



# RE/MAX<sup>®</sup>

## RANDGRO

Each Office Independently Owned and Operated  
as per Franchise agreement with RE/MAX of  
Southern Africa and registered with the PPRA

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Franchisor: Everybody Wins Real Estate  
Franchising (Pty) Ltd  
VAT: 4930108784 - CIPC: 1986/005880/23  
Principal FFC: 2023222612  
Director: Marika Grové

### DECLARATION BY THE SELLER

The declaration hereunder is made in the utmost good faith and the answers provided reflect a true and honest appraisal of the property as I know it.

I / We warrant that no other known material defects to the building or its accessories exist other than those listed below.

**Please answer YES or NO - where necessary, please provide details under clause 34.**

Owner's (Grantor's) Name: Henry Christopher Tredway & Amanda Marie Tredway

Associate Name: Sanet Wessels

Property address: 7 Visser street, Parkrand, Boksburg

|  | YES | NO |
|--|-----|----|
| 1. Are you aware of any electrical faults/problems relating to the electrical installation of fitted accessories?  |     | ✓  |
| 2. Are there any illegal electrical extensions, disconnections or damaged or inoperative fittings or permanent appliances / equipment? Eg. Stove, <del>Extractor</del> , Oven, <del>Air Conditioner</del> , Heaters or Ceiling Fans, or illegal extensions such as light fittings, water feature pumps etc.? |     | ✓  |
| 3. Are there any faults relating to the geyser eg. Leaks, faulty seal kits, low geyser pressure?   |     | ✓  |
| 4. Are there any faults relating to the drainage installation eg. Blocked drains, sewers, storm water pipes or gutters?  |     | ✓  |
| 5. Are there any problems relating to leaking taps or geysers or ruptured pipes?   |     | ✓  |
| 6. Are there keys for all the doors?   |     | ✓  |
| 7. How many remote controls are there for gates, garage doors etc?... Number of remotes.   | 2   |    |
| 8. Are all security installations in sound working order eg. <del>Alarm</del> , burglar bars and security gates?<br><del>Alarm</del> - is it leased or owned? Is it connected to an armed response reaction unit?<br><br>Which company.....Contact No.....   |     |    |
| 9. Is the pool, equipment, piping and pump all in good working order (consider cracks, leaks and general operation of the equipment etc.)?   | ✓   |    |
| 10. Have there been any recent repairs to any of the items specified in 9 above?   |     | ✓  |
| 11. Are there damp problems in any of the buildings eg. Rising or lateral damp   |     | ✓  |
| 12. Are there roof leaks of any kind?  |     | ✓  |
| 13. Are there any cracks, leaks or problems with the baths, basins, toilets, cisterns or showers?  |     | ✓  |
| 14. Are there any cracked or broken floor tiles or damage to wood flooring?  |     | ✓  |
| 15. Are there any cracked or broken windows?   |     | ✓  |
| 16. Are there any structural defects that you are aware of eg. Cracks in walls, floor slab or any settlement of any kind?  |     |    |
| 17. Are there any burns, stains, tears or badly worn areas relating to the fitted carpets?   | ✓   |    |
| 18. Are all built-in cupboards intact?   | ✓   |    |
| 19. Are all door handles and window catches in working order?  | ✓   |    |

|  | YES                                 | NO                                  |
|--|-------------------------------------|-------------------------------------|
| 20. Is there an Ekurhuleni Municipal registered refuse bin at the property? If 'yes' the seller acknowledges that it will remain at the property.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 21. Does the physical position of the present boundary fence / walls represent the true boundary of the property?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 22. Are there any interdicts, attachments or usufructs on or over the property?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 23. Are there any building restrictions or registered servitudes on the property?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 24. Does the building improvements and solid roofed areas (eg. Carports) conform to the registered building plans?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 25. Do you possess copies of the building plans?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 26. Settlement of all Municipal rates, levies and service charges will remain the Grantor's responsibility until assumed by the Purchaser in terms of the provisions of the Agreement of Sale. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 27. The above Property has / has not been used by the Grantor as part of VAT enterprise as defined in the VAT Act 1991.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 28. The property is not subjected to a lease. If YES, date of expiry.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 29. The seller hereby warrants that he/she is* or is not* a South African Resident as defined in the Income Tax Act and accepts the obligations relating to tax that apply to non-residents.   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 30. <del>Is the Jacuzzi and pump in good working order?</del>  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 31. Is the gate motor, <del>intercom</del> and <del>irrigation</del> systems all in good working order?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 32. Is the garage door and motor in good working order?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 33. Are there any special levies payable over and above the normal levies for this townhouse/cluster complex? Amount R.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

34. The Property is sold with all the fixtures and fittings, subject to clause 34 below, and especially and including:

\_\_\_\_\_

\_\_\_\_\_

35. The following items are excluded from the sale of the Property:

NONE.

\_\_\_\_\_

\_\_\_\_\_

36. Do you have a Mortgage Bond?

If YES, with which Bank? \_\_\_\_\_

YES

NO

|                          |                                     |
|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|-------------------------------------|

**N.B. SUBMIT NOTICE OF YOUR INTENTION TO CANCEL (3 MONTHS NOTICE REQUIRED TO AVOID PENALTIES).**

37. Comment or Qualifications on any of the above:

\_\_\_\_\_

\_\_\_\_\_

DATED AT Boksburg 14 April THIS 14 DAY OF April 2026.

[Signature]  
SELLER / AUTHORISED REPRESENTATIVE

[Signature]  
RE/MAX SALES ASSOCIATE