



# Immovable Property Condition Report For an Open Mandate - Seller:

Property Address: \_\_\_\_\_  
\_\_\_\_\_

Seller 1: \_\_\_\_\_  
I/D: \_\_\_\_\_

Seller 2: \_\_\_\_\_  
I/D: \_\_\_\_\_

Is the Seller selling the property in the "ordinary course of business"? (Answer NO if the seller is not a property developer or speculator) YES ☒ NO ☒

Does the Seller have the original title deed (if the property is unbonded). YES ☒ NO ☐  
is the Property being held by the Bank. YES ☒ NO ☐  
If answer is NO, the Seller must indicate where the title deed can be obtained.

## DEFECTS

Is the Seller aware of defects in the roof? YES ☐ NO ☒ N/A ☒

Is the Seller aware of defects in the electrical systems? YES ☐ NO ☒ N/A ☐

Is the Seller aware of defects in the heating and/or air conditioning systems, including air filters and humidifiers? YES ☐ NO ☒ N/A ☐

Is the Seller aware of defects in the septic system or other sanitary disposal systems?

YES ☐ NO ☒ N/A ☐

Is the Seller aware of any defects to the property and/or in the basement or foundations of the property including cracks, seepage and bulges. Other such defects include, but are not limited to, flooding, dampness or wet walls and unsafe concentrations or mould or defects in drain tiling or sump pumps.

YES ☐ NO ☒ N/A ☐

Is the Seller aware of any structural defects in the property? YES ☐ NO ☒ N/A ☐

Is the Seller aware of boundary line disputes, encroachments or encumbrances including a joint driveway? YES ☐ NO ☒ N/A ☐

Is the Seller aware that remodelling or refurbishment has affected the structure of the property?

YES ☐ NO ☒ N/A ☐

Is the Seller aware that a structure on the property has been designated as a historic building?

YES ☐ NO ☒ N/A ☐

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• Reg 2023/131271/07 • Director CM de Beer

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Is the Seller aware of any other defects on the property?      YES      NO ☒      N/A

If the answer to any of the defects questions above was YES, the Seller must elaborate in detail below:

Record defects in detail below:

[illegible]

Has the Seller affected any work on the property in the last two years? YES ☐ NO ☒

Yes, detail the work affected on the property below:

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Can the Seller present the buyer with warranties for any of the work affected? YES

☒ NO  
☒ NO

Is the Seller aware of any restrictive title conditions registered over the property? YES

If yes, detail the restrictions below:

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Are all the structures on the property built according to approved municipal building plans? ☒ YES ☐ NO

If the answer is No, the Seller must elaborate in detail below:

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Should the Buyer request such, the Seller undertakes to supply the Buyer with approved building plans of all the structures on the property?

☒ YES ☐ NO

The Seller hereby acknowledges and agrees that the aforementioned information is, as far as his knowledge, a true and accurate reflection of the condition of the property.

Signed at Enpangeni on this 7 day of January 2026

Seller 1: Kheswa M.E

Signed: M.E. Kheswa Witness: \_\_\_\_\_

Print Name: \_\_\_\_\_ Print Name: \_\_\_\_\_

Seller 2:

Signed: \_\_\_\_\_ Witness: \_\_\_\_\_

Print Name: \_\_\_\_\_ Print Name: \_\_\_\_\_