

10 Armstrong St.

**Property information and
disclosures pack, including
pre offer acknowledgments.**

Property Information and Disclosures

Property Address 10 Armstrong Street Balclutha.
Listing Salesperson/people Mel Kenny.

Vendor to complete the following disclosures at time of listing:

Vendor's Warranties

When completing a Sale & Purchase Agreement, the Vendors Warranties clause requires that:

- a) You have not received any notice or demand and have no knowledge of any requisition or outstanding requirement, from any local or government authority or other statutory body, or under the Resource Management Act 1991; or from any tenant of the property; or from any other party.
- b) You have no knowledge or notice of any fact which might result in proceedings being instituted by or against the vendor or the purchaser in respect of the property.

If you are unable to warrant either of the above, please describe:

Notes:

Insurance

- No Yes Have you ever made any insurance or EQC claims in connection with the property?
- No Yes Have you had any insurance declined, canceled, renewal refused, terms or conditions imposed or claim declined on this property?

If 'YES' to any of the above, please explain:

Property Disclosures (include notes for further detail)

- No Yes Is the vendor aware of any pending works on adjoining properties or in the immediate area, (especially in the event they have signed related agreements or consents to) which may affect a customer's decision to purchase?
- No Yes Are there any areas of concern relating to the property and it's neighbourhood? For example, criminal activity, possible nearby developments, unusual death at the property, neighbourhood disputes, boundary issues, fencing issues or Council Encroachments at the property?
- No Yes Is everything in proper working order, including but not limited to electrical fittings, appliances, plumbing, locks and keys and remotes to all outside doors, wood burners, heating, security systems and airconditioning and including all of the intended chattels?
- No Yes Does the property display characteristics of asbestos presence?
- No Yes Does the property display evidence of the presence of Dux Qest plumbing?
- No Yes Does the property display evidence of the presence of weatherside cladding?
- No Yes Are there keys and/or remotes (if applicable) for every external door?

Insulation: Is there Insulation: in all external walls (ex-garage)? No Yes Unsure
 in the ceiling? No Yes Unsure
 underfloor? No Yes Unsure
 in garage (if part of house)? No Yes Unsure

Additional Notes:

Property Disclosures continued

No Yes Is the property connected to town services? - water, stormwater, sewage?
If, no, describe fully the property's arrangements and detail servicing arrangements, including when last serviced?

No Yes Will there be water/electricity/gas available for the new owner on settlement?

No Yes Is there any evidence of the property having been used, currently or in the past as a methamphetamine laboratory? If, yes, please detail:

If, yes, was the property professionally remedied? No Yes
Can you provide evidence of this? No Yes

No Yes Does the property have a wood burner or open fire? place?
When was it last serviced? _____
Does it have a Code Compliance Certificate or Permit? No Yes N/A

No Yes Are there any retaining walls on or about the property?
Is there a Code Compliance Certificate or Permit available (where applicable)? No Yes N/A
Is there any evidence of movement in the wall/s? If so please explain No Yes

No Yes Has any building or any part of the property ever been subject to flooding, landslip or earthquake damage?

No Yes Is there or has there been previously been any blocked pipes, drains or services, including communications, sewer, water and gas?

No Yes Is there any evidence or issues relating to the structural integrity of the dwelling, e.g. building subsidence, signs of movement, walls removed?

No Yes Have the appropriate Permits or Code Compliance Certificates been issued for the property including renovation work completed after the original build?

No Yes Have any fully-tiled showers been installed? (They will need a CCC)

No Yes Is there any evidence of current or past insect, rodent or animal issues on the property?

Borer. I've treated yearly for the past 11 years, and little to no active borer now.
Are there Outbuildings/ Conversions/ Extra Accommodation/ Garage(s) Yes No

a) are they fully City Council compliant for their claimed type of use? No Yes N/A

b) is there anything about them that should be disclosed to buyers? No Yes

c) are they fully operational (completed, permanent power supplied etc)? No Yes

No Yes If the property is a rental property does the home met the "healthy homes" requirements?
The healthy homes standards became law on 1 July 2019. The healthy homes standards introduce specific and minimum standards for heating, insulation, ventilation, moisture ingress and drainage, and draught stopping in rental properties. All private rentals must comply within 120 days of any new or renewed tenancy after 1 July 2021, with all private rentals complying by 1 July 2025. see www.tenancy.govt.nz
 N/A
 Unsure

No Yes Unsure N/A If the property is a Unit Title, Cross Lease, Company Share and/or has a Body Corp or has special rules of occupation, is there any limitation on normal residential activity (e.g. having pets, tenants, parking vehicles etc.)

Additional Notes: (if required)

Property Disclosures continued

Leaks Disclosure

No Yes Was any part of any building (or alterations to) constructed in 1990 – 2005? (This period is noted for potential weathertightness issues.

No Yes WATER: Are you aware of any weathertightness or water damage issues past or present (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)? If 'Yes' describe fully:

Prior roof had internal spawings. There had been small leaks inside house. House was re-roofed with external spawings few yrs ago,

Documents provided by the Vendor

The following will be made available to buyers via the buyer document link upon request. Agent will note or cross out all the documents available and if provided tick to confirm they are in the Buyer Info Pack.

- LIM Available Uploaded to Buyer Documents
- Title & Instruments Available Uploaded to Buyer Documents
- Building report Available Uploaded to Buyer Documents
- CCC Available Uploaded to Buyer Documents
- HH report Available Uploaded to Buyer Documents
- RC Available Uploaded to Buyer Documents
- Building Consents Available Uploaded to Buyer Documents

Any relevant certificates like Safe & Sanitary reports, QC data, Insulation or COA certificates? Uploaded to Buyer Documents

Electrical COCS

Other Uploaded to Buyer Documents

The client(s) undertake to disclose to ownly and the listing salesperson (in writing - addressed to the listing salesperson) details of any water penetration issues that they become aware of between listed date and sold date. Additional Notes: (if required)

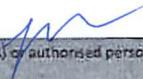
This section is to be maintained during the course of the listing by the salesperson.

If I am aware, or become aware during the course of the listing, that (under ownly or any agency);that there has been an accepted offer within the last twelve months on the property that did not progress to confirmation or settlement, or a potential Purchaser withdrew an offer on the basis of a professional report or was unable to arrange finance or insurance because of an issue with the property, it will be explained below, together with our understanding of the reason for the failure, if it is known.

Salespersons notes: If I become aware during the course of the listing of any Disclosure issues (that were not disclosed elsewhere in this document) I will note them here or on the supplementary page attached:

Vendor Declaration

"The above information has been provided to the best of our knowledge, accurately and in good faith. If we are aware of any defects above or below the ground that could affect the property's weathertightness, durability or habitability we have disclosed them herein. Anything discovered subsequently will be disclosed to the salesperson in writing. We understand the information in this document or subsequent information provided is required by law to be disclosed to Purchasers".

Janine Ogden		19.2.26
Name	Signed by the Vendor(s) or authorised person	Date
Name	Signed by the Vendor(s) or authorised person	Date
Name	Signed by the Vendor(s) or authorised person	Date
Name	Signed by the Vendor(s) or authorised person	Date

CERTIFICATION OF ELECTRICAL SAFETY COMPLIANCE

COWLEY ELECTRIC
dairy & pump

0304

Customer: Janine Ogden

Installation address: 10 Armstrong Street

Job No. _____

ICP No. _____

Unique ID _____

1 Description of work:

Number of attachments: _____

Replace old rubber cabling in house and install new MCBs and RCD's. Replace main Earth and mains cable from Mains entry.

2 The risk of this work is:

Low skip to section 9

General complete steps 3, 4, 5, 6, 8

High complete steps 3, 4, 5, 6, 7, 8

3 This work has been done in accordance with

Part 2 of AS/NZS 3000

Part 1 of AS/NZS 3000*

Additional standards this work complies with: _____

4 Supply system is suitable for:

230/400 V MEN system

Other

5 This work has been carried out in accordance with a Certified Design:

Certified design (attached) Name of issuer of certified design: _____ YES NO

Supplier declarations of conformity (attached) Please list certificate serial numbers or web address: _____

Manufacturers instructions used or relied in this work Please attach or list web address: _____

6 All parts of the installation are safe to connect to a power supply:

Please detail which parts are NOT safe to connect: _____ YES NO

7 RECORD OF INSPECTION (if required)
The aspects of the work which make it high risk are:

Inspector: E. J. M. Price 1905

<input checked="" type="radio"/> Work on mains	<input type="radio"/> Electromedical	<input type="radio"/> Mains parallel generation	<input type="radio"/> High voltage*	<input type="radio"/> Work to part 1 of AS/NZS 3000*
<input type="radio"/> Photovoltaic	<input type="radio"/> Hazardous area	<input type="radio"/> Animal stunning	<input type="radio"/> Mines	<input checked="" type="radio"/> Work on main earthing system

8 CERTIFICATE OF COMPLIANCE

I confirm that I am satisfied that the work detailed in this certificate of compliance has been done lawfully and safely, and that the information contained in this certificate is correct and accurate.

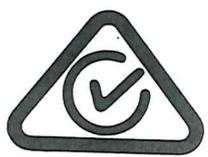
Date of work performed	<u>24/9/18</u>
Certified by	<u>Ben Rattery</u>
Registration No.	<u>E258786</u>
Date	<u>24/9/18</u>
Signature	<u>[Signature]</u>

Name and registration no. of all workers attached

9 ELECTRICAL SAFETY CERTIFICATE

I am satisfied that the work detailed in this electrical safety certificate is completed and the installation or related parts installation is connected to a power supply and is safe to use.

Date of connection	<u>24/9/18</u>
Connected by	<u>Ben Rattery</u>
Registration No.	<u>E258786</u>
Date	<u>24/9/18</u>
Signature	<u>[Signature]</u>



COWLEY ELECTRICAL DAIRY & PUMPS
Cnr Elizabeth & James Streets, Balclutha 9230
Phone: 03 418 3851 - 24hrs Email: balclutha@cedp.co.nz

CUSTOMER COPY

CERTIFICATION OF ELECTRICAL SAFETY COMPLIANCE

Customer: J Ogden

0027

Installation address: 10 ARMSTRONG S.T.

Job No. _____

ICP No. _____

1 Description of work:

Number of attachments: _____

Unique ID _____

INSTALLATION OF CIRCUIT BREAKERS AND
RCD'S REPLACING REWIRABLE FUSES
FITMENT OF METERBOX TO HOUSE METERS

Risk of this work is:

- Low *skip to section 9*
- General *complete steps 3, 4, 5, 6, 8*
- High *complete steps 3, 4, 5, 6, 7, 8*

3 This work has been done in accordance with

- Part 2 of AS/NZS 3000
- Part 1 of AS/NZS 3000*

Additional standards this work complies with: _____

4 Supply system is suitable for:

- 230/400 V MEN system
- Other

5 This work has been carried out in accordance with a Certified Design:

YES NO

Certified design (attached)

Name of issuer of certified design: _____

Supplier declarations of conformity (attached)

Please list certificate serial numbers or web address: _____

Manufacturers instructions used or relied in this work

Please attach or list web address: _____

6 All parts of the installation are safe to connect to a power supply:

YES NO

Please detail which parts are NOT safe to connect

7 RECORD OF INSPECTION (if required)

The aspects of the work which make it high risk are:

Inspector: E.J. McPhee 1903

- | | | | | |
|--|--------------------------------------|---|-------------------------------------|---|
| <input checked="" type="radio"/> Work on mains | <input type="radio"/> Electromedical | <input type="radio"/> Mains parallel generation | <input type="radio"/> High voltage* | <input type="radio"/> Work to part 1 of AS/NZS 3000 |
| <input type="radio"/> Photovoltaic | <input type="radio"/> Hazardous area | <input type="radio"/> Animal stunning | <input type="radio"/> Mines | <input type="radio"/> Work on main earthing system |

* certified design req

8 CERTIFICATE OF COMPLIANCE

I confirm that I am satisfied that the work detailed in this certificate of compliance has been done lawfully and safely, and that the information contained in this certificate is correct and accurate.

Date of work performed	<u>14/5/19</u>
Certified by	<u>B.L. CAFFELL</u>
Registration No.	<u>E203</u>
Date	<u>14/5/19</u>
Signature	<u>B.L. Caffell</u>

Name and registration no. of all workers attached

9 ELECTRICAL SAFETY CERTIFICATE

I am satisfied that the work detailed in this electrical safety certificate is completed and the installation or related parts installation is connected to a power supply and is safe to use.

Date of connection	_____
Connected by	_____
Registration No.	_____
Date	_____
Signature	_____



CERTIFICATION OF ELECTRICAL SAFETY COMPLIANCE

COWLEY ELECTRICAL
dairy & pumps

Customer	Janine Ogden	No. 1002	
Installation address	10 Armstrong st Balclutha	Job No.	—
		ICP No.	—

1 Description of work:	Number of attachments:	Unique ID
Replace floor mount heat pump, install isolator and cable from isolator to outdoor unit.		

2 The risk of this work is:	3 This work has been done in accordance with	4 Supply system is suitable for:
<input type="radio"/> Low <i>skip to section 9</i> <input checked="" type="radio"/> General <i>complete steps 3, 4, 5, 6, 8</i> <input type="radio"/> High <i>complete steps 3, 4, 5, 6, 7, 8</i>	<input checked="" type="radio"/> Part 2 of AS/NZS 3000 <input type="radio"/> Part 1 of AS/NZS 3000* Additional standards this work complies with:	<input checked="" type="radio"/> 230/400 V MEN system <input type="radio"/> Other

5 This work has been carried out in accordance with a Certified Design: <input checked="" type="radio"/> YES <input type="radio"/> NO	
<input type="radio"/> Certified design (attached) <input checked="" type="radio"/> Supplier declarations of conformity (attached) <input type="radio"/> Manufacturers instructions used or relied in this work	Name of issuer of certified design: Please list certificate serial numbers or web address: <u>JARussel.co.nz</u> Please attach or list web address:

6 All parts of the installation are safe to connect to a power supply: <input checked="" type="radio"/> YES <input type="radio"/> NO
Please detail which parts are NOT safe to connect

7 RECORD OF INSPECTION (if required) The aspects of the work which make it high risk are:					Inspector:
<input type="radio"/> Work on mains	<input type="radio"/> Electromedical	<input type="radio"/> Mains parallel generation	<input type="radio"/> High voltage*	<input type="radio"/> Work to part 1 of AS/NZS 3000*	
<input type="radio"/> Photovoltaic	<input type="radio"/> Hazardous area	<input type="radio"/> Animal stunning	<input type="radio"/> Mines	<input type="radio"/> Work on main earthing system	

8 CERTIFICATE OF COMPLIANCE	
I confirm that I am satisfied that the work detailed in this certificate of compliance has been done lawfully and safely, and that the information contained in this certificate is correct and accurate.	
Date of work performed	6/3/22
Certified by	Cameron Scott
Registration No.	EW146483
Date	6/3/22
Signature	CAScott
<input type="radio"/> Name and registration no. of all workers attached	

9 ELECTRICAL SAFETY CERTIFICATE	
I am satisfied that the work detailed in this electrical safety certificate is completed and the installation or related parts installation is connected to a power supply and is safe to use.	
Date of connection	
Connected by	
Registration No.	
Date	
Signature	

 Dave Sleeman

COWLEY ELECTRICAL DAIRY & PUMPS
Cnr Elizabeth & James Streets, Balclutha 9230
Phone: 03 418 3851 - 24hrs Email: balclutha@cedp.co.nz

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