

THE
Collective
REALTY

For Sale

8 Merchiston Street, Anderson's Bay



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LAWRENCE
PEETERS



8 Merchiston St, Anderson's Bay

Scan to view property



LAWRENCE PEETERS

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021 992 993

lawrence@thecollectiverealty.co.nz

lawrencepeeters.co.nz

THE
Collective
REALTY





GAS SAFETY CERTIFICATE

Client Name:

Reference or Job #: ICP (if known):

Location of installation: (enter an identifier such as registration number for relocatable installations)

Number & Street:

Suburb:

Town / City: Postcode:

Description of gasfitting work:

Service Rinnai hot water califont, test gas system

Parts of the gas installation to which this certificate applies: All

Date of connection or completion
(if different from date of certifying connection):

Name and registration number of anyone
who carried out work under supervision:

By signing this document I confirm that the work described in this Gas Safety Certificate, and the installation or part installation is connected to a gas supply and is safe to use.

Certifier Signature:

Name of person authorised to certify the connection:

Registration number: Certificate Issue Date:

Outline any additional information attached:

This Gas Safety Certificate confirms that the gasfitting work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.



RetroWood Otago Ltd
85 Hillside Road
South Dunedin
Dunedin 9012
Email: john@retrowood.nz (mailto:john@retrowood.nz)
Phone : 0272 908150

15/01/2021

8 Merchiston Street
Andersons Bay
Dunedin



Dear Mike

Thank you for the opportunity to quote for an upgrade of the character timber windows in your home.

Our EVS solution is well suited to transform these windows into triple glazed panels as well as protect and preserve them without needing to replace them.

The benefit to you being a warmer, quieter, and healthier home! Also you can retain all the rich character that Lead light, stained glass and astragal windows give to your home! I have also included pricing for traditional Retrofit Double glazing, but bear in mind that this requires the removal of the astragals and existing glass and as it is only 'Double Glazing' the insulation 'R' value is less than the EVS Triple Glazed system.

Please see below for a summary of your pricing options and a breakdown of pricing for individual window sets.

The breakdown includes Standard and Low E glass options for our EVS 'Triple' Glazed panels (EVSx2 & EVSx3) and the traditional 'Retro' Double glazed options (SGU & IGUx2) as well. Please note that the sash restoration and painting costs have been listed separately at the end of the quote under "Paint Specification". This work is required prior to installation of the EVS Double Glazing Panels and can be arranged by you or completed by us for the listed price. Our painting preparation price only covers the painting of the exterior faces of the sashes, it does not include the sash interiors, any of the frames, rebates or sills. I have not allowed for any scaffolding cost within this quote. If window work was to progress independently of other maintenance work then scaffolding would need to be arranged. We can arrange this if need be.

If you require rusty hinges replaced, we can do this at \$79 per set.

Interior thermal draught seals can be supplied and fitted for \$95 per window and \$150 per door. These are recommended for your opening windows, especially where draughts can be felt (Details of these can be found on an info sheet at the end of this quote)

There are links to detailed information sheets for each specific option, just click on the 'More Info' tab, but please do not hesitate to contact us if you would like further information or clarification.

Should you wish to proceed, please confirm your acceptance of the attached quotation by way of return email. If your quotation includes multiple options, please specify which option you would like to proceed with. We are also happy for you to accept parts of the quote for specific windows or rooms.

Our current lead time from acceptance of the quotation, to installation commencing is approximately 6-8 weeks.

If you have any questions, please do not hesitate to contact me.

John Stanway
Manager



John Stanway

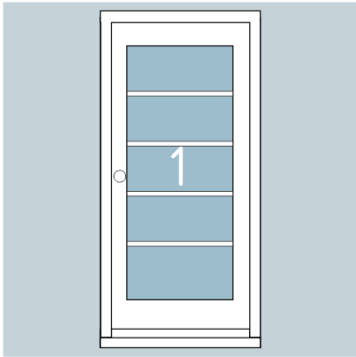
0272 908150

john@retrowood.nz

Code	Product	Product info	Total Price(Incl GST)
	 22 Panels		
SGU	 EVS	More Info (https://evsglazing.nz/pdf/EVS%20Retro%20Clear%20Specifcation%20Sheets.pdf)	\$14,659
IGUX2	 EVS	More Info (https://evsglazing.nz/pdf/EVS%20Retro%20Low-E%20Specifcation%20Sheets.pdf)	\$15,538
EVSx2	 EVS	More Info (https://dash.evsapp.nz/assets/attachments/EVSTripleClearSpecifcationSheets1605033884.pdf)	\$9,773
EVSx3	 EVS	More Info (https://evsglazing.nz/pdf/EVS%20Triple%20Low-E%20Specifcation%20Sheets.pdf)	\$10,652

Dining

1 Panel Entry B



SGU	IGUX2	EVSx2	EVSx3
\$1,680	\$1,796	\$1,379	\$1,495

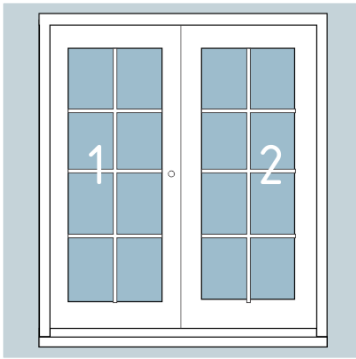
Notes

Small rot repair to the base rail of the side light.



Dining

2 Panel Entry D

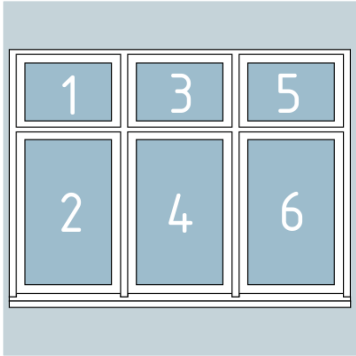


SGU	IGUX2	EVSx2	EVSx3
\$2,911	\$3,082	\$2,235	\$2,405



Living

6 Panel Window A

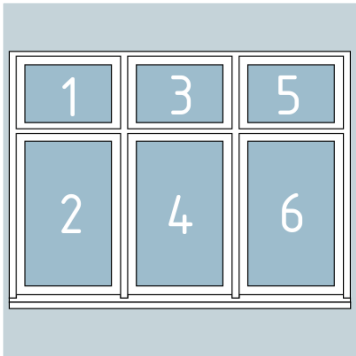


SGU	IGUX2	EVSx2	EVSx3
\$2,376	\$2,536	\$1,678	\$1,839



Lounge

6 Panel Window A



SGU	IGUX2	EVSx2	EVSx3
\$3,793	\$4,002	\$2,359	\$2,568

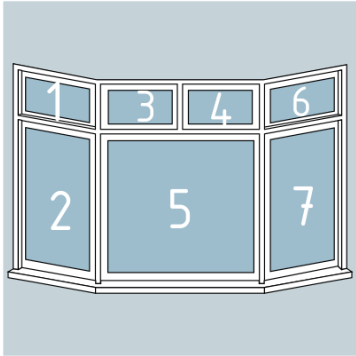
Notes

Price includes the supply and fitting of a new replacement sash for a rotten sash



Lounge

7 Panel Window B



SGU	IGUX2	EVSx2	EVSx3
\$3,899	\$4,123	\$2,122	\$2,347



Terms

Clarifications

Our quotation includes for a 10-year guarantee on our workmanship and materials.

The EVS system is built from PVCu and can be painted to match your existing colour scheme. Painting is not included in our quotation. Sash

Preparation and repairs to the existing putty edges, with a paint finish in either white or black is required prior to EVS installation, we have priced this separately at the end of our quote under "Paint Specification".

Where we are installing new timber, or disturbing existing timber as part of our works, this will be left primed. No allowance has been made for painting the existing window surfaces. We recommend that you engage the services of a professional painter for the best advice on preparing and painting your windows.

Unless specifically noted in the breakdown, this quotation does not include for repairing or replacing rotten timber sashes or frames or the replacement of existing cracked, scratched or damaged glass. If you require replacement glass, or if rot is discovered during our works, we will advise you on the additional costs associated with repairing the affected windows.

This quotation is based on the works being undertaken during our normal business hours, which are 8am – 5pm Monday to Friday.

This quotation is valid for 30 days.

Payment

Upon acceptance of this quotation, we will issue you with an invoice for a 35% deposit, payable within 7 days. Installation cannot commence until this deposit payment is received.

A final invoice will be issued upon completion of the works. Full payment is required within 7 days of the final invoice. Interest and collection fees may be added to late payments if necessary.

All materials remain the property of Licenced Sales Installer until payment is received in full.

Thank you for supporting our local business, we are happy to answer any questions that you may still have.

Preparation and Painting

The overall the condition of your windows is average to good. The paint work is worn and flaking in places with only a few small rot pockets found.

EVS Triple Glazing Process

(Retain existing glazing and make into triple glazed finish)

- 1 Check for rot (If rot is discovered we will discuss options and costs with you)
- 2 Scrape back any loose paint, fill holes and repaint sash exterior face where necessary
- 3 Touch up edge putty and repaint to match window colour
- 4 Fabricate EVS panels and install onto the timber sashes
- 5 Apply a paint finish coat to the outside face of the sash to match exterior colour

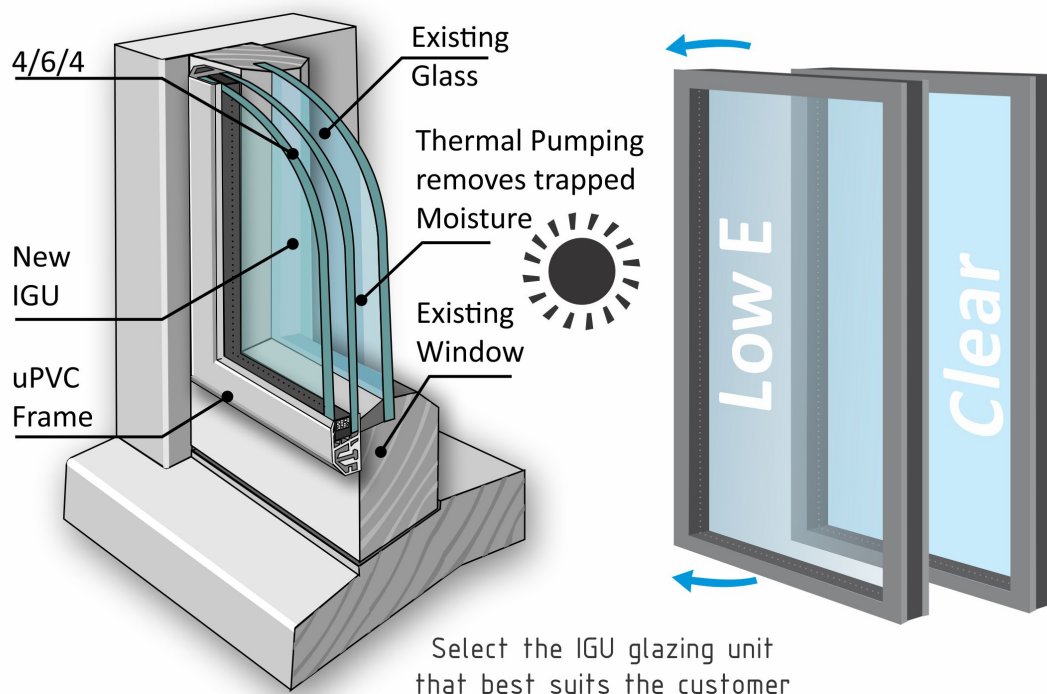
Retro Double-Glazing Process

- 1 Check for rot (If rot is discovered we will discuss options and costs with you)
- 2 Remove sashes, Rout out sashes to make room for new glazing unit
- 3 Scrape back any loose paint, fill holes and repaint sashes exterior where necessary
- 4 Install new glazing units with new timber beads, reinstate sashes in frames
- 5 Apply a paint finish coat to the outside face sashes and new double glazed wooden beads to match existing colour

Paint Specification	Paint Names	#Pans	Total Prices
	Vivid White	22	\$ 2585.00

Paint Specification	Paint Names	#Pans	Total Prices
	Totals	22	\$ 2585

EVS Triple Glazing provides leading performance



How it Works

EVS uses the simple idea of adding a new double glazing panel to an existing window which provides for a higher performance panel with less time and cost to install it. The space between the old and new panels is vented to prevent trapped moisture causing premature failure and fogging.

EVS Triple Clear

EVS Triple Clear allows for the sun's warmth to come in while its high performance insulation keeps the cold and damp away. The existing glazing panel boosts the IGU's performance.

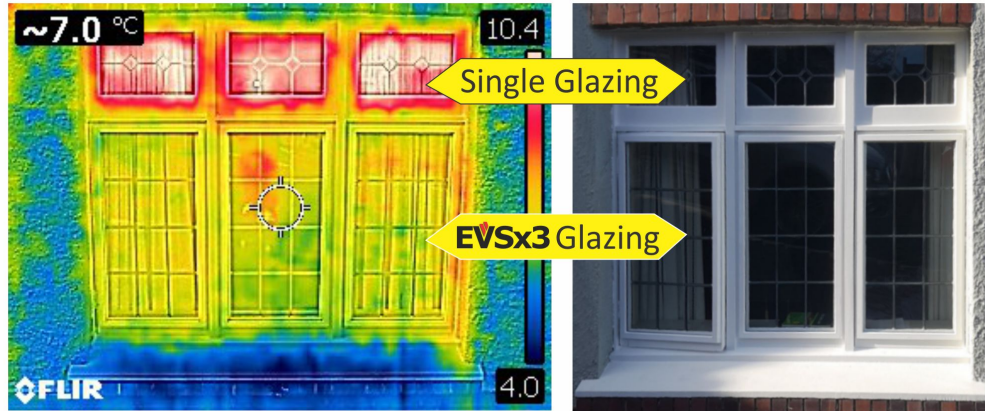
EVS Triple Low-E

EVS Triple Low-E is the highest performing solution available for retro glazed windows. Made up of a low-e coating with Argon gas in conjunction with the existing window to deliver the best R-Value.

	Single Glazing	Secondary Glazing Film	Retro x2 Clear	Retro x2 Low-e	EVS Triple Clear	EVS Triple Low-E
Heat Loss Reduction	X	✓	✓	✓	✓	✓
Noise Reduction	X	X	✓	✓	✓	✓
Condensation Reduction	X	✓	✓	✓	✓	✓
UV Protection	X	X	X	✓	X	✓
Permanent	✓	X	✓	✓	✓	✓
*Fog Reduction	X	X	✓	✓	✓	✓
Non Obtrusive	✓	X	✓	✓	✓	✓
*R Values	R-0.19	R-0.34	R-0.32	R-0.53	R-0.44	R-0.59

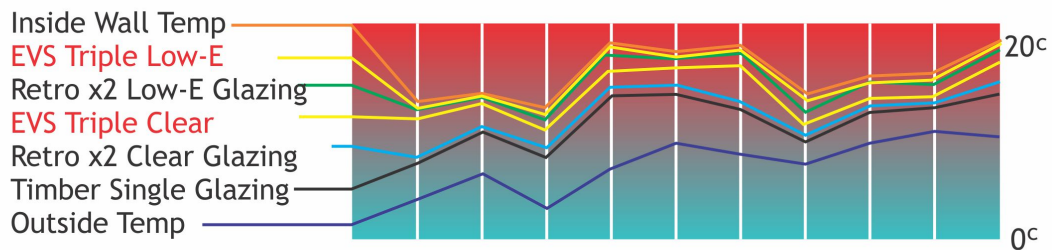
*R-Values are calculated on an average sized timber framed casement window and may change for different sizes and specifications

EVS Triple glazing protects from heat loss



EVS provides top performance insulation

Temperature readings from around a home with different glazing systems. EVSx2 preforms well above standard Double Glazing and just below top of the range Xcel Glazing



EVS protects your windows from condensation



These windows were photographed part way through the EVS installation process and record the dramatic improvement of condensation reduction compared to the single glazing panels. Condensation can be totally eliminated by using adequate ventilation systems, but EVS helps to reduce the damaging effects of condensation and moisture from your windows through increased thermal performance.



Licenced EVS Installer

85 Hillside Road South Dunedin
Phone 03 455 0957
Email: info@retrowood.nz
Web: www.retrowood.nz

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The EVS system is built from PVCu and can be painted to match your existing colour scheme.

Painting is not included in our quotation.

Preparation and repairs to the existing putty edges, with a paint finish in either white or black is included.

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Thank you for supporting our local business, we are happy to answer any questions that you may still have.



EVS RETRO GLAZING

10 x 10 Guarantee



EVS Glazing provides a 10 year Guarantee on a range of factors that will ensure ongoing performance of window protection. Any faults identified in the Product or Workmanship within the Guarantee period will be repaired or replaced. The Customer is required to paint their EVS frames within 6 months, so they can request their Guarantee, which will be back-dated to the date that installation was completed.

Guarantee		EVS Triple Clear 8 x 10	EVS Triple Low-E 9 x 10	EVS Triple Low-E Toughened 10 x 10
1	Product Frame and Glass	✓	✓	✓
2	Product Installation	✓	✓	✓
3	Protection against Heat Loss	✓	✓	✓
4	Protection against Condensation	✓	✓	✓
5	Protection against Noise	✓	✓	✓
6	Internal Mould / Rot Protection	✓	✓	✓
7	External Mould / Rot Protection	✓	✓	✓
8	Protection against Weather	✓	✓	✓
9	Protection against UV		✓	✓
10	Protection against Projectiles			✓

Limitations of Guarantee

EVS Glazing is a product designed to be used with existing timber framed windows and as such EVS doesn't offer any warranty in relation to the condition of the existing glass, timber or paintwork that may contain damage, markings, dust or imperfections. These items may be noted and addressed within the scope of the quote, but it is the responsibility of the owner to ensure these imperfection are addressed to their satisfaction before the EVS panels are attached.

Cleanliness of windows: Installers will use standard cleaning processes to prepare the window before EVS installation, but EVS makes no warranty of levels of cleanliness.

EVS frames use a hand painted finish to emulate original paint work rather than a perfect machine finish.

Breakages: EVS or its Licensed Installers will remedy any breakages that occur during installation, but will not be held liable for any subsequent cracks that may occur after installation.

Quality Control: Photographs of each window will be taken after completion and stored as a record of the job for Quality control and warranty purposes.

Customer Responsibilities: The customer must ensure that the EVS units are kept painted and maintained correctly. Failure to adhere to the proper maintenance requirements will result in the Guarantee being void.

Reporting an Issue: If a customer finds an issue in relation to the terms of the Guarantee, they need to report it to their Licensed Installer.

Limitation of Guarantee: The Guarantee extends only to cover the cost of replacement or refund on the defective product or service.

Quality Disputes: Any dispute arising from imperfections will be determined on the basis of the GWANZ quality determination process as set out on their website.

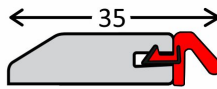
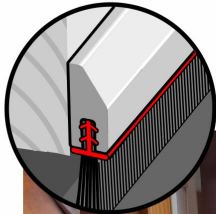
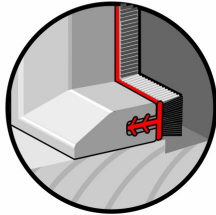
EVS protects the character of your home



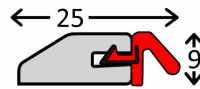
EVS Glazing is not visible from inside which preserves your character joinery and fittings

Quick and easy to fit
with professional results

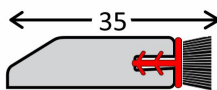
PVC Timber ✓
White ✓



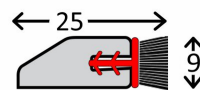
V-FOAM



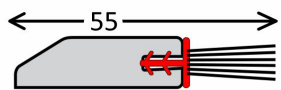
V-FOAM



V-BRUSH



V-BRUSH



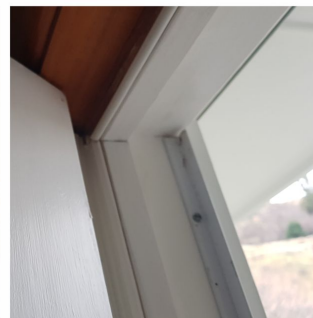
V-DOOR BRUSH



Clear Finish Timber Air Seals



Paint Finish Air Seals



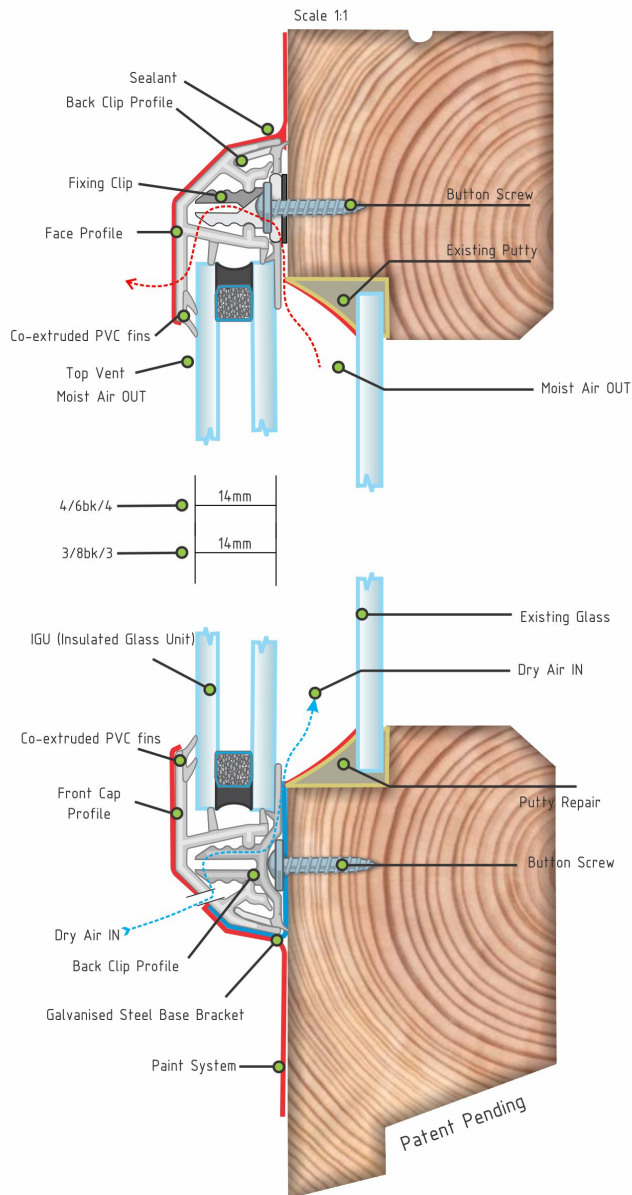
Paint Finish Door Seals

EVsx3

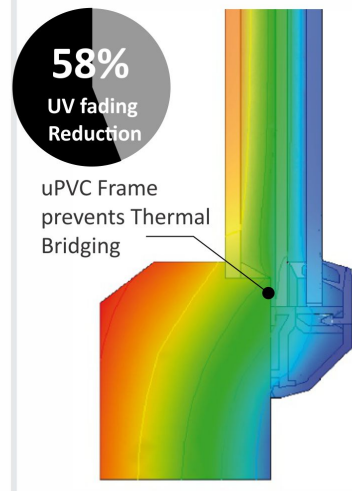
EVs *TRIPLE*
Low-E



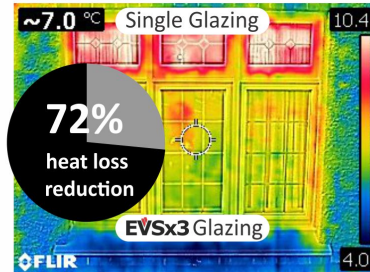
EVS + Low-E Double Glazing



UV Fading Protection



Heat Loss



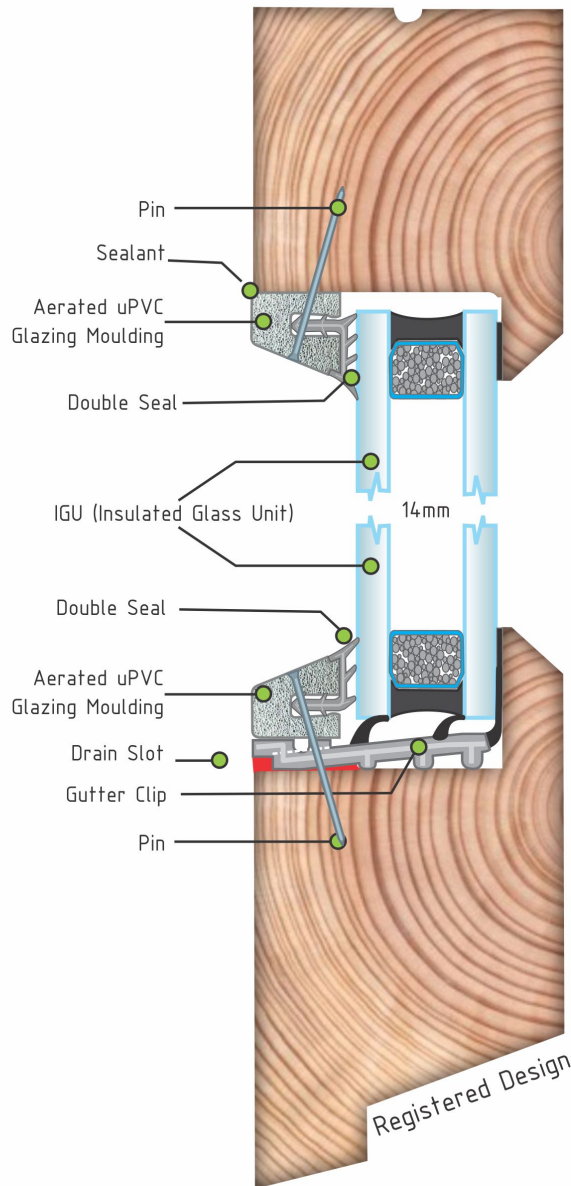
Condensation



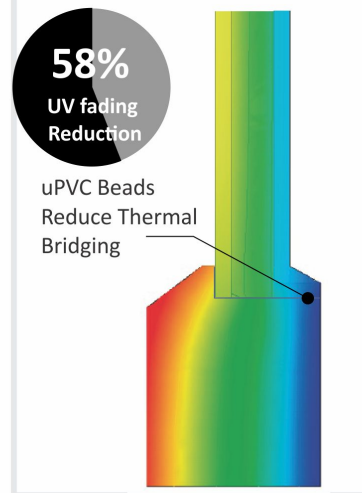
IGUX1

EV^S *RETRO* Low-E

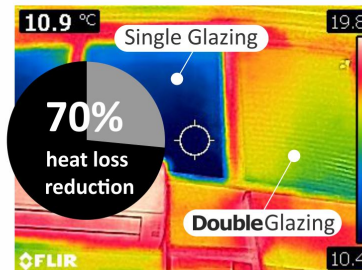
Retro Low-E Double Glazing



UV Fading Protection



Heat Loss



Condensation





Project Information					
Client name:	Michael Flatters & Janine Hunter		Roof type:	UP Iron	Inspection date:
Address:	[REDACTED]		Pitch:	22	Roof size: 200
					
Microclimate:					
Distance to sea:	1.12km		Corrosion Zone:	C - Medium	Windzone: Very High
Substrate Condition:					
Surface condition:	Fair		Valley condition:	Fair	
Oxidation & chalking of the surface:	High		Moss & fungal growth:	Low	
Loose fixings:	Yes		Number of leaks/holes:		
Rust under fixings:	Yes		Leaking water outlet:	No	
Visible surface rust & type:	Yes	Red & White	Skylights/condition:	No	
Ridge, hip & barge cap condition:	Good	Signs of rust	Dormer windows/number of:	No	
Previously coated/Peeling-flaking:	No		Rinocote system type:	Galvcoat Highbuild system	
Repair Specification:					
Loose/damaged fixings to replace:	☒		Rust to treat and convert:	☒	
Sheets not fit for purpose to replace :	☒		Resurface spoutings/facias:	☐	
Soft edge flashing to replace:	☐		Aerials to remove:	☐	
Standard flashing to replace:	☐		Coating Chimney:	☐	
Cleaning/Coating Specification:					
Bio Clean:	☒		Etching treatment for Aluminum	☐	
Soft wash:	☐		Highbuild Galv primer:	☒	
Power wash:	☒		Steelcote Self etching topcoat	☒	
Health & Safety Component:					
Fall Protection:	Full Scaffold - Mike wray		Power Isolation required:	☒	
Specific Notes:					

Roof Doctors and Rinocote – Why us?

Important Information about your Roof



Q. WHAT IS A RINOCOTE PROTECTIVE ROOF COATING MEMBRANE?

- A. A Rinocote Roof treatment is a thick high-performance Protective Membrane Coating System that's applied over your entire roof, it's not just a paint job. Rinocote Membranes have at least 4 x times the film thickness of an "average 2 coat paint job".

Q. WHY RINOCOTE?

- A. Rinocote Membranes were developed for New Zealand's extreme climate. Rinocote have 4 unique Membrane systems for each different roof type. Avoid Companies who offer "ordinary paint" as the one solution for all types of roofs – different roofs require different coating systems. Only the Roof Doctors can apply the Rinocote Membrane system in NZ.

Q. WHO MANUFACTURES RINOCOTE PROTECTIVE MEMBRANE ROOF COATING SYSTEMS?

- A. Ironbark Technology Ltd Manufacture Rinocote exclusively for the Roof Doctors. Ironbark Technology also Manufacture Supercoat along with a number of other well-known specialist Long life Protective Coating Systems. Ironbark and the Roof Doctors have formed a unique partnership - Throughout the Rinocote Application process the Roof Doctors will manage everything including, Quality Control, Fall protection and your Work Safety programme. Quality and satisfaction are guaranteed.

Q. DOES RINOCOTE HAVE A GUARANTEE?

- A. YES. The Roof Doctors guarantee Rinocote for 15 years against peeling and Delamination (conditions apply) – Our "15-year Peace of Mind Warranty" is as good as most of the Warranties offered on a new Roof. So why throw your old Roof in the Landfill? Save our Environment and your Money by Restoring your roof with a Rinocote membrane system.

Q. IS RINOCOTE EXPENSIVE?

- A. NO. A Rinocote Membrane Roof Coating system generally works out at about half of the price of a New - total roof replacement, and in most cases is not a lot more expensive than an average ordinary "paint job".

Q. HOW LONG WILL RINOCOTE LAST?

- A. Your Rinocote Membrane is a super long-life system. When applied by our Technicians and maintained in accordance with our specifications Rinocote has a life expectancy of over 25 years, because it's a renewable and sustainable system it can be repaired, cleaned and resurfaced again – A Rinocote Membrane will last many years longer than "an ordinary paint job".

Q. WILL MY ROOF COLOUR FADE OVER TIME?

- A. NO. Rinocote incorporates all the latest European technologies, including Oxide Ceramic pigments. These pigments are completely colourfast, your roof will in fact get slightly darker over time. Most ordinary roof paints will generally fade and delaminate over the same period.

Q. WILL YOU REPAIR MY ROOF BEFORE IT'S COATED?

- A. YES. All roofs are repaired prior to resurfacing. The full price of all the necessary repairs is included in your Roof Doctors quote.

Q. CAN I CHANGE THE COLOUR OF MY ROOF?

- A. YES you can. This is an excellent opportunity to upgrade the exterior appearance of your home, Rinocote comes in many colours ranging from old favourites to the latest available. Please discuss your options with the Roof Doctors they are happy to assist.

Q. IS RINOCOTE ENVIRONMENTALLY FRIENDLY?

- A. YES. All Rinocote Membranes Systems are environmentally friendly, have no VOC and are fully acrylic. After two good rainfalls non-contaminated drinking water can be taken off the roof catchment area, down pipes should be removed until this occurs. Rinocote's Manufacturer Ironbark Technology Ltd is a member of the NZ Green building Council.

Q. WILL THIS ADD VALUE TO MY HOME?

- A. YES. A home with an attractive roof in good condition will sell more quickly and at a higher value than a house with a roof in poor condition. Your roof is approximately a third of the exterior of your home and if not maintained will require replacement. Some home owners recoat prior to selling their homes so they can price them at the top end of the market.

Please Read

These are the terms of the agreement, terms of trade and conditions

"We", "Us", means the seller/distributor named on the quotation. "you" means you the customer/buyer. "work" means all goods or services we provide.

- 1. Guarantee of work:** Nothing in these terms limits any rights you may have under the Consumer Guarantees Act 1993. Where we supply you for business purposes you agree that the provisions of the Consumer Guarantees Act 1993 do not apply.
- 2. Price/Quotation:** Any Quotation given by us will laps within 7 days if not accepted by you. When a cancellation is not made under the provisions of the Door to Door Sales Act 1967 any deposit is forfeit. Full and final payment is due within seven (7) days as set out in the quotation. To qualify for the prompt payment discount payment must be made within three (3) days. In the event payment is not received by the due date shown on your invoice we reserve the right to charge interest at the rate of 2.5% per month commencing from the due date of payment. Any interest so levied shall accrue on a daily basis and shall accrue until all monies owing are paid in full. You shall also be liable to pay all expenses and cost to us in relation to recovery of the debt. The levying of interest shall not extend the due date of payment. You shall make all payments due to us whether in respect of the purchase price or otherwise in full without deductions of any nature whatsoever. If you fail to comply with the terms of this contract or any other contract with us we may suspend or terminate this contract.
- 3. Consequential Losses:** The seller will not be liable for any or all consequential losses incurred or suffered by you where such losses were caused by any act or omission beyond the control of the seller including but not limited to delays in product manufacture, shortfall on delivery or delivery by specified date, delay in removing scaffold or electrical tigtet tails.
- 4. Personal Property Securities Act 1000 (PPSA):** In this clause words and references are as defined in the Personal Property Securities Act 1999. We own good until you pay for them; this creates a security interest in all present and after acquired goods and their proceeds. If requested by us, you will promptly execute any documents, provide all necessary information and do anything else required by us to ensure that the security interest created under this agreement constitutes a perfected security interest in the goods and their which will have priority over all other security interests in the goods. You will pay to us all fees and expenses incurred by us in relation to the filing of a financing statement or a financing change statement in connection with these terms. You waive your rights under sections 114(a), 116, 117, 119, 120(2), 121, 125, 131, 132, 133 and 148, of the Personal Property Securities Act 1999.
- 5. Privacy of information:** You authorise us to collect, retain and use information about you from any person for the purpose of assessing your creditworthiness. You authorise us to disclose information about you to our agents or any person who guarantees, or who provides insurance, or who provides any other credit support, in relation to your obligations to us. You . Authorise us to use the information to advise you of our other products and services.
- 6. Costs:** you must pay our costs (including legal costs as between Solicitor and client) or enforcing our rights under this contract.
- 7. Limitation of Liability:** Without limiting any rights or your rights under the Consumer Guarantees Act 1993 our liability for any work is limited to the contract price for that work.
- 8. Disputes:** Without limiting any rights you have under the Consumer Guarantees Act 1993 we may or you may require a dispute that has not been resolved within fourteen (14) days to refer this matter to a suitably qualified person appointed by the building research association or New Zealand or any other suitably qualified person whose appointment is approved by ourselves and you. such person appointed shall in reaching a decision act as an expert and not as an arbitrator in this matter and decision shall be final and binding. The costs of that referral shall be borne by the unsuccessful party unless otherwise determined.
- 9. Promotional:** You grant the distributor the right to take photos of this building, either before, during or upon completion. These photos may be used for promoting products and/or services in photo displays, advertising or any other form of product promotion. You also grant us to right to display signage on site before and during the treatment process.

Important Information - Please Read

- 1. Leaks:** Please discuss any historical leaks and roof problems with your Roof Doctor, this will assist us to locate and fix them. Roof problems are difficult to see from the outside of your roof and will require special attention, these can only be rectified with your cooperation. This quote does not include any structural repairs to your roof or replacement of damaged or rotten timber unless specified in the quote.
- 2. Powerwash:** A powerwash is a messy but totally essential part of the preparation process for most roof types. Do not be concerned about any mess, as it will be cleaned up at the completion of the job. Shrubs and plants that may get a dust film will cleanup with naturally with rain. Prior to power washing, outdoor furniture, pot plants, clothing on the washing line or anything surrounding the house that can be moved should be. Any personal effects stored in the ceiling cavity must be moved. If you are unable to do this, please ask our staff to assist. They are more than happy to help.
- 3. Water/Power:** We will require access to water during the power/soft wash stage and power when the spraying starts. If you are not going to be home, a power cord under a door or locked window would be suitable.
- 4. Elastomerics:** Owing to the Elastomeric re coating process used, your roof may have visual "sueding" effect in different lights. This is quite normal and will disappear when the "curing cycle has been completed and weathering occurred.
- 5. Colour:** You should check the actual colour on a current sample before ordering. This is because written descriptions of any particular colour are of a general nature only and while colour charts and brochures are as close to the actual colours as normal printing processes allow, they should not be relied on and we can not guarantee the colour of each batch of production will be identical (this is inherent in the nature of the goods we supply).
- 6. Don't walk on your roof:** Due to the curing processes involved we ask that the roof not be walked in for at least 6 months, as doing so may damage the coating which could affect your warranty. Always wear soft-soled shoes when walking on your roof.
- 7. Warranty:** The Rinocote material manufacturers warranty is guaranteed for a period of 15 years against peeling, flaking or deterioration due to faulty manufacture & the workmanship warranty is guaranteed by the applicator for 5 years unless specified to the contrary on your quote. No warranty will be issued on a previously recoated roof. We offer a full weather tightness warranty on your roof for 90 days after completion of the work.
- 8. Scheduling:** Your job will be placed in the queue unless otherwise specified. Due to situations beyond our control the earliest start date is an indication only and may change. We will do our best to get to your project completed when required, our team will be in touch with you at least a month prior to starting the job.
- 9. Overhead Electrical Lines:** You give us consent for work to take place near a low voltage overhead electric line on your property.



ROOF DOCTORS

Quotation

Valid for 7 days

Owner:	[REDACTED]	Date:	22/09/20
Address:	027 454 6955 / 8 Merchiston		

Please accept this quote to apply the selected Roof Doctors Treatment to the above site address.

☐ **Rinocote - Ceramicoat System**

Ceramicoat is formulated for concrete tiles that have lost their coating or are porous or broken.

☐ **Rinocote - Elastotex System**

Elastotex is formulated for metal tiles with chip loss/dents and white or red rust.

☒ **Rinocote - Galvcoat System**

Galvcoat is formulated for long run Galvanised iron with Galv or zinc loss or white or red rust.

☐ **Rinocote - Steelcoat System**

Steelcoat is formulated for coloursteel iron with U.V fading/stripping or white or red rust.

Treatment Includes:

- ☒ Check up ☒ Bio Clean ☒ Roof Repairs ☒ Full Treatment

The Process:

Replace loose fixings | Bio Clean wash | Power wash | Rust treat | Spray Galv Primer and High Build Topcoat.

- ☒ Suitable for a 15 Year Rinocote Material Manufacturer Warranty & 5 year Workmanship Warranty (terms & conditions apply)

Specific Details

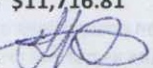
Cost of Treatment:	\$10,610.84	
Prompt payment discount:	\$422.31	
Sub Total	\$10,188.53	
GST	\$1,528.28	
Contract Price:	\$11,716.81	
20% Deposit payment:	\$2,343.36	
Final payment:	\$9,373.45	

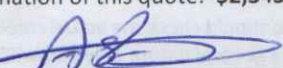
Quote Acceptance

I accept your quotation as detailed above. I have read all the terms and conditions of this agreement and fully understand them.

Total Price: \$11,716.81

A 20% deposit is required on confirmation of this quote: **\$2,343.36**

Signed by Owner: 

Sign of behalf of IBS LTD: 

Roof Doctors

Date: 30-9-2020

Colour i have chosen: old Fire

Phone: [REDACTED]

Email: [REDACTED]

Earliest start date: March 2021

Payment Info:

Account number: 03 - 1725 - 0120127 - 025

Full and final payment is due within 3 days of completion to qualify for the prompt payment discount. Otherwise payment is due in full within 7 days from completion where the prompt payment discount will be forfeit. If paying online please place your name and address in the particulars field, if paying by credit card a transaction fee of 2.5% will be added to the amount due.

Other Terms:

Your project will be placed in the queue unless otherwise specified. The earliest start date is an indication only as we are bound by the weather though we will do our best to complete your project within a reasonable time.

Office: 75 Reid Road, Dunedin
Phone: 03 - 4564222
www.roofdoctors.co.nz





Buying and not sure what to do when?

Your real estate buying journey



Understanding the end-to-end real estate process

Be a confident home buyer with **settled.govt.nz**

Buying a home is one of the biggest financial decisions you'll ever make. It can be a complex and sometimes stressful process.

Settled.govt.nz will help to inform and guide you through the process from

when you're thinking of buying right through to when you're moving in or out.

Have a look at the checklists, quizzes, videos and tools. From understanding LIMs to sale and purchase agreements to when to contact a lawyer, **settled.govt.nz** explains what you need to know.

Learn more at settled.govt.nz

Brought to you by the
Real Estate Authority



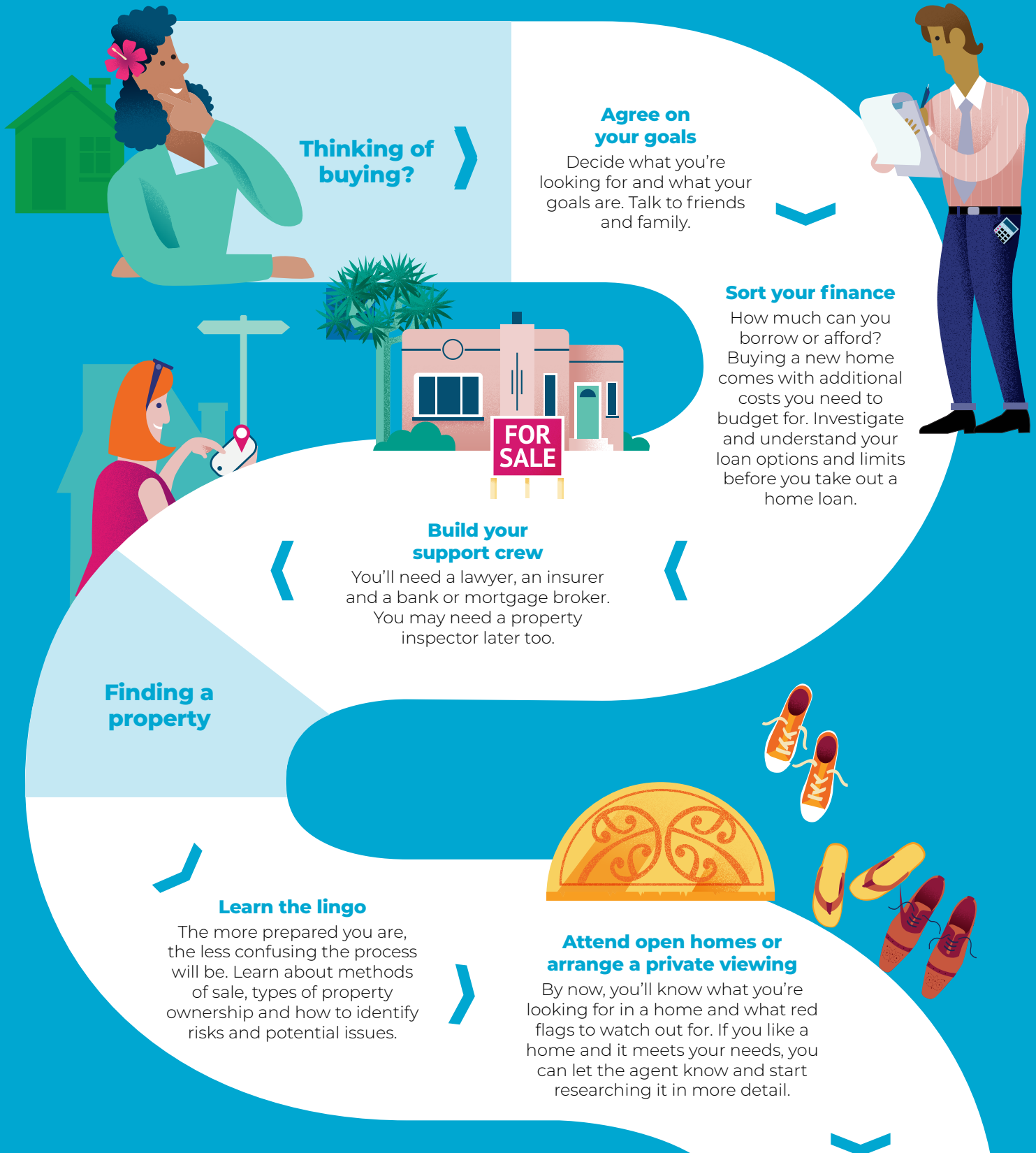
Your real estate buying journey



Before you can make an offer, you'll need to know the method of sale being used for that home.

Remember, the real estate agent should treat everyone fairly, and your lawyer or conveyancer is there to support you through the process.

Don't make an offer on a property before seeking legal advice.





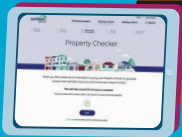
Doing your homework means you can make informed decisions.

Do your homework

When you've found the property you want to buy, it's important to find out as much as possible before you make an offer.

Understand issues and hazards

Doing your homework means you can make informed decisions, for example, you'll learn about the neighbourhood and what kind of natural hazards might happen in the area.



Use settled.govt.nz's Property Checker Tool



Researching the property



It may take a while to find the ideal property.



Don't make an offer on a property before seeking legal advice.

Making an offer



Understand the offer process

The offer process will vary depending on the method of sale. Learn about the different methods of sale.

Understand the multi-offer process

If another buyer also puts an offer on the property you want, it becomes a multi-offer process. Ask the agent to clearly explain the process and make sure you talk to your lawyer.



You may repeat the offer process several times before you are successful.

Ask for a title search

A record of title is essential. It is specific to the address you are looking at and will tell you if there are any restrictions against the property.



Confirm your finance

Now's the time to confirm your finance with the lender. Most banks will ask you for more information about the property and require proof that you've arranged insurance before settlement.



Make a conditional offer or an unconditional offer

With some methods of sale, you can make a conditional offer, such as the offer being subject to a property inspection or finance. Ask your lawyer for advice. You may decide to do some of these before making your offer.



Meet conditions

Any contract conditions must be met by the specified date(s).



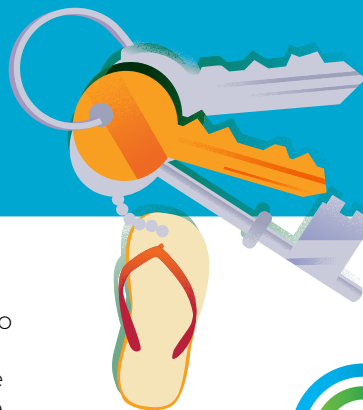
Settling and moving in

Plan for settlement day

A number of things need to happen before settlement day, such as your pre-settlement inspection and ensuring your finances and insurance are in place.

Settle on settlement day

The big day has arrived! Many things need to happen in sequence between your lawyer, the seller's lawyer and the banks before the property becomes yours. This can take time, and you may not get the keys until late in the day. It's a good idea to plan to move in the day after settlement day.



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Understand the offer process

The offer process will vary depending on the method of sale. Learn about the different

Buying by advertised price, deadline sale or negotiation

Advertised price: The seller sets a price, and you can choose to offer more or less than that price and negotiate the sale. There is no specific deadline your offer needs to be received by.

Deadline sale: The seller sets a date, and you can make an offer at any time before that date. The seller may indicate the price. You can offer more or less than that price and negotiate the sale.

Negotiation: When it's difficult to estimate the market value of a property, a seller may choose to sell by negotiation. Buyers make offers based on what they think the property is worth in the current market. You can make an offer at any time.

Important things to know

- In all cases, you can attach conditions to your offer, like making the offer subject to a property inspection. You can change your offer at any time before the seller accepts it, and you can include an expiry date on the offer.
- The seller can also attach terms and conditions to the sale, for example, the settlement date.
- If you can't meet the conditions or need an extension, you need to talk to your lawyer or conveyancer and the real estate agent as soon as possible.
- If there is more than one offer, the sale may become a multi-offer process.

Buying by tender

When a property is for sale by tender, buyers give a confidential written offer by tender to the agent before a specified end date.

Important things to know

- You can attach conditions to your offer. The seller can also attach terms and conditions to the sale.
- You can make an offer at any time.
- The seller doesn't have to accept the highest offer or any offer. The seller may choose to negotiate, through the agent, with anyone who submitted an offer.
- You may not get a chance to negotiate once you submit your offer, so consider putting forward your best offer.

Buying by tender unless sold prior

Some tenders may be sold prior to the deadline, and this should be highlighted in the advertising.

- If the seller decides to accept offers earlier than the tender end date, the property can be sold before this date.
- Register your interest with the agent and ask to be informed if someone else makes an offer before the end date to see if you can also make an offer.
- If the seller has decided they will accept offers before the end date and there is more than one offer, the sale may become a multi-offer process.

Buying by auction

A property auction is a fast-paced, public sale. The property is sold to the buyer with the highest bid after the seller's reserve price is reached.

Important things to know

- Buyers should register their interest with the agent and ask to be informed if another buyer makes an offer before the auction date.
- If you haven't been to an auction before, it's a good idea to attend one as a spectator so you can see how they work.
- If you win an auction, you are committed to purchase the property. You must pay the purchase deposit on the auction day. It's very important to have your finances in order and to complete your due diligence before you think about bidding at auction.

Whichever offer process is used, remember that a sale and purchase agreement is a legally binding contract, so get legal advice before you make your offer.



Multi-offer process

A multi-offer process happens when more than one buyer makes an offer on a property. It's important to put your best foot forward in this situation as you might not get a chance to increase your offer or to negotiate.

Important things to know

- Agents must clearly explain the process and any relevant paperwork to all buyers.
- There must be more than one offer in writing. An agent can't say you are in a multi-offer process if there are no other offers in writing.
- In a multi-offer situation, the seller can choose the offer that works best for them. An offer with a lower price but fewer conditions may be chosen over a higher price with more conditions. The seller can also choose to decline all offers.
- If you have any concerns about a multi-offer process you are part of, you can speak to the agent's manager.

Real Estate Authority

Settled.govt.nz is brought to you by the Real Estate Authority (REA) – Te Mana Papawhenua (REA).

REA is the independent government agency that regulates the New Zealand real estate profession. Our purpose is to promote and protect the interests of consumers buying and selling real estate and to promote public confidence in the performance of real estate agency work.

Getting help when things go wrong

If something has gone wrong, first discuss your concern with the real estate professional or their manager. All agencies must have in-house procedures for resolving complaints.

If you can't resolve the issue with the agency or you don't feel comfortable discussing it with them, you can contact the Real Estate Authority (REA). We can help in a number

of ways if your complaint is about the real estate professional. For example, we can help you and the real estate professional or agency to resolve the issue and remind them of their obligations under the Real Estate Agents Act 2008. When you contact us, we'll work with you to help you decide the best thing to do.

Call us on **0800 367 7322**, email us at info@rea.govt.nz or visit us online at rea.govt.nz

This guide is available in other languages.
You can find a translated copy of this guide here
settled.govt.nz/resources

October 2022



trademe
property,
awards 2023

**DIGITAL
MARKETING
EXCELLENCE**

Top performing
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