

## Vendor Disclosure

### 1. Insurance:

Are there any settled, current or unsettled claims with your insurer(s) or EQC? Have you ever had any difficulty obtaining insurance cover for this property? Has the property has ever suffered earthquake, water or other damage? If there have been any Insurance Company or EQC claims, please describe fully:

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### 2. Is there any item on or about the property (e.g. any Renovations, Outbuildings?

Insulation, Equipment, Maintenance including access/ roadways) that is not fully paid for (including that added to rates) or will not be paid off in full by the settlement date? If 'Yes' describe fully:

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### 3. Property (historical, current, and future): Describe anything in the property's past or things that may be planned that would be of interest/ concern to a purchaser (e.g. unusual death, neighbourhood issues, hearsay, possible nearby developments):

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### 4. Outbuildings/ Conversions/ Extra Accommodation/ Garage(s)

a) Are they fully City Council compliant for their claimed type of use?

b) Is there anything about them that should be disclosed to buyers?

c) Are they fully operational - completed, power supplied, ready to use?

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5. Is there any missing item or something that does not work correctly or is in a less-than perfect condition? Please include any electrical fittings, appliances, plumbing, locks and keys and remotes to all outside doors, wood burners, heating, security systems and air conditioning and including all of the intended chattels?

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6. Specific faults or issues that are known to the vendor. Are there any known or suspected faults, problems or issues on or about the property (including those that might be uncovered when you shift out with your belongings?) Whether or not you choose to remedy these faults, they should be disclosed now.

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7. Do you intend to complete any repairs, maintenance or improvements (including the remedy of any issues noted in questions 5 and 6) after the listing date and before the settlement date? (Intention only, no obligation) If 'Yes' describe fully here:

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8. Was any part of any building (or alterations to) constructed in 1990 - 2005? (This period is known for potential weather tightness issues.

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9.WATER: Are you aware of any weather tightness or water damage issues (leaks, mould, dampness, flood damage, failed offers, remedial action applied to any problem area(s) or any matter related to water ingress or damage affecting any building forming part of the property)?

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10. Are you aware of the presence of any Dux Qest plumbing, Weatherside cladding or Monolithic cladding or Asbestos inside or outside the property? (Any of these could also have insurance implications

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11. Has any renovation or remedial work or alterations of any type been done? Have any tiled showers been installed? (They will need a CCC) Have any council approvals been applied for?

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12. Is the property on reticulated 'town' water supply, stormwater and sewage? If 'No' describe the property's fresh, grey and brown water arrangements, including details on water schemes, metres, soak pits and septic tanks etc. (including when last serviced):

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13. Will running water (including hot water) and Gas (if connected), and Electricity be fully available for use by the buyer on the settlement date? If 'No', please state why:

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14. Is there any actual or anecdotal evidence of the property having been used currently or in the past for illicit drug purposes, as a P Lab, drug house etc., (regardless of whether the property is now 'clean')? If 'Yes, please detail.

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15. Has any building or any part of the property suffered from flooding? And have there been any blocked pipes, drains or services (sewers, water, gas or communications) or any building subsidence? If 'Yes' state fully:

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16. Is there a Wood burner or similar Fire Appliance? If 'Yes, is it in excellent condition and does it have a Code Compliance Certificate?

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17. Retaining Walls: Are there any on or about the property? If 'Yes, is there a Code Compliance Certificate available? Has any movement or change in the wall occurred or been noticed?

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18. Are there any known issues on or beyond the boundary that may have a negative impact on the value, use or enjoyment of the property by any purchaser? Including but not limited to: Neighbours' activity, building plans, Council encroachments, shared services with neighbours (above or below ground?) If 'Yes' describe fully:

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19. Boundary Fences: Are there any issues, neighbour disagreements or boundary definition problems that @realty and buyers should be aware of?

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20. Rodent, insect and animal issues: Is there any infestation, history of treatment or excessive presence in, on or about the building or land? If 'Yes' describe fully:

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21. Insulation: Is there insulation: in all external walls (ex-garage)? In the ceiling? Underfloor? In the garage (if part of the house)? Does all the known insulation meet current building standards?

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22. If the property is being, or has been, used for rental accommodation, does it meet all current legislative requirements for such buildings?

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23. Is there anything we haven't asked you about that a buyer may be interested in?

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24. If any faults/problems arise after today/ during the selling period, will you advise us?

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25. Are there any easements, covenants, pipes or drainage that run across or through the land that may cause restrictions to any plans a future owner may have? Please provide details:

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Vendor declaration: We declare that any information concerning any aspect of the property and its neighbourhood known to us, that may be of concern to a purchaser has been noted above. If something is discovered subsequently, we will immediately advise @realty in writing. We have not given consent for proposed work to any neighbour, and we do not know of any Local Authority requisitions or encroachments affecting this property. There have been no Insurance Company, or EQC claims that we have not fully disclosed. We have not withheld any known material information about the property, and there is no debt owing on any part of the property, chattels, fixtures and fittings that will not be cleared on or before the settlement date. We are not aware of any defects above or below ground that would affect its weather tightness, durability or habitability. We know that the salesperson is required by law to disclose to potential buyers any known material fact relating to the property and as a result, we give our informed consent to disclose all property information.

**Please sign confirming you have supplied the answers on pages 1, 2, 3, 4, 5 and 6 have read and understood the Declaration above.**

Vendor/s: Sign: \_\_\_\_\_

Print name \_\_\_\_\_

Date: \_\_\_\_\_

**ONE TO SIGN AS REPRESENTATIVE OF ALL VENDORS**

NB: IF THE VENDOR IS AN ABSENTEE OWNER, OR IF THE PROPERTY IS BEING SOLD BY A THIRD PARTY - THAT PERSON IS TO SIGN BELOW AND STATE WHY THEY CANNOT PROVIDE THE REQUIRED INFORMATION.

Representative/s: Sign: \_\_\_\_\_

Print name \_\_\_\_\_

Date: \_\_\_\_\_

Reason: \_\_\_\_\_

INITIALLED: