Project Planner



**PLAN SMART. STAY ORGANISED.
BUILD WITH CONFIDENCE.**

Use this budget tracker to plan and manage your building or maintenance project. Tick off each item, add your estimated costs, and record actual costs as you go.

Project Budget Tracking Checklist

Item	Estimated Cost	Actual Cost
☐ Plans and Professional Fees		
☐ Engineer Sign-offs		
☐ Soil Tests		
☐ NHBRC Enrollment		
☐ Zoning and Land Use		
☐ Heritage Permits (Where Applicable)		
☐ Site Preparation and Demolition		
☐ Construction and Structural Work		
☐ Plumbing and Water Connection		
☐ Electrical Connection		
☐ Finishes (e.g. flooring, kitchens, bathrooms)		
☐ Contingency (10–15%)		
Total Project Cost		

Ready to execute your project seamlessly from first call to signed off?

Book your priority consultation with SO Construction today.



**FROM VISION
TO A COMPLIANT,
BEAUTIFUL HOME.**