



AUCTIONONE

The Property Auctioneering Co

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

Annexure A

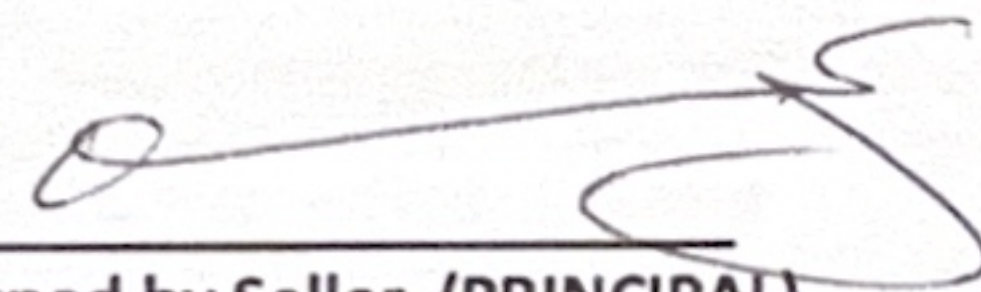
PROPERTY CONDITION DECLARATION

Property Address/Erf No:	1046 Wilderness Heights, Wilderness
Owner's Full Name:	Barnard Familie Trust
Owner's ID:	4328/2002

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 03 June 2026 (DATE) was as stated in this Declaration.

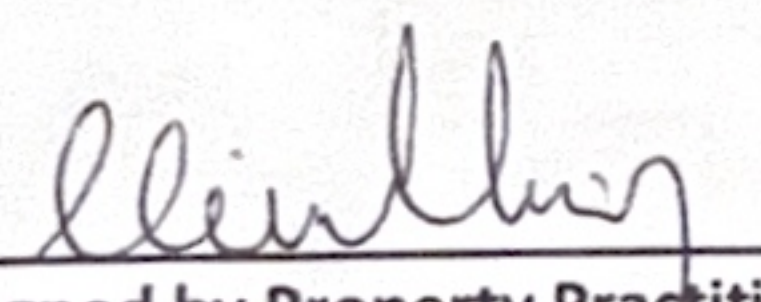
- I undertake to disclose in writing to potential purchasers all known defects and agree that such declaration must form part of the legally binding Sales Agreement.
- In some cases, in this Declaration I, the Seller, may have declared that I am unsure of the condition of certain components of the property. 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.


Signed by Seller (PRINCIPAL)

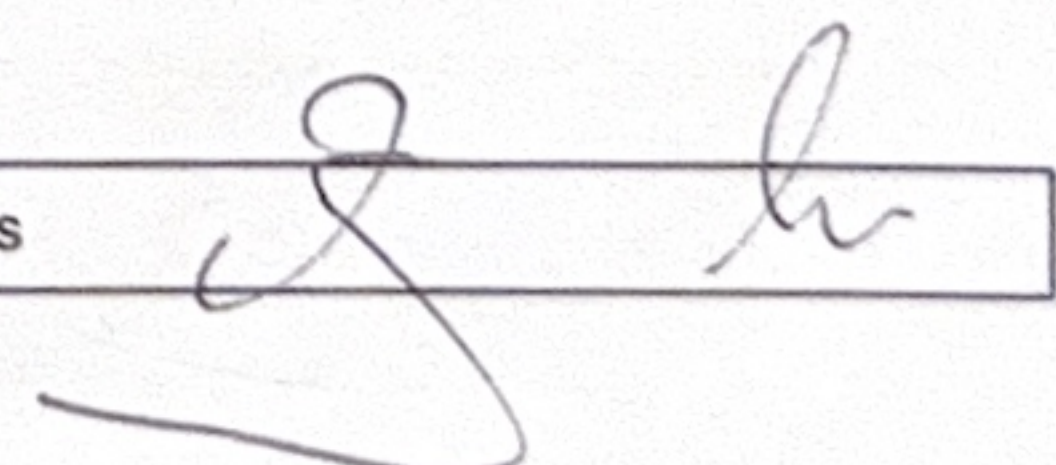
at Wilderness on this 03 day of June 2026

Signed by Purchaser

at _____ on this _____ day of _____ 20____


Signed by Property Practitioner

at George on this 03 day of June 2026





AUCTIONONE

The Property Auctioneering Co

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

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

JS *h*



AUCTIONONE

The Property Auctioneering Co

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

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

[Handwritten initials]