



General Disclosure by Vendor/Property Owner

Property at 17 A Sheehan St Kihikihī

CONFIRMATIONS RELATING TO MATTERS AFFECTING THIS PROPERTY

On the land and generally

1.1 I confirm to you that I am not aware of any issues in relation to the following matters with the exception of those mentioned below or in a latter part of this form.

- a) Hidden or underlying defects with the property Yes No _____ Don't Know
- b) Hazards with regards to the property No _____ Cladding Asbestos Don't Know
- c) Material information in relation to the property Yes No _____ Don't Know
- d) Consents or waivers in relation to the property Yes No _____ Don't Know
- e) Notices or demands in relation to the property Yes No _____ Don't Know
- d) Any unconsented or unpermitted works on the property Yes No _____ Don't know

Notes:

- i) Damage to floor in Bathroom & laundry. Rotten beaching around windows
- ii) No maintenance has been done on the building in the last 10 years.
- iii) Wood burner in the Garage is not connected.
- iv) Shower box not usable.

1.2 The dwelling/s and other structures

I confirm that to the best of my knowledge a **code of compliance** exists for any works done after 1991,

I confirm that works have been done since 1991 and **no code of compliance** exists at this time for those works *See Not (iii)*

I confirm that works have been done prior to 1991 and **there has been a final inspection** or sign-off of the plans

I confirm that works done to the property prior to 1991 have **not been signed off** as completed,

I don't know if any of the above affect my property.

I confirm that to the best of my knowledge that the dwelling is fully insulated, Ceiling Floor and ~~walls~~

- | | | | | | |
|--------------------------|---|---------------------------------------|-------------------------------|-----------------------------------|---|
| The ceiling is insulated | <input checked="" type="checkbox"/> Batts | <input type="checkbox"/> Insul. Fluff | <input type="checkbox"/> Foil | <input type="checkbox"/> Other | <input type="checkbox"/> |
| The floor is insulated | <input type="checkbox"/> Batts | <input type="checkbox"/> Expol | <input type="checkbox"/> Foil | <input type="checkbox"/> Concrete | <input type="checkbox"/> Other <input type="checkbox"/> |
| The walls are insulated | <input type="checkbox"/> Batts | <input type="checkbox"/> Insul Fluff | <input type="checkbox"/> Foil | <input type="checkbox"/> Concrete | <input type="checkbox"/> Other <input type="checkbox"/> |

I confirm that to the best of my knowledge that the property is NOT insulated,

I don't know if my property is insulated.

2 BUILDING REPORTS

I confirm that to the best of my knowledge, the property has **not been** the subject of a recent building report

The property **has been** the subject of a recent building report obtained by: (me) the owner. A recent purchaser.

No defects were highlighted. A list of defects were outlined in the report as shown below.

- (a) _____
- (b) _____
- (c) _____
- (d) _____



3 Potential Weather Tightness issues

- I am not aware of any water tightness issues I am aware of water tightness issues
- The dwelling was built or had alterations in the 1990's/2000's
- The dwelling is constructed of materials that have been known to have weather tightness issues
- I have informed the agent that there are known weather tightness issues
- There are no obvious defects

Based on the above I recommend you advise all purchasers to obtain a building inspection on the property and ask them to pay attention to weather tightness issues.

4. Property Use

Use and Zoning Under the District Plan Residential

4.1 I confirm that I have not received any demand or advice or requisition as to the use of the property, restrictive or otherwise

Signed by Property Owner/Vendor(s)

Name Althorn Shannan Thomson Signature Althorn

Name Chardell Thomson Signature Chardell Thomson

Dated 6 October 2023,

Notes:

Hot water cylinde replaced. 2022
Heat pump 2022 Daikin Inverta
Carpet 2022.