

Property Disclosure Form



Property Address:

Listing Salesperson:

I/we as a potential purchaser(s) ("we" hereafter) of the above property hereby acknowledge that prior to entering into an agreement for sale and purchase of the above property, we have been advised by the vendors agent that:

1. We have been supplied a copy of the approved guides as laid out in s.133 of the Estate Agents Act 2008.
2. We were advised that neither the owner (or any other party associated with the owner) is a salesperson or an employee of the Agent or is a related to any such salesperson or employee.
3. We were advised that our solicitor will have obligations under the Anti-Money Laundering Act 2009 as well as possible OIA obligations under the Overseas Investment Act 2005 which may need to be discussed.

Prior to entering into the agreement, the following disclosures have been made and understood:

Relationship / Related Persons:

We acknowledge that we were advised that the provisions set out in s.134 and/or s.136 of the Real Estate Agents Act 2008 DO DO NOT (circle one) apply (agent to advise further if needed)

Multi Offer Process:

We further acknowledge that if we are entering into the agreement and have been advised that there is one or more offers also being presented, that the process of presenting these offers to the vendor have been outlined.

Further Disclosures:

We confirm that the specific information provided below has been acknowledged and we have had the opportunity to seek legal and/or technical advice on these and all matters:

Final Acknowledgment:

Arizto Limited as the Agent has provided all disclosures to the best of our knowledge through the instrument of the vendor. The eventual purchaser must be satisfied in their own judgement and acknowledge that they have had the opportunity to seek legal and/or technical advice as they see fit.

Sales Consultant Disclosures

The Sales Consultant(s) will answer the questions in this section to the best of their ability. The purchaser acknowledges that the answers provided are the opinion of the Sales Consultant only and are not based on any professional building knowledge.

1. Weather-tightness Queries: If any answer below is 'YES' or 'UNSURE', it's highly recommended that potential purchasers conduct a professional investigation before proceeding to satisfy themselves to the property's suitability. Whilst Five 'NO' answers may indicate no water ingress or weathertightness issues, it is still prudent for purchasers to seek professional or independent confirmation.

- a) Are there any obvious defects disclosed by the vendor that may be related to water or weather-tightness issues? If there are any, this question is to be noted as 'YES' even if the issue is historic and/or has since been remediated. ☐ Yes ☒ No
- b) Have any obvious defects been noticed by the Sales Consultant or is there any suspicion on their part that there may be defects related to water or weather-tightness issues? ☐ Yes ☒ No
- c) Was any building on site (or alterations to) constructed between 1990 and 2005? This period is noted for potential issues of weather-tightness. ☒ Unsure ☐ Yes ☐ No
- d) Is any building on the site, or any alterations made to any building on the site, constructed with any materials associated with 'Leaky Building Syndrome', e.g. (but not limited to) Monolithic, Stucco or Roughcast cladding, or, regardless of cladding type, constructed with narrow or no eaves, internal gutters, decks and/or exposed flat roof areas above internal rooms, or built without cladding cavities. (Note: After 2005, regulations require a cavity in most external walls). ☐ Unsure ☐ Yes ☒ No
- e) Is the Sales Consultant aware of any potential Purchaser who has elected not to purchase the property or has withdrawn an offer or has been advised not to purchase the property due to potential weather-tightness or water ingress issues? ☐ Unsure ☐ Yes ☒ No

2. Construction Detail:

a) Cladding:

- ☒ Weatherboard ☐ Fibre Cement ☐ Plastic ☐ Harditex ☐ Concrete Block ☐ Brick
☐ Metal Cladding ☐ Insulclad ☐ Cedar ☐ Unsure ☐ Other: _____

b) Foundations:

- ☐ Concrete Pad ☐ Concrete Pile ☐ Wooden Pile ☒ Unsure ☐ Other: _____

c) Water: (Any obvious sign of)

- i. Drainage/flooding issues? ☐ Unsure ☐ Yes ☒ No
ii. Dux Quest plumbing? ☒ Unsure ☐ Yes ☐ No
iii. Mould? ☐ Unsure ☐ Yes ☒ No
iv. Dampness? ☐ Unsure ☐ Yes ☒ No

ci) Electrical Fuse Type:

- ☐ Rewireable ☐ Circuit Breakers ☒ Unsure

e) Roofing:

- ☐ Steel Tile ☐ Corrugated Iron ☒ Decramastic Tile ☐ Corrugated Asbestos (Super 6)
☐ Butanol ☐ Long-run Steel ☐ Concrete Tile ☐ Unsure ☐ Other: _____

f) Asbestos:

Many buildings, especially those constructed last century, may contain asbestos in claddings, roofing, wiring, ceilings, insulation, flooring, and other areas. However, professional testing is required to confirm its presence. If you're interested in making an offer on this property and have any doubts, we strongly advise you to include an Asbestos Inspection clause in your sale and purchase agreement. Further information can be found online at: www.worksafe.govt.nz/asbestos/.

The Sales Consultant is not qualified to detect asbestos but will note any suspicions of its presence below:

Asbestos may be present: ☒ Unsure ☐ None Known Or: _____