

SELLERS DISCLOSURE DECLARATION

ADDRESS : _____

		YES/NO	REMARKS
1.	Any roof leaks? If yes, has the roof been fixed?		
2.	Any defects on the plumbing system?		
3.	Is the water drainage system in working condition?		
4.	Are the geysers in working order? How many geysers?		
5.	Any cracks visible in walls, floors, toilets, hand wash basins?		
6.	Is the property affected by any dampness, if yes, where?		
7.	Are there any structural defects? If Yes, where?		
8.	Have all extensions, etc. been approved by the Local Authority? Plans available?		
9.	Any electrical systems not in working condition? If Yes specify		
10.	Any mechanical systems not in working condition? If Yes specify		
11.	All doors and locks in working order?		
12.	Will keys for all locks (inside & outside) be provided?		
13.	How many remote controls are there for gates, garage doors etc. and are they in working order?		
14.	Any broken/cracked windows on the property? If Yes how many?		
15.	Is the pool cleaning equipment and pump in working order?		
16.	Are there any cracks or leaks in the swimming pool?		
17.	Are all security installations in sound working order?		
18.	Any burns, stains, tears in fitted carpets? If Yes, where?		
19.	Are all built-in cupboards intact?		

20.	Does the physical position of the boundary fence/walls represent the true boundary of the property?		
21.	Are there any interdicts or attachments on or over the property?		
22.	Are there any building restrictions or registered servitudes on the property?		
23.	Is the property subject to a lease? If yes, date of expiry?		
24.	Is there any dry walling on the property? If so, where?		
25.	Is there an Electric Fence Compliance Certificate issued in terms of the Regulation 12 of the Electrical Machinery Regulations of 2011, issued under the Occupation Health and Safety Act 85/1993?		
26.	Are there any gas appliances on the property?		
27.	Are there any special levies raised on the property? If Yes, supply details (amount, payment period, purpose)		
28.	Additional Remarks		