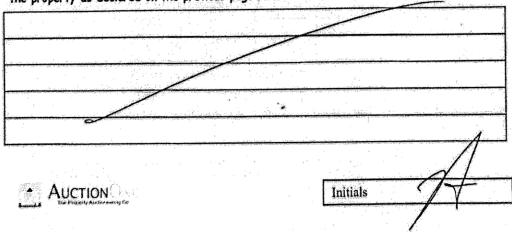


Property Address/Erf No:	ERF 76, PORTION 129 FARM 723, EAST LONDON RD, OF GLEN GARIFF SHAREBLOCK, KNOWN AS HOUSE 37 COBB RD, GLENGARIFF.
Trust Name:	HRM TRUST.
IT No:	11978/05.
This Seller's Condition Declara	ANNEXURE A ation is made in terms of the Property Practitioners Act, a law
I am the registered owner or and declare to prospective for property on (date) I undertake to disclose in a such declaration must form. In some cases in this Declaration of certain componersponsibility of the potentiany Agreement of Sale. Where I have stated in this	representative of the registered owner of the above property chasers that to the best of my knowledge the condition of this was as stated in this Declaration. writing to potential purchasers all known defects and agree that part of the legally binding Sales Agreement. aration I, the Seller, may have declared that I am unsure of the onents of the property. In such cases I advise that it is the tial purchasers to make further investigation prior to completing is Declaration that I am unsure of the condition of the property osolve both me and my agent of any liability if such component is lefective.
signed by Seller at GUENGARA	e on this day of MAY 2025
Signed by Purchaser	
	on this day of 20
personal knowledge of the	

Noti Prop	er's Condition Declaration to prospective purchasers ii Where the Property Owner declares "Don't know" in berty, then the Owner is absolved from any responsibility Jition of that component and the prospective purchaser is	respec y rega	t of an rding th	y compo ie disclo	onent of the osure of the
inve	stigation of the relevant issue. Are there approved plans for all structures		Yes	No	Don't know
l -	The second secon		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		Ves	1 2	Don't know
5	Roof structure - any serious defects		مرتسيا	No	
6	Hot Water geysers - installation SANS compliant		Yes	No	Don't know
7	Ceilings - damp present	L	Yes	No	Don't know
8	Exterior Walls - structural cracks suspected		Yes	N ₉	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	Ng	Don't know
12	Floors & slabs - structural damage suspected		Yes	No/	Don't know
13	Foundations - structural damage suspected		Yes	Ng	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	Ves	No	Don't know
17	Plumbing & sanitary ware - any serious defects	1	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	Ves	No	Don't know
20	Electric fence - is it defect free and compliant	NIX	Yes	No	Don't know
21	Storm water management - any known problems	7	Yes	No	Don't know
22	Swimming pool - is the pool & equipment functional & compliant with safety regulations	N/A	Ves	No.	Don't know
23	Do you know any other serious defects on the property	1	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.

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Initials