PROPERTY INFORMATION SHEET

ARIZTO

Address: 7 Karamu Street, Tahwero, Whanganui @ 7-Oct-2026

The "Vendors" have 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 has been provided. 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:
Owned since Jan 1994 (over 32 years). Selling as now downsizing.

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 27 DP 34640**
Record of Title/Identifier: WN11B/813
Val Reference: 13140/67100
Building Age (Circa): **1974**
Current RV: **$540,000 @ 1-Sep-25**
Land Value **$260,000**
Improvements **$280,000**

Rates: @ 1-Jul-26:
Whanganui District Council: $4,458.59
Horizons Regional Council: $544.46
Total Rates: $5,003.05
☑ **Freehold** ☐ Leasehold
☐ Cross Lease (Freehold) ☐ Cross Lease (Leasehold)
☐ Unit Title Stratum (in Freehold) ☐ Unit Title Stratum (in Leasehold)

Specs

Floor Area +/- **160** (m2)
Land Area +/- **652** (m2)
Bedrooms **3** Office/Study **0**
Bathrooms **1** Toilets **1** Living **1**
Kitchen/Dining **1** Laundry **1**

☑ Split Level
☑ Separate Shower & Bath
☑ Separate Living
☑ Separate Toilet
☑ Separate Laundry
☑ Large Single Garage

☑ Workshop
☐ Water softener
☐ Studio
☐ Sleepout
☐ Ramp access
☑ Fenced yard

☐ Garden Shed
☐ Swimming Pool
☑ Patio
☐ Conservatory
☑ Clothesline
☑ Basement Storage

Water Heating
☑ **Electric** ☐ Gas Mains ☐ Gas Bottles ☐ Solar - ☐ Owned or ☐ Leased - Number of panels:
Water Heating (additional notes such as other system, upgrades, cylinder or continuous flow)
Notes: HWC in entrance way cupboard replaced HWC mains pressure cylinder and upgraded pipes July 2026. Rheem all pressure cylinder

Home Heating & Ventilation systems
☑ **Heat pump** ☐ Heat Transfer ☐ Wall panel electric heater
☐ Gas Heater ☐ DVS ☐ Nightstore electric heater
☐ HRV ☐ Electric flame effect fire ☐ Under Floor heating
Notes: Heat pump installed 2018.

Internet
☑ **Fibre Broadband** ☐ ADSL ☐ VDSL ☐ Rural Broadband ☐ Wireless ☐ None

Insulation (council file)

Ceiling: ☑ Yes ☐ No ☐ Unknown Type/Age:
Subfloor: ☑ Yes ☐ No ☐ N/A Type/Age:
Walls: ☑ Yes ☐ No ☐ Unknown Type/Age:

Ceiling - believed still to be original (council file says: fibreglass batts to ceiling).
Subfloor of living part of house - insulation updated 2008.
Walls - believed still to be original (council file says: fibreglass batts to walls).

Water Supply
☑ **Council Mains** ☐ Metered
☐ Restricted feed ☐ Metered
☐ Tank/sTank size: _____
☐ Artesian
☐ Bore - depth
☐ Water Rates: N/A

☐ **Protected Trees**: N/A
☑ **Fruit Trees & Berries**
Lemon, grapefruit and apple.

Sewage
☑ **Council Mains** ☐ Private Septic System - ☐ Tank or ☐ Disposal field type
Last Service Date _____ Service Contract _____

Foundations (council file)
☐ Timber Piles ☐ Concrete Slab and Piles
☐ Unknown ☐ Brick Piles ☐ Concrete Ring
Notes: Council plans show 8" × 6" piles on concrete pads, with 4" × 3" stringers and concrete block foundations to the exterior. Garage on concrete pad.

Roof (council file)
☐ Colorsteel ☑ **Decramastic tiles**
☐ Clay tile ☐ Steel Colourtile
☐ Concrete/Clay Tile ☐ Other: Zincalume
☑ **House Roof Age:** 1974 Original Harvey tile decramastic roof tiles.
Moss & Grime removal by Edwards & Hardy Roofing in 2018 and 2021.
Vendors say roof was also rechipped 2019 - waiting on paperwork to verify.

Joinery
☐ Timber ☑ **Aluminium** ☑ **Single glazed** ☑ **Double glazing** added 2024 to all 3 bedrooms/kitchen/dining

Cladding (council file)

☐ Stucco/Roughcast ☑ Mixed cladding - **concrete block, split stone brick veneer and fibrolite highline.**
☐ Board & Batten ☐ Weatherboard ☐ Split stone
☐ Concrete Block ☐ Timber Weatherboard

Notes: **Exterior repaint of eaves & apex Dec 2019**

Outbuilding(s)

☐ Old storage shed ☐ Woodshed ☐ Mudroom ☐ Gazebo ☐ Garden shed ☑ N/A

Subfloor & Ceiling Access

☑ Floor: See basement storage/tool shed access at the back of house beneath dining room area.
☑ Ceiling: Ceiling access is in the upstairs hallway left hand storage cupboard.

Plumbing (unverified)
Electrical (unverified)

Plumbing - Believed to be original, *apart from* plumbing associated with the new kitchen in 2017 and the new hot water cylinder and associated pipework in 2026. The Council Property File does not specifically identify the type of plumbing materials used.

Electrical - Believed to be original. The home was built in 1974, when TPS wiring was standard residential building practice; however, the Council property file does not specifically identify the type of wiring used.

Standard Chattels covered under vendor warranties

☐ Dishwasher	☑ Heat pump	☑ Stove
☑ Blinds	☑ Curtains	☑ Drapes
☑ Alarm	☑ Extractor fan **(kitchen)**	☑ 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 **x2**
☐ Blinds (motor driven)	☐ Curtains (motor driver)	☐ Bathroom extractor fans
☐ Window coverings	☐ Automatic garage door facility	

Additional Chattels
(covered under vendor warranties)

Heat pump remote (x1)
Clothesline (x1).
Laundry tub (x1)
Workbench in garage (fixed)
Patio umbrella
Patio 2 seater

Excluded Chattels

Old kitchen cabintry in workshop

OPTIONAL

Freezer in laundry

As Is Condition Chattels (excluded from vendor warranties)

N/A

**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'.'.

Keys/Access Cards/Door Codes*

Are there keys available to all external doors, front door, garage/ranch/french/security?

☐ No ☑ Yes Note: internal door to garage has 2 locks but only key for the Yale lock is available.

*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

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:

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

NOTES: **Driveway slopes up and there are stairs to the front entrance + stairs to garage level and to upper level. Common kitchen cleaning products on site,**

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

Vendor comments: 9 Karamu has been owner occupied for decades, the other neighbours at 5 Karamu are tenants. No issues

More information from the vendor:

- New kitchen cabinetry and benchtop 2017 (Kitchen Contours) - no dishwasher or pantry installed as requested by the vendor. (there is room for pantry by the back door)
- Garage has drive-through access to the back of the section with an additional roller door. Garage doors replaced 2017 - one automatic and one manual. Garage door opener replaced Jan 2026 by Dominator. (no paperwork as under warranty)
- Good amount of storage options

COUNCIL PERMITS & CONSENTS ON FILE

1974 - BP/F84527
Building Permit (pre Building Act building App)
DWELLING - Permit

Please also read through the Disclosures that will be provided by the salesperson upon request.