

DETAILED PROPERTY INFORMATION

Address: 217 Somme Parade, Aramoho, Whanganui @ 17-Mar-2026

The executor of the estate have advised the following information on the property to the best of their knowledge and in good faith, but no Vendor warranty or guarantee is provided as per Further Terms of Sale on the Sale & Purchase Agreement. Some information is unverified unless supporting paperwork provided by the executors. Information also provided from independent research 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:	Owner purchased 2018 - passed away 2025 (in Wellington hospital).	
Residential Property Type	<input checked="" type="checkbox"/> House <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse <input type="checkbox"/> Unit <input type="checkbox"/> New Build <input type="checkbox"/> Section <input type="checkbox"/> 1 HA+ with dwelling <input type="checkbox"/> 1HA+ Bare Land <input type="checkbox"/> Owner Occupied <input type="checkbox"/> Tenanted <input checked="" type="checkbox"/> Vacant	
Legal Description, RV and Rates	Legal Desc: PT LOT 9 DP 2844 PT LOT 30 DP 3167 Record of Title/Identifier: WN32D/381 Building Age (Circa): 1917 Val Reference: 13200/34600 Current RV: \$620,000 @ 1-Sep-25 (Land Value) \$220,000 (Improvements) \$400,000 Current Rates @ 1-Jul-2025 : District: \$3,901.15 Regional: \$527.60 Total: \$4,428.75 <input checked="" type="checkbox"/> Freehold <input type="checkbox"/> Leasehold <input type="checkbox"/> Cross Lease (Freehold) <input type="checkbox"/> Cross Lease (Leasehold) <input type="checkbox"/> Unit Title Stratum (in Freehold) <input type="checkbox"/> Unit Title Stratum (in Leasehold),	
Specs	Floor Area +/- 147 (m2) Land Area +/- 648 (m2) Bedrooms 3 Bathrooms 2 Toilets 2 Kitchen/Dining 1 Laundry/Scullery 1	<input checked="" type="checkbox"/> Separate Bath <input type="checkbox"/> Greenhouse <input type="checkbox"/> Garden Shed <input checked="" type="checkbox"/> Separate Shower <input type="checkbox"/> Water softener <input type="checkbox"/> Swimming Pool <input checked="" type="checkbox"/> Dining <i>open plan</i> <input type="checkbox"/> Studio <input checked="" type="checkbox"/> Deck(s) <input checked="" type="checkbox"/> Living area <input type="checkbox"/> Sleepout <input type="checkbox"/> Conservatory <input type="checkbox"/> Carport <input type="checkbox"/> Ramp access <input type="checkbox"/> Clothesline <input type="checkbox"/> Garage <input type="checkbox"/> Porch <input type="checkbox"/> Spa pool
Water Heating	<input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas Mains <input type="checkbox"/> Gas Bottles Gas System Type: _____ <input type="checkbox"/> Solar - <input type="checkbox"/> Owned or <input type="checkbox"/> Leased - Number of panels: <i>Water Heating (additional notes such as other system, upgrades, cylinder or continuous flow)</i> Notes: Rinnai gas infinity	
Home Heating & Ventilation systems	<input checked="" type="checkbox"/> Heat pump <input type="checkbox"/> Heat Transfer <input type="checkbox"/> Rinnai Gas Heater <input type="checkbox"/> DVS <input checked="" type="checkbox"/> Wood burner <input type="checkbox"/> HRV <input type="checkbox"/> Electric flame effect fire <input type="checkbox"/> Under Floor heating	Notes: No information known or available on when wood burner was last serviced/checked. Buyers do your own checks.
Internet	<input checked="" type="checkbox"/> Fibre Broadband <input type="checkbox"/> ADSL <input type="checkbox"/> VDSL <input type="checkbox"/> Rural Broadband <input type="checkbox"/> Wireless <input type="checkbox"/> None	
Insulation (unverified)	Ceiling: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Type/Age: No information available regarding the presence of either ceiling or under floor insulation. Buyers do your own checks. Floor: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Type/Age: Refer council file for renovations 2014/2015 Walls: <input checked="" type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Unknown Type/Age:	
Water Supply	<input checked="" type="checkbox"/> Council Mains <input type="checkbox"/> Metered <input type="checkbox"/> Artesian <input type="checkbox"/> Restricted feed <input type="checkbox"/> Metered <input type="checkbox"/> Bore - depth <input type="checkbox"/> Tank/s Tank size: _____ <input type="checkbox"/> Water Rates: N/A	<input type="checkbox"/> Protected Trees: N/A <input checked="" type="checkbox"/> Fruit Trees Orange, Lemon
Sewage	<input checked="" type="checkbox"/> Council Mains <input type="checkbox"/> Private Septic System - <input type="checkbox"/> Tank or <input type="checkbox"/> Disposal field type Last Service Date _____ Service Contract _____	
Foundations (council file)	<input type="checkbox"/> Concrete Piles <input type="checkbox"/> Concrete Slab <input type="checkbox"/> Unknown <input type="checkbox"/> Brick Piles <input checked="" type="checkbox"/> Timber	Notes: not sure if all piles are timber - the renotions show timber piles. Buyers do your own checks.
Roof (unverified)	<input checked="" type="checkbox"/> Colorsteel Corrugated Iron <input type="checkbox"/> Clay tile <input type="checkbox"/> Decramastic Tile <input type="checkbox"/> Concrete/Clay Tile <input type="checkbox"/> Other: Zincolume	<input checked="" type="checkbox"/> House Roof Age: new addition 2014, unsure age of the rest of the roof. Notes: No known issues. Buyers do your own checks.
Joinery	<input type="checkbox"/> Timber <input checked="" type="checkbox"/> Aluminium <input type="checkbox"/> Single glazed <input checked="" type="checkbox"/> Double glazed	

Cladding (unverified)	<input type="checkbox"/> Stucco/Roughcast <input type="checkbox"/> Brick <input type="checkbox"/> Hardiplank <input type="checkbox"/> Board & Batten <input checked="" type="checkbox"/> Weatherboard (house) <input type="checkbox"/> Concrete Block <input type="checkbox"/> Fibre Cement Weatherboard.	Notes: left hand side exterior of house - paint is flaking + front door paint flaking Outbuildings - corrugated iron
Outbuilding(s)	<input checked="" type="checkbox"/> Old workshop <input checked="" type="checkbox"/> Woodshed/Lean to <input type="checkbox"/> Mudroom <input type="checkbox"/> Greenhouse <input type="checkbox"/> Garden shed <input type="checkbox"/> N/A	
Under Floor & Ceiling Access	<input checked="" type="checkbox"/> Floor: Unsure where under floor access is <input checked="" type="checkbox"/> Ceiling: Ceiling access is in the middle bedroom	
Plumbing (unverified)	Plumbing - believed to be all upgraded during 2014/2015 renovation. New gas infinity unit 2015. See Gas certificate 2015	
Electrical (unverified)	Electrical - upgraded during 2014/2015 renovation. Electrical certificate available Mar-2016 (Description of Work: Rewired wiring the and all the replaced lighting sub and board in power hallway. circuits in Lived the and house).	
Standard Chattels refer Estate Sale Clause 23.0	<input type="checkbox"/> Underbench Electric Oven <input checked="" type="checkbox"/> Wall Oven <input type="checkbox"/> Electric Stove <input checked="" type="checkbox"/> Cooktop: <input type="checkbox"/> Induction <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Rangehood <input type="checkbox"/> Kitchen extractor fan <input checked="" type="checkbox"/> Light fittings <input checked="" type="checkbox"/> Fixed Floor coverings <input type="checkbox"/> Ceiling fan <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Blinds <input type="checkbox"/> Nets <input type="checkbox"/> Curtains <input type="checkbox"/> Smoke detector(s) <input checked="" type="checkbox"/> Waste disposal	<input type="checkbox"/> Gas heater (Rinnai) <input checked="" type="checkbox"/> Wood burner (flued) <input checked="" type="checkbox"/> Heat pump (heating & cooling) <input type="checkbox"/> Water softener <input checked="" type="checkbox"/> Heat pump remote control <input type="checkbox"/> HRV <input type="checkbox"/> Garage door automatic opener <input type="checkbox"/> Garage Remote <input type="checkbox"/> Bathroom wall heater <input checked="" type="checkbox"/> Heated towel rail x2 <input checked="" type="checkbox"/> Extractor fan (bathroom x2) <input type="checkbox"/> Garden Shed <input type="checkbox"/> Security Cameras <input checked="" type="checkbox"/> Clothesline <input type="checkbox"/> Laundry Tub
Additional Chattels	Fridge, Freezer, Washing machine, Dryer, Old BBQ, Clothesline. Some furniture on site is available for sale - please ask for details	<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> <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>
*As is Chattels	<i>Due to being an Estate Sale ALL chattels are sold in 'as is' condition and excluded from Vendor Warranties Clause 7.3(1).</i>	
Excluded Chattels	Coffee table, Bar cart, Office desk & chair (lounge), Small bookcase (main bedroom), Occasional white chair, Tallboy (front bedroom) Media storage unit (middle bedroom)	
Keys/Access Cards/Door Codes* Are there keys available to all external doors, inc garage/ranch sliders, french? <input type="checkbox"/> No <input type="checkbox"/> Yes Keys available are being checked - agent to update		

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:

Health and Safety:

- | | |
|---|---|
| <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes – Is the access way clear? | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – Are there any chemicals/cleaning products within reach of children? |
| <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – Is the access way steep? | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – Are there any maintenance issues eg; broken steps, loose railings, disturbed asbestos? |
| <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – Dogs present on site? | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – Any other potential hazard(s) identified by the client? |
| <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes – Have cupboards been checked for items that may fall out? | |
- Notes:**

What are the neighbours like and are they owner occupiers or renting?

Vendors say: Neighbours on driveway side are owner occupiers and friendly. Executor has no info on the neighbours on other side.

More information from the vendors:

- Property significantly renovated by a previous owner in 2014/2015 (consented refer council file) - main bathroom was existing and refurbished
- Owner added a new WC in suite approx 2 years ago, and family believe the heat pump was added soon after she purchased the property.

COUNCIL PERMITS & CONSENTS ON FILE

1994 - BC94/8022 Default Install toilet in existing bathroom - CCC with no Conditions
 2014 - BCon14/0638 Minor Building Work up to \$20000 limit in value Interior alterations and new veranda - CCC with no Conditions

DISCLOSURES - please ask the salesperson and they will be emailed to you.