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## Acknowledgements:

- Where a vendor has supplied a specialist report, in regard to the property the purchaser/s are aware that the warranties and responsibilities of the author of said report do not transfer to the purchaser/s and that you have been advised to secure your own advice and report.
- Where the vendor or Arizto agent has supplied a LIM report, the purchaser/s is aware that the local council is not liable to the purchaser for any mistakes or omissions.
- Any houses built of monolithic cladding, either Polystyrene or Harditex with a plastered finish and typically built between 1990 and 2006 may be prone to weather tightness issues and the purchaser/s have been advised to seek independent expert advice.
- Any houses built in the 1970's - 1980's may have Dux Quest plumbing systems, we recommend that you seek advice from a qualified specialist.
- Asbestos is a common building material that may be present in houses. If you are concerned that a property may contain asbestos, we recommend that you seek advice from a qualified specialist.
- On 1 July 2019 the Healthy Home Standards came into force for rental properties in New Zealand. The purchaser/s is advised that should their intentions for this property be as a rental/investment now or in the future, to seek independent advice of the current compliance and future foreseeable requirements under the Healthy Homes Guarantee 2017.

## Disclosures:

- The vendor has advised of the following
  - The section will be fully fenced prior to settlement
  - The power is currently to the pole and still needs connection to the build site