AUCTIONONE
The Property Auctioneering Co

Property Address/Erf No:	6 GANNET ROAD, SUMMERPRIDE, EAST LONDON.
Owner's Full Name:	
Owner's ID:	

ANNEXURE A

This Seller's Condition Declaration is made in terms of the Property Practitioners Act, a law which places the responsibility on the Seller 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 1 Nov. 2024 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

at East London **on this** 1st **day of** Nov **20**24

_____
Signed by Purchaser

at _____ **on this** ____ **day of** _____ **20**___

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

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

Information for the prospective purchaser

The average seller does not know enough about building to accurately declare the condition of the home being sold. Therefore NABISA recommends that the seller should disclose all significant defects and also declare "what they do not know". Such "unknowns" will typically be the condition of the roof covering, roof structure and hot water geyser installation. Diagnosis of the cause and solution of wall cracks and damp are also beyond the knowledge of the average seller.

It is always a wise decision for the prospective purchaser to commission an independent inspection if the seller, or the purchaser, is uncertain about the condition or compliance of any part of the property.

The following issues should be considered when the prospective purchaser is deciding whether to invest in an independent inspection as a condition of the proposed purchase:

- **"Nobody's property is perfect":** The average South African home consists of hundreds of different components and installations, many of which can impact on other parts of the structure. As a result of age, or bad workmanship, defects can be found in most buildings. An experienced and a trained home inspector, who is registered with NABISA, will have a sound all-round understanding of the overall South African built environment. This enables the NABISA registered home inspector to identify and evaluate significant defects observed in structures and, where necessary, recommend further investigation by an appropriate specialist. Such specialists may include, among others: Engineers, (structural, roof or geotechnical), electricians, plumbers, builders, waterproofing, experts or paint specialists.
- **The National Building Regulations and SA National Standards:** These regulations and national standards are enforced by local authorities when new buildings are to be constructed. These regulations and standards are regularly updated, but are seldom retroactive and therefore do not necessarily apply to existing structures, which may have been built years before the relevant regulation or national standard came into force. A good home inspector will evaluate compliance applicable at the time the home was built, evaluate the current condition of the structures and often also take a view on the anticipated cost of necessary repairs or replacement of components.
- **Certificates of Compliance:** A property may require up to five different certificates of compliance (CoC) before ownership of the property can be transferred to a new owner. These CoC's are: Electrical, hot water heaters, gas, electrified fence and "beetle" (wood destroying organisms). Electrical, electrified fence and gas installation CoC's are required by law for every property transfer. A plumbing CoC is required after the installation, relocation or replacement of any electric or solar water heating system.