

Cladding (verified)	<input type="checkbox"/> Stucco/Roughcast <input type="checkbox"/> Brick <input type="checkbox"/> Hardiplank <input checked="" type="checkbox"/> Board & Batten <input checked="" type="checkbox"/> Weatherboard <input type="checkbox"/> Concrete Block <input type="checkbox"/> Fibre Cement Weatherboard.	Notes: House - Vertical Abodo Vulcan weatherboard on 20mm cavity + Triclad board & batten. Garage/sleepout - Triclad board & batten on 20mm cavity.
Outbuilding(s)	<input type="checkbox"/> Old storage shed <input type="checkbox"/> Woodshed <input type="checkbox"/> Mudroom <input type="checkbox"/> Greenhouse <input checked="" type="checkbox"/> Garden shed <input type="checkbox"/> N/A	
Under Floor & Ceiling Access	<input checked="" type="checkbox"/> Floor: underneath main bedroom in the storage area outside (door facing golf course) <input checked="" type="checkbox"/> Ceiling: ceiling access in main bedroom walk in wardrobe	
Plumbing (verified)	Plumbing - 2020 refer council file. Purtec water softener installed when built - services the house and sleepout.	
Electrical (verified)	Electrical - 2020 refer council file.	
Standard Chattels covered under vendor warranties	<input checked="" type="checkbox"/> Underbench Electric Oven <input 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 checked="" type="checkbox"/> Curtains <input checked="" type="checkbox"/> Smoke detector(s) <input type="checkbox"/> Waste disposal	<input type="checkbox"/> Gas heater (Rinnai) <input type="checkbox"/> Wood burner <input checked="" type="checkbox"/> Heat pump (heating & cooling) <input checked="" type="checkbox"/> Water softener <input checked="" type="checkbox"/> Heat pump wall control board (living) x1 <input type="checkbox"/> HRV <input checked="" type="checkbox"/> Garage door automatic opener <input checked="" type="checkbox"/> Garage Remote x2 <input type="checkbox"/> Bathroom wall heater <input checked="" type="checkbox"/> Heated towel rail(s) <input checked="" type="checkbox"/> Extractor fan(s) (bathroom) <input checked="" type="checkbox"/> Garden Shed <input type="checkbox"/> Security Cameras <input checked="" type="checkbox"/> Clothesline <input checked="" type="checkbox"/> Laundry Tub
Additional Chattels	Hard wired Bose sound system (2 subs, 7 speakers and 1 amplifier), fridge and the tv in the sleepout.	<p><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></p> <p><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></p>
*As is Chattels	N/A	
Excluded Chattels	2x gas bottles	
Keys/Access Cards/Door Codes* Are there keys available to all external doors, inc garage/ranch sliders, etc? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Same key used for external house doors. Key for sleepout		

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 type="checkbox"/> No <input checked="" type="checkbox"/> Yes – Are there any chemicals/cleaning products within reach of children? |
| <input type="checkbox"/> No <input checked="" 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 type="checkbox"/> No <input checked="" 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: dog will be removed for viewings and/or open homes, cleaning products in laundry & kitchen**

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

Vendors say: Very quiet neighbours - From roadside house on the left rented by out of town owner to a family member and on the right very quiet owner/occupied retired couple

More information from the vendors:

- Higher spec more passive build architecturally designed by Jody Hall of buildBIM Architecture. Builder - Jordan Cawley - Cawley Construction. Master Build Guarantee to 22-Oct-2029.
- Poplar Ply ceilings; Wool carpet; Heated flooring in main bathroom & ensuite; stone benchtop in kitchen, auto garage door. Hard wired Bose sound system in living area - 2 subs, 1 amplifier, 7 speakers
- The sleepout is 25m2 (+/-). Garage is 24m2 (+/-) (plumbing set up in garage if needed). Total floor area 49m2 (+/-). Rear deck is 16.71m2 (+/-)
- Recessing double-glazed powder aluminium joinery is 50mm into timber framing creating a high-performance installation method designed to significantly improve the thermal efficiency, weather tightness, and structural integrity of a building, particularly in New Zealand construction. Ecoply cladding barriers used etc.
- Storage area under access accessed by the side of rear deck facing golf course
- DISCLOSURES - please ask the salesperson to email them to you**

COUNCIL PERMITS & CONSENTS ON FILE

2017 - RCLU17/0032 Land Use - Resource Consent To carry out earthworks on site Rejected
 2017 - RCLU17/0084 Land Use - Resource Consent (Notified) To carry out earthworks on site Approved
 2019 - BCon19/0212 New Residential Dwellings - \$200001 & over Construct a new residential dwelling with detached garage/sleepout - CCC with no Conditions
 2019 - RCLU19/0056 Land Use - Resource Consent To construct an accessory building in front of the principal dwelling and for the dwelling to breach the height recession plane - Completed
 2020 - BCon19/0212.1 Alteration / Amendments to Approved Bcon Alteration.1 Amendment to Bracing. BC Alteration Issued - Under Construction