



# AUCTION ONE

The Property Auctioneering Co

9 Andrew Swart Drive, Fernridge, George, 6530 | 084 556 6166 | greg@auctionone.co.za

Annexure A

## PROPERTY CONDITION DECLARATION

Property Address/Erf No:	Sandhoogte 34 2491
Owner's Full Name:	Pert Stephanus Maritz
Owner's ID:	83 01/13/5/78 089

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 April 2026 (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.

*[Handwritten Signature]*

Signed by Seller (PRINCIPAL)

at Groot-brakrivier on this 09 day of April 2026

Signed by Purchaser

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

Signed by Property Practitioner

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

Initials *[Handwritten Signature]*



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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.

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



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