

**The following are items and improvements we have made to the property
that may be of interest to a buyer:**

- **Installed 2019:** Rhino Carpet, long pile *by Carpet Court, Waikanae.*
- **Installed 2019:** HRV System throughout the house and an additional heat transfer system installed in dining room, guest bedroom, office and twin bedroom *by HRV Palmerston North.*
- **Installed 2020:** New Deck. Radiata Pine with grip tread paint on 3 entranceways into the house; back door, laundry door and lounge sliding door.
- **Installed 2020:** Insect screens installed on backdoor, 3 kitchen windows, front door, laundry door and ranch slider in the lounge *by Weathermaster.*
- **Installed 2021:** Double-glazing on all kitchen windows plus bedrooms one, two and three downstairs *by The Double-Glazing Company (Wellington) Limited (now trading as Eversure Double Glazing).*
- **Installed 2022:** First Flush system on main water tank fitted *by Campbell's Water Centre, Levin.*
- **Installed 2022:** UV steriliser system fitted to house water supply *by Campbells Water Centre, Levin.* Serviced yearly in MAY/JUN.
- **Installed 2024:** Bath removed and new shower and vanity installed in the main bathroom *by Valley Building Projects Ltd.*
- **April 2024:** New filter installed in HRV system *by HRV Palmerston North.*
- **February 2025:** New vinyl and carpet installed in Granny Flat *by Carpet Court, Levin.*
- **February 2025:** Wood laminate installed in kitchen, bathroom, laundry and toilet *by Carpet Court Levin.*
- **March 2025:** New Dishwasher *from Harvey Norman, Paraparaumu.*
- **March 2025:** Both water tanks vacuumed *by Clean Water Solutions, Levin.*
- **May 2025:** House water-filter and UV light replaced *by Campbell's Water Centre, Levin.*
- **May 2025:** PSL Smoke alarms x 8 fitted (10-year battery life).
- **May 2025:** PSL Heat/Fire Alarms x 4 fitted (10-year battery life).
(Both alarm types are wirelessly interconnected and have a smoke alarm remote for testing and alarm silencing).
- **August 2025:** New drapes, roman blinds and bamboo venetians fitted throughout the main house *by Harrisons Curtains and Blinds.*
- **August 2025:** Bamboo venetians blinds installed in Granny Flat *by Harrisons Curtains and Blinds.*
- **December 2025:** Septic tank emptied and cleaned *by Tatana Contracting Limited.*

There are 2 water tanks:

- 1 x fibreglass 10,000L
- 1 x concrete 20,000L. Tank is 22,000L but it cannot be completely filled due to the gutter height of the house. It is below the top of the tank so about 2000L (circa) is short.

Additional Info:

- 1x Tahitian Lime Tree
- 1x Meyer Lemon Tree
- 1x Tamarillo Tree
- 1 x Hass Avocado Tree
- 1x Blackboy Peach Tree
- 1x Protea (Pacific Queen)
- 3x Red Kaka Beak (NZ Native).
- Ride-on mower with trailer up for offer.

Granny Flat

Looking the LIM report the bathroom and toilet are permitted however we cannot find anything about the kitchen. There is a letter on the LIM report from the permit requester asking a question around the classification of the Granny Flat by the builders however no reply is recorded in the 2015 LIM report we have.

We have been advised by the Council we are paying higher rates for a 2nd dwelling (via phone call) as we received 2 recycling bins when the Council issued them to all households a few years ago. That would imply a compliance but there is nothing I can see that specifically states that.

We will contact the Council on Monday and see if we can clarify this. Worst case scenario, the kitchen is not permitted. When we purchased the property in 2015, Jan Sparrow (Harcourts) advised that if we removed the wired-in stove (which we did), then this would not be "seen" as a 2nd dwelling.

Kind regards

John & Deb Moffatt

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RD 20
Levin 5570

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Certificate of Analysis

Page 1 of 2

Client: Action Property Services Limited	Lab No: 3935042	A2Pv1
Contact: Glenn Clover	Date Received: 10-Jul-2025	
C/- Action Property Services Limited	Date Reported: 11-Jul-2025	
9 Parata Street	Quote No: 110690	
Waikanae 5036	Order No:	
	Client Reference: 85 Florida Rd, Ohau	
	Add. Client Ref: Date Sampled: 4/7/25	
	Submitted By: Glenn Clover	

Sample Type: Building Material

Sample Name	Lab Number	Sample Category*	Sample Weight on receipt (g)	Asbestos Presence / Absence	Description of Asbestos in Non Homogeneous Samples
85 Florida Ceiling	3935042.1	Textured Coating	0.68	Asbestos NOT detected. Organic fibres detected.	N/A

Glossary of Terms

- Loose fibres (Minor) - One or two fibres/fibre bundles identified during analysis by stereo microscope/PLM.
 - Loose fibres (Major) - Three or more fibres/fibre bundles identified during analysis by stereo microscope/PLM.
 - ACM Debris (Minor) - One or two small (<2mm) pieces of material attached to fibres identified during analysis by stereo microscope/PLM.
 - ACM Debris (Major) - Large (>2mm) piece, or more than three small (<2mm) pieces of material attached to fibres identified during analysis by stereo microscope/PLM.
 - Unknown Mineral Fibres - Mineral fibres of unknown type detected by polarised light microscopy including dispersion staining. The fibres detected may or may not be asbestos fibres. To confirm the identities, another independent analytical technique may be required.
 - Trace - Trace levels of asbestos, as defined by AS4964-2004.
- For further details, please contact the Asbestos Team.

Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively simple matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis. A detection limit range indicates the lowest and highest detection limits in the associated suite of analytes. A full listing of compounds and detection limits are available from the laboratory upon request. Unless otherwise indicated, analyses were performed at Hill Labs, 28 Duke Street, Frankton, Hamilton 3204.

Sample Type: Building Material

Test	Method Description	Default Detection Limit	Sample No
Asbestos in Bulk Material			
Sample Category*	Assessment of sample type. Analysed at Hill Laboratories - Asbestos; 204 Thorndon Quay, Wellington.	-	1
Sample Weight on receipt	Sample weight (approximate). Analysed at Hill Laboratories - Asbestos; 204 Thorndon Quay, Wellington.	0.01 g	1
Asbestos Presence / Absence	Examination using Low Powered Stereomicroscopy followed by 'Polarised Light Microscopy' including 'Dispersion Staining Techniques'. Analysed at Hill Laboratories - Asbestos; 204 Thorndon Quay, Wellington. AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples.	0.01%	1
Description of Asbestos in Non Homogeneous Samples	Form, dimensions and/or weight of asbestos fibres present. AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples.	-	1

These samples were collected by yourselves (or your agent) and analysed as received at the laboratory.

Testing was completed between 10-Jul-2025 and 11-Jul-2025. For completion dates of individual analyses please contact the laboratory.

Samples are held at the laboratory after reporting for a length of time based on the stability of the samples and analytes being tested (considering any preservation used), and the storage space available. Once the storage period is completed, the samples are discarded unless otherwise agreed with the customer. Extended storage times may incur additional charges.

This certificate of analysis must not be reproduced, except in full, without the written consent of the signatory.

A handwritten signature in blue ink, appearing to read 'Emma Morrison', with a stylized flourish at the end.

Emma Morrison BSc
Laboratory Technician - Asbestos