

The owner (vendor) has passed on and advised the following information on the property to the best of their knowledge and in good faith, and some information is unverified unless supporting paperwork provided by the owner. The following information is also from independent research conducted by the listing salesperson and Arizto Real Estate Limited. Buyers to also please seek independent expert advice and perform your own due diligence. The parties above accept no responsibility for errors, omissions or misinterpretations.

Reason for sale:	Vendor built the property built by Stonewood Homes and has been the owner occupier since new. Selling to use funds elsewhere.		
Residential Property Type	☒ House ☐ Apartment ☐ Townhouse ☐ Unit ☐ New Build ☐ Section ☐ 1 HA+ with dwelling ☐ 1HA+ Bare Land ☒ Owner Occupied ☐ Tenanted ☐ Vacant		
Legal Description, RV and Rates	Legal Desc: LOT 1 DP 510934 Record of Title/Identifier: 783447 Val Reference: 13180/2802 Building Age (Circa): 2019 Current RV: \$720,000 @ 1-Sep-25 Land Value \$205,000 Improvements \$515,000	Rates: @ 1-Jul-26: Whanganui District Council: \$4,364.69 Horizons Regional Council: \$681.79 Total Rates: \$5,046.48 ☒ Freehold ☐ Leasehold ☐ Cross Lease (Freehold) ☐ Cross Lease (Leasehold) ☐ Unit Title Stratum (in Freehold) ☐ Unit Title Stratum (in Leasehold)	
Specs	Floor Area +/- 147 (m2) Land Area +/- 369 (m2) Bedrooms 2 Office/Study 1 Bathrooms 1.5 Toilets 2 Kitchen/Dining/Family 1 Laundry in garage	☐ Separate Bath ☒ Separate Shower ☒ Dining <i>open plan</i> ☒ Living <i>open plan</i> ☒ Carport ☒ Single Garage	☐ Greenhouse ☐ Garden Shed ☒ Water softener ☐ Swimming Pool ☐ Studio ☐ Deck(s) ☐ Sleepout ☐ Conservatory ☐ Ramp access ☒ Clothesline ☐ Porch ☐ Woodshed
Water Heating	☐ Electric ☒ Gas Mains ☐ Gas Bottles ☐ Solar - ☐ Owned or ☐ Leased - Number of panels: <i>Water Heating (additional notes such as other system, upgrades, cylinder or continuous flow)</i> Notes: original Rinnai infinity unit.		
Home Heating & Ventilation systems	☐ Heat pump ☐ Heat Transfer ☐ Wall panel electric heater ☒ Rinnai Gas Heater (kitchen/dining/family) ☐ DVS ☐ Nightstore electric heater ☐ HRV ☐ Electric flame effect fire ☐ Under Floor heating		
Internet	☒ Fibre Broadband ☐ ADSL ☐ VDSL ☐ Rural Broadband ☐ Wireless ☐ None		
Insulation (unverified)	Ceiling: ☒ Yes ☐ No ☐ Unknown Type/Age: R3.6 pink batts Floor: ☐ Yes ☐ No ☒ N/A Type/Age: N/A - concrete slab foundation Walls: ☒ Yes ☐ No ☐ Unknown Type/Age: R2.4 pink batts		
Water Supply	☒ Council Mains ☐ Metered ☐ Artesian ☐ Restricted feed ☐ Metered ☐ Bore - depth ☐ Tank/sTank size: _____ ☐ Water Rates: N/A	☐ Protected Trees: N/A ☐ Fruit Trees & Berries N/A	
Sewage	☒ Council Mains ☐ Private Septic System - ☐ Tank or ☐ Disposal field type Last Service Date _____ Service Contract _____		
Foundations (council file)	☐ Timber Piles ☒ Concrete Slab (Ribraft) Notes: Standard 100mm Concrete + damp proof membrane ☐ Unknown ☐ Brick Piles ☐ Concrete Ring		
Roof (unverified)	☐ Colorsteel ☐ Corrugated Iron ☐ Clay tile ☒ Metalcraft steel tiles ☐ Concrete/Clay Tile ☐ Other: Zinalume	☒ House Roof Age: Original 2019	
Joinery	☐ Timber ☒ Aluminium ☐ Single glazed ☒ Double glazed		

Cladding (unverified)	☒ Stucco/Roughcast ☐ Monier Brick Veneer (40mm cavity) ☒ Resene Graphex Insulated Facade System ☐ Board & Batten ☐ Weatherboard ☐ Split stone ☐ Concrete Block ☐ Timber Weatherboard																																			
Outbuilding(s)	☐ Old storage shed ☐ Woodshed ☐ Mudroom ☐ Greenhouse ☒ Garden sheds ☐ N/A																																			
Under Floor & Ceiling Access	☒ Floor: N/A - concrete slab foundation ☒ Ceiling: Ceiling access is in the garage																																			
Plumbing (unverified)	Plumbing - Original.																																			
Electrical (unverified)	Electrical - Original. Powerboard is in the garage.																																			
Standard Chattels covered under vendor warranties	<table border="0"> <tr> <td>☒ Dishwasher</td> <td>☐ Heat pump</td> <td>☐ Stove</td> </tr> <tr> <td>☒ Blinds</td> <td>☒ Curtains</td> <td>☐ Drapes</td> </tr> <tr> <td>☐ Alarm</td> <td>☐ Extractor fan</td> <td>☒ Garage door opener</td> </tr> <tr> <td>☐ Waste disposal unit</td> <td>☒ Rangehood</td> <td>☒ Fixed floor coverings</td> </tr> <tr> <td>☒ Light fittings</td> <td>☐ Garden shed</td> <td>☐ Fridge</td> </tr> <tr> <td>☐ Washing machine</td> <td>☐ Dryer</td> <td>☐ Pool coverings</td> </tr> <tr> <td>☐ Oven + Hob</td> <td>☐ Home ventilation system</td> <td>☒ Heated towel rail</td> </tr> <tr> <td>☒ Wall/under bench oven</td> <td>☒ Cooktop/hob</td> <td>☐ Kitchen waste disposal</td> </tr> <tr> <td>☐ Smoke detectors</td> <td>☐ Security alarm</td> <td>☒ Garage door remote</td> </tr> <tr> <td>☐ Blinds (motor driven)</td> <td>☐ Curtains (motor driver)</td> <td>☒ Bathroom extractor fans</td> </tr> <tr> <td>☐ Window coverings</td> <td>☐ Automatic garage door facility</td> <td></td> </tr> </table>			☒ Dishwasher	☐ Heat pump	☐ Stove	☒ Blinds	☒ Curtains	☐ Drapes	☐ Alarm	☐ Extractor fan	☒ Garage door opener	☐ Waste disposal unit	☒ Rangehood	☒ Fixed floor coverings	☒ Light fittings	☐ Garden shed	☐ Fridge	☐ Washing machine	☐ Dryer	☐ Pool coverings	☐ Oven + Hob	☐ Home ventilation system	☒ Heated towel rail	☒ Wall/under bench oven	☒ Cooktop/hob	☐ Kitchen waste disposal	☐ Smoke detectors	☐ Security alarm	☒ Garage door remote	☐ Blinds (motor driven)	☐ Curtains (motor driver)	☒ Bathroom extractor fans	☐ Window coverings	☐ Automatic garage door facility	
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Excluded Chattels	N/A <i>*Chattels sold in 'as is' condition are excluded from Vendor Warranties Clause 7.3(1) within a Sale and Purchase Agreement which states: The chattels included in the sale listed in Schedule 2...are delivered to the purchaser in reasonable working order...in their state of repair as at the date of this agreement...but failure to do so shall only create a right of compensation'.</i>																																			
Keys/Access Cards/Door Codes* Are there keys available to all external doors, garage/ranch/french/security? ☐ No ☒ Yes The same key fits all doors, with keys available and there are 2 remotes for garage door.		<i>*Locks that have no key(s) are excluded from Clause 3.4 within a Sale and Purchase Agreement which states: 'On the settlement date, the vendor shall make available to the purchaser keys to all exterior doors that are locked by key, electronic door openers to all doors that are opened electronically and the keys and or/security codes to any alarms at the date of this agreement...but failure to do so shall only create a right of compensation'</i>																																		
Unit titles: The client(s) has provided a signed, dated and completed pre-contract disclosure ☒ N/A ☐ No ☐ Yes																																				
Goods and Services Tax (GST): For the purposes of this transaction the client(s) is/are registered for Goods & Services Tax (GST)? ☒ No ☐ Yes GST Number:																																				
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What are the neighbours like and are they owner occupiers or renting? Vendor comments: Houses on both sides are rented by long term tenants, there before she moved in. House at the back owner occupied, good neighbours.																																				
More information from the vendor: - Stonewood built home - Graphex cladding in New Zealand is an exterior insulated plaster facade system created by Resene Construction Systems. It features lightweight graphite-infused polystyrene insulation boards, a drained cavity system, and a reinforced multi-layer plaster and paint finish. (refer council file for more information) - Kinetico water softener installed when built. - Built in storage in office/craft room - All standard (or historic) Interests on the Record of Title.		COUNCIL PERMITS & CONSENTS ON FILE 2013 - BCon13/0703 Adds/Alts to Private Residential - \$50001 & over Relocation & Alterations to Existing House **RESTRICTED BUILDING WORK** CCC with no Conditions 2017 - RCLU17/0023 Land Use - Resource Consent New dwelling in breach of the site coverage Completed 2017 - BCon17/0340 New Residential Dwellings - \$200001 & over Construct a new detached dwelling 146m2 CCC with no Conditions																																		
DISCLOSURES (if any) - please ask the salesperson and they will be emailed to you.																																				