

# CONDITION ASSESSMENT FOR PROPERTY PRACTITIONERS

Empower Your Practice: Recognise Property Defects and Champion Client Protection

*Are you a South African property practitioner navigating the complexities of the real estate market? Do you strive to uphold transparency, fairness, and professionalism in every transaction?*

This SAHITA online training course equips you with essential insights into common property defects and the critical role of independent home inspections. It's tailored for property practitioners who want to fulfil their legal duty of care under the Property Practitioners Act, advise clients wisely, and build lasting trust in an increasingly scrutinised industry.

## PROTECT YOUR CLIENTS, PROTECT YOUR PRACTICE

### The Cost of Ignorance

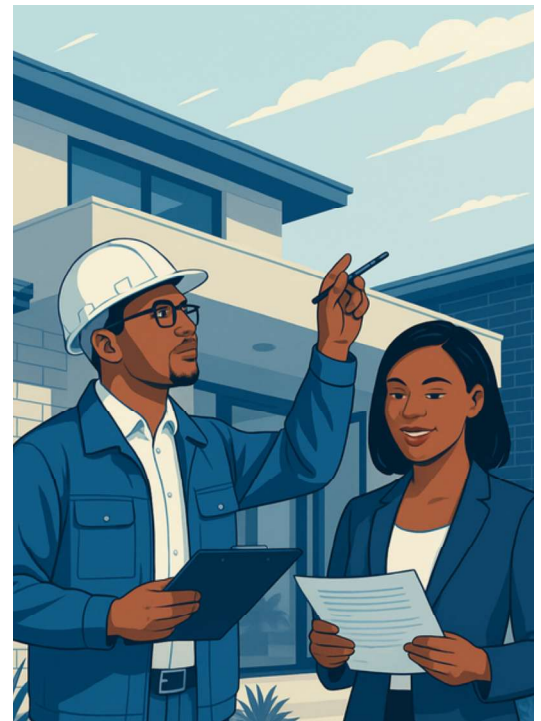
Failing to identify or disclose property defects can lead to:

- Legal disputes and costly litigation
- Damage to your professional reputation
- Loss of client trust and referrals
- Potential disciplinary action
- Financial liability for undisclosed defects

### The Value of Knowledge

Investing in this course helps you:

- Fulfill your legal duty of care
- Build lasting client relationships
- Differentiate yourself in the market
- Reduce professional liability risks
- Contribute to a healthier property market



## WHY CHOOSE THIS COURSE?

This practical course provides a **clear, module-based exploration of key property issues**, from roof leaks to electrical safety. You'll learn to spot potential "red flags" without needing to become an inspector yourself. By recommending professional inspections, you'll **protect buyers** from hidden surprises, **assist sellers** with accurate disclosures, and **enhance your reputation** as a reliable advisor — ultimately fostering a healthier property market and reducing risks of disputes or liability.

## COURSE FEATURES:

- **Flexible Online Learning:** Study at your own pace, anytime, anywhere.
- **Interactive Content:** Engage with online assessment tests, video, and audio clips.
- **Recognised Achievement:** Receive a **SAHITA Certificate** upon successful completion.
- **Valuable Resources:** Get a searchable eBook with all course content to use as a reference.

# BUILDING YOUR PROFESSIONAL TOOLKIT

## What You'll Gain

**This course doesn't turn you into a building inspector – that's not your role. Instead, it equips you with the knowledge to:**

- Recognise potential red flags during property viewings
- Ask informed questions about property condition
- Advise clients on when specialist inspections are needed
- Understand inspection reports and explain findings
- Document concerns properly in your records
- Fulfill your duty of care under the PPA

## COURSE OUTLINE: WHAT YOU WILL LEARN

This seven-module course focuses on the **Property Practitioners Act (PPA)** and practical defect recognition, empowering you to guide clients towards informed decisions. It emphasises ethical responsibilities, such as equal duty of care to buyers and sellers, mandatory defect disclosures, and the benefits of independent inspections for consumer protection and professional integrity.



### Module 1: Property Practitioners and Consumer Protection

Explore the PPA's requirements for fairness and transparency. Understand your duty of care, the importance of seller disclosures, and how recommending inspections safeguards both parties while bolstering your professional standing.

### Module 2: Roof Leaks and Stormwater Management

Identify common roof issues like cracked flashing, blocked gutters, and water-stained timbers. Learn why these often go unnoticed and how advising on inspections can prevent costly surprises during rainy seasons.

### Module 3: Cracks and Paint Issues

Delve into causes of cracks in walls, foundations, and slabs — often linked to soil movement or poor construction. Gain skills to assess severity and explain to clients the value of expert evaluations for long-term stability.



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#### Module 4: Dampness in Buildings

Recognise types of damp, from rising damp to condensation, and their health impacts. Discover simple detection methods and why guiding clients to specialists builds trust and supports accurate valuations.

#### Module 5: Electrical Issues

Cover electrical compliance, certificates of compliance (CoC), and visible risks like outdated distribution boards. Understand legal obligations and how inspections ensure safety, avoiding transfer delays or claims.

#### Module 6: Plumbing and Drains

Examine water supply systems, leaks, and drainage problems, including boreholes and greywater setups. Learn to spot issues that could lead to major repairs, reinforcing the need for thorough checks.

#### Module 7: Property Risk and Safety

Assess insurance risks using COPE principles, from construction quality to external hazards. Highlight how full disclosure and inspections uphold good faith with insurers, protecting clients' investments.



## INVEST IN YOUR PERSONAL GROWTH

Price: R4,599

Don't miss this opportunity to become a well-rounded property professional who is able to protect your clients by easily identifying defects and issues which could cause disputes between Seller and Buyer later in sales process.

## ENROL TODAY!

SAHITA has been training South African building inspectors and other professionals since 2012.

For State orders our CSD number is:  
MAAA1511425

For references from previous SAHITA students see our website - [www.sahita.co.za](http://www.sahita.co.za)



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