

10A Tisdall Street, Karori
Additional Disclosures and Further Information
May 2023

The following list covers the disclosures known at time of listing and those that have come to light since listing. It also includes information about the property as provided by the vendor. All buyers are advised to make their own investigations and seek legal advice prior to making an offer.

- 1: The vendor commissioned a building report, in April 23, prior to listing on the market. The building company was ProCheck. The building report identified the following issues as advised to me by the vendor. All buyers are advised to commission their own building inspection and be satisfied in all respects prior to making an unconditional offer – or make any offer subject to a building report at least. I have seen the report. Ray White Leaders do not pass on Building reports. Buyers are welcome to contact the builder ProCheck.
 - 1a: The vendor advised they have replaced the roof nails with TEK screws.
 - 1b: The shower leaks. It is likely that any new owner can address this when upgrading the bathroom.
 - 1c: The vendor has advised they have fixed the doorstep to the basement
 - 1d: The vendor has advised they have sealed up the external penetrations as identified in the building report
 - 1e: The vendor has advised they have replaced the battery in the smoke alarm, that the smoke alarm hardwired and is monitored by a security company. This includes the smoke detectors. Buyers are advised to check what this means.
 - 1f: The vendor has advised they have fixed the handrail to the downstairs bedroom/study.
 - 1g: The vendor has advised they have identified the leak in the garage, fixed it, replaced the skirtings and painted the inside.
- 2: The DVS system is not operating
- 3: The house has gas central heating, gas hotwater and a gas hob.
- 5: The property is a cross lease title with the house behind. The vendor isn't aware of any defects on the flats plan but buyers are advised to talk to their lawyer.
- 6: Vendor painted the house about a year ago.
- 7: LIM – items of interest
 - Page 3: Changes under the Proposed District Plan have not been included in this LIM
 - Page 5: property is a cross lease
 - Page 7: property is zoned outer residential
 - Property is near to an open space A area
 - Property is near to an area zoned as Centre
 - Property is close to an area zoned educational (St Teresas school)
 - Property is close to an education precinct
 - Page 8: There are subdivision consents for this property

- Page 9: Consent for adjoining properties – buyers are advised to enquire about these directly with the council - SR 65485 and 96808
There is a record of consents with this property.
- Page 10: There is a record of water rates with this property.
There is a record of building permits with this property
- Page 11: There is a record of building consents with this property.
- Page 15: High wind zone
- Page 16: There is a record of weathertightness issues, that the council are aware of.
The vendor replaced the north wall – see the consents on pages 64 and 65.
- Page 17: There is a record of a public wastewater main on this property.
- Page 53: Details of the 1992 subdivision
- Page 62: Details of the consent and permissions.
- Page 64: Complete building consents
- Page 65: Ditto

These disclosures form part of the sale and purchase agreement and must be attached to any offer. All buyers have been advised to make their own independent enquiries and seek legal advice prior to making an offer.

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