



# AUCTION ONE

The Property Auctioneering Co

Shop 29 E, Courtenay Street, George, 6530 | 084 556 6166 | greg@auctionone.co.za

Annexure A

## PROPERTY CONDITION DECLARATION

Property Address/Erf No:	41 LALA STREET, MAYBERRY PARK, 1448 (ERF NO 1036)
Owner's Full Name:	ENGELA STAPLES
Owner's ID:	470207008/087

This Seller's Condition Declaration is made in terms of the Property Practitioners Act, a law which places the responsibility on the Seller (PRINCIPAL) to disclose all defects to potential purchasers.

I am the registered owner or representative of the registered owner of the above property and declare to prospective purchasers that, to the best of my knowledge the condition of this property on 09/08/2023 (DATE) was as stated in this Declaration.

- I undertake to disclose in writing to potential purchasers all known defects and agree that such declaration must form part of the legally binding Sales Agreement.
- In some cases, in this Declaration I, the Seller, may have declared that I am unsure of the condition of certain components of the property. In such cases I advise that it is the responsibility of the potential purchasers to make further investigation prior to completing any Agreement of Sale.
- Where I have stated in this Declaration that I am unsure of the condition of the property the Purchaser agrees to absolve both me and my agent of any liability if such component is subsequently found to be defective.

Signed by Seller (PRINCIPAL)

at SEDFIELD on this 9<sup>TH</sup> day of AUGUST 2023.

Signed by Purchaser

at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Signed by Property Practitioner

at George on this 12 day of August 2023



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### Scope of Seller's Condition Declaration:

- Scope of the Seller's Declaration: This Declaration is made in terms of the Seller's personal knowledge of the condition of the components of the property.
- Meaning of "Defect". A significant safety, functional or structural issue which requires urgent remedial attention to ensure that the structure, or component, remains for its use.
- Nothing prevents a consumer, for his or her own account, from undertaking a private property inspection to confirm the state of the property before finalising the transaction.

### Seller's Condition Declaration to prospective purchasers: (Tick applicable blocks)

**Note:** Where the Property Owner declares "Don't know" in respect of any component of the Property, then the Owner is absolved from any responsibility regarding the disclosure of the condition of that component and the prospective purchaser is advised to conduct an independent investigation of the relevant issue.

1	Are there approved plans for all structures	Yes	No	<u>Don't Know</u>	N/A
2	Roof coverings – any leaks or serious damage	Yes	No	<u>Don't know</u>	N/A
3	Rain goods (gutters & downpipes) – any serious defects	Yes	<u>No</u>	Don't know	N/A
4	Roof drainage in order	<u>Yes</u>	No	Don't know	N/A
5	Roof structure – any serious defects	Yes	<u>No</u>	Don't know	N/A
6	Hot Water geysers – installation SANS compliant	<u>Yes</u>	No	Don't know	N/A
7	Ceilings – damp present	Yes	<u>No</u>	Don't know	N/A
8	Exterior Walls – structural cracks suspected	Yes	<u>No</u>	Don't know	N/A
9	Exterior Walls – damp present	Yes	<u>No</u>	Don't know	N/A
10	Interior walls – structural cracks suspected	Yes	<u>No</u>	Don't know	N/A
11	Interior walls – damp present	Yes	No	<u>Don't know</u>	N/A
12	Floors & slabs – structural damage suspected	Yes	<u>No</u>	Don't know	N/A
13	Foundations – structural damage suspected	Yes	<u>No</u>	Don't know	N/A
14	Staircases & steps – any safety issues	Yes	<u>No</u>	Don't know	N/A
15	Automatic gates & doors – any functional or safety issues	Yes	No	Don't know	<u>N/A</u>
16	Fire safety – for linked garages (fire door & firewall present and compliant)	Yes	No	Don't know	<u>N/A</u>
17	Plumbing & sanitary ware – any serious defects	<u>Yes</u>	No	Don't know	N/A
18	Electrical installation – is it defect free and compliant	<u>Yes</u>	No	Don't know	N/A
19	Gas installation – is it defect free and compliant	Yes	No	Don't know	<u>N/A</u>
20	Electric fence – is it defect free and compliant	Yes	No	Don't know	<u>N/A</u>
21	Storm water management – any known problems	Yes	<u>No</u>	Don't know	N/A
22	Swimming pool – is the pool & equipment functional & compliant with safety regulations	Yes	No	Don't know	<u>N/A</u>
23	Do you know any other serious defects on the property	Yes	<u>No</u>	Don't know	N/A



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Additional information provided by the Seller regarding defects, or potential defects, to the property as declared on the previous page:

THE DRAINAGE SYSTEM OUTWARDS FROM THE HOUSE (GOING TOWARDS THE COUNCILS SYSTEM) IS PARTIALLY BLOCKED WITH ROOTS - JUST NEEDS MANUAL CLEAN OUT. ALSO, THE KITCHEN CEILING LIGHT FITTING (COMPLETE) NEEDS REPLACEMENT AS IT IS FAULTY.

*Greg*