

ARIZTO

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 purchase May 2012 and are the first and only occupiers of the property. Selling as leaving town to be closer to family.		
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 28 DP 378698 Record of Title/Identifier: 316037 Val Reference: 13185/8331 Building Age (Circa): 2011/2012 Current RV: \$930,000 @ 1-Sep-25 Land Value \$320,000 Improvements \$610,000	Rates: @ 1-Jul-26: Whanganui District Council: \$5,365.63 Horizons Regional Council: \$842.03 Total Rates: \$6,207.66 ☒ Freehold ☐ Leasehold ☐ Cross Lease (Freehold) ☐ Cross Lease (Leasehold) ☐ Unit Title Stratum (in Freehold) ☐ Unit Title Stratum (in Leasehold)	
Specs	Floor Area +/- 247 (m2) Land Area +/- 870 (m2) Bedrooms 5 Office/Study or 4 + study Bathrooms 2.5 Toilets 3 Kitchen/Dining/Family 1 Laundry separate	☒ Separate Bath ☒ Separate Shower ☒ Dining <i>open plan</i> ☒ Living area x2 ☐ Carport ☒ Double Garage	☐ Greenhouse ☒ Water softener ☐ Studio ☐ Sleepout ☐ Ramp access ☐ Porch ☒ Garden Shed x2 ☐ Swimming Pool ☒ Deck(s) ☐ Conservatory ☒ Clothesline x2 ☐ 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. (vendors have had no issues)		
Home Heating & Ventilation systems	☒ Heat pump (separate living) ☐ Heat Transfer ☒ Wall panel electric heater (main bedroom) ☒ Rinnai Gas Heater (kitchen/dining/family) ☐ DVS ☐ Nightstore electric heater ☐ HRV ☐ Electric flame effect fire ☐ Under Floor heating Notes: Rinnai Gas Heater serviced by Thompson Plumbing 2024. Heat pump still under warranty as less than 1 year.		
Internet	☒ Fibre Broadband ☐ ADSL ☐ VDSL ☐ Rural Broadband ☐ Wireless ☐ None		
Insulation (unverified)	Ceiling: ☒ Yes ☐ No ☐ Unknown Type/Age: R3.2 as built Floor: ☐ Yes ☐ No ☒ N/A Type/Age: piled part of house silver insulation paper Walls: ☒ Yes ☐ No ☐ Unknown Type/Age: R2.2 as built		
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 Lime, crab apple, rhubarb, white grapes, Reed avocado, Cleopatra Miniture avocado, gooseberry, strawberry, blueberry, blackberry, boysenberry, raspberry, apple, mandarin, dwarf peach, lemon, passionfruit, grapefruit	
Sewage	☒ Council Mains ☐ Private Septic System - ☐ Tank or ☐ Disposal field type Last Service Date _____ Service Contract _____		
Foundations (council file)	☒ Timber Piles (reinforced with concrete) ☒ Concrete Slab (garage, laundry, study and separate lounge) ☐ Unknown ☐ Brick Piles ☐ Concrete Ring		
Roof (unverified)	☐ Colorsteel ☐ Corrugated Iron ☐ Clay tile ☒ Metal tiles ☐ Concrete/Clay Tile ☐ Other: Zincalume	☒ House Roof Age: Original	
Joinery	☐ Timber ☒ Aluminium ☐ Single glazed ☒ Double glazed		

Cladding (unverified)	☐ Stucco/Roughcast ☒ Monier Brick Veneer (40mm cavity) ☐ Hardiplank ☐ Board & Batten ☐ Weatherboard ☐ Split stone ☐ Concrete Block ☒ Timber Weatherboard			Notes: weatherboard recently repainted to freshen up before going to market																																
Outbuilding(s)	☐ Old storage shed ☐ Woodshed ☐ Mudroom ☐ Greenhouse ☒ Garden sheds ☐ N/A																																			
Under Floor & Ceiling Access	☒ Floor: access to underfloor part of house that's on piles is at the side beside water softener ☒ Ceiling: ceiling access is in the storage room (rear of house)																																			
Plumbing (unverified)	Plumbing - Original.																																			
Electrical (unverified)	Electrical - Original. Powerboard in 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 Front door, 1x ranchslider and laundry door are available 2x garage door remotes		<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: All owner occupied , mainly retired or local business owners: friendly neighbourhood																																				
More information from the vendor: - Kitchen has double fridge space. Previous fridge had a leak which damaged some of the original flooring so insurance replaced all flooring through kitchen/family/dining with engineered timber hard flooring (colour is Royal Oak) - Vendors extended the deck and added pergola arch - Vendors tell us the deck extension does not require a permit under the councils building permit regulations. The firm who put the arcgola up informed the vendors that no permit was required as it does not extend beyond the house. No paperwork on either. - Family sized separate laundry and spacious powder room. (Cat door in laundry / original glass pane left with house). - Fly screens on kitchen window + dining/family room ranchslider. - Hallway lights and exterior garage lights on sensors. Irrigation system covers all gardens. - Premier Clean central vacuum. 3 plug 'inlets' where vacuum hose can be plugged in. System feeds into a 'tank' in the garage; Vacuum hose and attachments to stay with house. - The storage room next to the ensuite could be transformed into a walk-in-wardrobe or used as a small office - There are two overflow drains situated in the property for any potential run off from the cul-de-sac - vendors say this has occurred only once in the 14 years they've lived at the property.		COUNCIL PERMITS & CONSENTS ON FILE 2010 - BCon10/0868 New Residential Dwellings - \$200001 & over Construct 246m2 Residential dwelling with attached Garage - CCC with no Conditions (build completed early 2012 - CCC issued 5-4-2012)																																		