



BUILDING DETAILS

Property address: 26a Garvins Road, Hornby, Christchurch, 8042

Name: Irelands Property Management

Email: jane@irelands.co.nz

Phone: (03) 3772090

Mobile: 0276004501

Date of assessment: Tue, 18-Aug-20

Assessment time: 13:39:24

Assessor name: Clinton Smither

PHOTO OF FRONT OF HOUSE



CONSTRUCTION

Number of levels: 1

Ceiling space: Pitched

Access to ceiling: Laundry

Manhole size: 800mm x 800mm

Roofspace design: Rafter

Roofspace height: 1500mm plus

Subfloor design: Piles

Subfloor height: 500 to 1000mm

Subfloor grade: Flat

Access to underfloor: External

Manhole size: 780mm x 300mm

HEATING

HEATING 1

HHS property compliancy status: **Property is compliant**

Location of heat pump: Main living area

Required heating capacity: 3.4kw

Outdoor design temperature: Christchurch district council (-4 degrees)

Pre-existing fixed heater: Yes

Property is exempt from HHS: No

PRE-EXISTING FIXED HEATER

Heater compliant: Yes

Heater capacity: 4kw

Heater type: Heat pump

Heater make: Mitsubishi MSZ-FB35VA

Operational: Yes

Installation type: Back to Back

Fixed heater capacity: 4kw

Fixed heater within 1m of power point: No

Number of levels: 1

Access to ceiling: Laundry

Access to underfloor: External

Further comments: This assessment has been done on what would normally be the main living area but the tenants are using it as a bedroom currently.

PHOTOS RELATED TO HEATING

REQUIRED HEATING CAPACITY

The image shows a smartphone screen displaying the 'SmartForm' app. The screen is titled 'HEATING ASSESSMENT TOOL Results' with a sub-link 'Email a link to my result'. Below this, it says 'How to provide this heating requirement'. The main text states: 'You need **3.4kW** of heating capacity to heat your living room'. It then explains that this is the minimum required capacity based on local climate and design, and that the tool makes assumptions to keep things simple. It further states: 'Your heaters need to provide this heating capacity with an outdoor temperature of **-4°C**'. Finally, it notes that heat pump installers need to know the outdoor temperature to work to, as heating capacity reduces with colder outdoor temperatures. At the bottom of the screen, there are three buttons: a blue 'OK' button, a green checkmark button, and a red 'X' button. The phone's status bar at the top shows the time as 2:58.

PRE-EXISTING FIXED HEATER



Photo of fixed heater position



VENTILATION

OPENABLE WINDOWS AND DOORS

HHS property compliancy status: **Property is compliant**

ROOM 1

Room: Dining room 1
Openable window or door (fixed position): Yes
Please comment further: 1 x opening window.
Room is exempt from HHS: No

ROOM 2

Room: Kitchen 1
Openable window or door (fixed position): Yes
Please comment further: 2 x opening windows.
Room is exempt from HHS: No

ROOM 3

Room: Bedroom 1
Openable window or door (fixed position): Yes
Please comment further: 1 x opening window.
Room is exempt from HHS: No

ROOM 4

Room: Bedroom 2
Openable window or door (fixed position): Yes
Please comment further: 1 x opening window.
Room is exempt from HHS: No

ROOM 5

Room: Bedroom 3
Openable window or door (fixed position): Yes
Please comment further: 2 x opening windows.
Room is exempt from HHS: No

ROOM 6

Room: Living area 1
Openable window or door (fixed position): Yes
Please comment further: 2 x opening windows.
Room is exempt from HHS: No

EXTRACTION FANS

FAN 1

HHS property compliancy status: **Property is compliant**

Location of extraction fan: Kitchen 1
Pre-existing extraction fan: Yes
Fan operational: Yes
Vents to the outdoors: Yes
Exhaust ducting diameter: 150mm
Property is exempt from HHS: No

PHOTOS RELATING TO THE EXTRACTION FAN

PRE-EXISTING EXTRACTION FAN



FAN 2

HHS property compliancy status: **Property is compliant**

Location of extraction fan: Bathroom 1

Pre-existing extraction fan: Yes

Fan operational: Yes

Vents to the outdoors: Yes

Exhaust ducting diameter: 150mm

Property is exempt from HHS: No

PHOTOS RELATING TO THE EXTRACTION FAN

PRE-EXISTING EXTRACTION FAN



DRAUGHT STOPPING

HHS property compliancy status: **Property is NOT compliant**

Partial exemption: No

OPEN FIREPLACE

Open fire: No

Closed off: No

Fireplace closed off: Fireplace

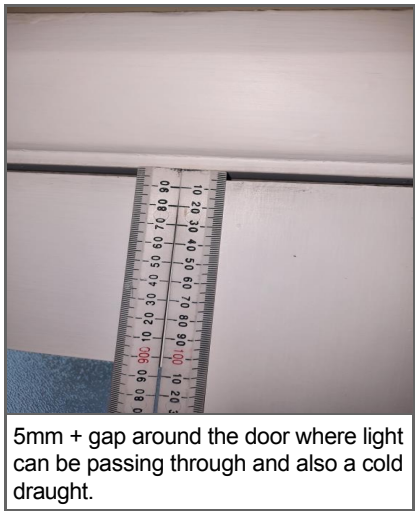
EXTERNAL DOORS 1

Location of door: Front door

Gaps or holes: Yes

Please comment further: 1 x weather seal.

GAP IF NOT COMPLIANT



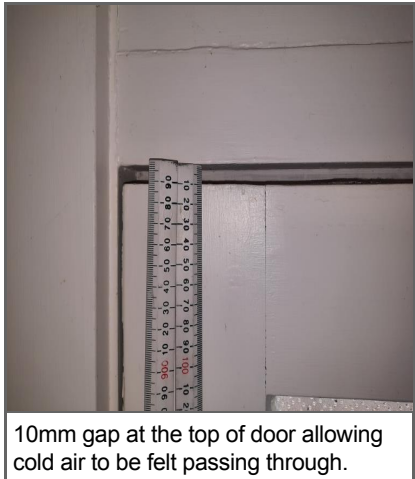
EXTERNAL DOORS 2

Location of door: Back door

Gaps or holes: Yes

Please comment further: 1 x weather seal.

GAP IF NOT COMPLIANT



ADDITIONAL PHOTO



WINDOWS 1

Room: Dining room

Gaps or holes: Yes

Please comment further: 1 x weather seal and hinge replacement.

GAP IF NOT COMPLIANT



Window hinges are worn and not allowing the window to pull tightly against the weather seals. Also the weather seals are incomplete.

WINDOWS 2

Room: Kitchen

Gaps or holes: Yes

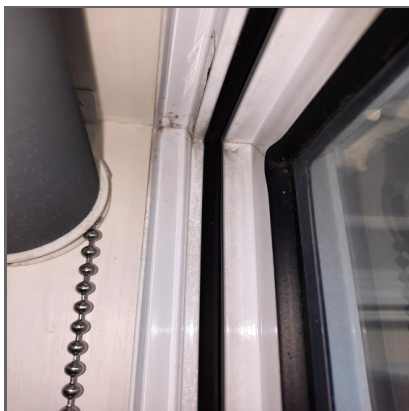
Please comment further: 1 x weather seal and hinge replacement. 1 x weather seal replacement.

GAP IF NOT COMPLIANT



Right hand window has incomplete weather seals which is not sealing the window effectively.

ADDITIONAL PHOTO



Left hand window above the sink has worn hinges that are not allowing the window to pull tightly against the weather seals and these weather seals are incomplete.

WINDOWS 3

Room: Laundry

Gaps or holes: Yes

Please comment further: 1 x weather seal and hinge replacement. 2 x new handles.

GAP IF NOT COMPLIANT



Both handles are worn and not effectively holding the window shut against the weather seals.

ADDITIONAL PHOTO



Window hinges are worn and not allowing the window to pull tightly against the weather seals.

WINDOWS 4

Room: Bathroom 1

Gaps or holes: Yes

Please comment further: 1 x weather seal and hinge replacement. 2 x new handles.

GAP IF NOT COMPLIANT



Weather seals are incomplete and this will not seal the window effectively to stop cold air passing.

ADDITIONAL PHOTO



Window hinges are worn and not effectively pulling the window shut against the weather seals. Both window handles are also worn and not effective.

WINDOWS 5

Room: Toilet 1

Gaps or holes: Yes

Please comment further: 1 x weather seal and hinge replacement.

GAP IF NOT COMPLIANT



Window hinges are worn and not effectively pulling the window shut against the weather seals.

WINDOWS 6

Room: Bedroom 1

Gaps or holes: Yes

Please comment further: 1 x new handle. 1 x weather seal.

GAP IF NOT COMPLIANT



Window handle on the right hand side is missing the catch tongue and not effectively holding the window shut.

ADDITIONAL PHOTO



Weather seals are incomplete and not effectively sealing the window.

WINDOWS 7

Room: Bedroom 2
Gaps or holes: Yes

GAP IF NOT COMPLIANT



Weather seal is damaged and will need to be replaced.

WINDOWS 8

Room: Bedroom 3
Gaps or holes: No

WINDOWS 9

Room: Lounge

Gaps or holes: Yes

Please comment further: 2 x weather seal.

GAP IF NOT COMPLIANT



ADDITIONAL PHOTO



Both windows have incomplete weather seals which is not effectively sealing when in the closed position.

PET DOORS

Gaps or holes: No

FLOORBOARDS

Gaps or holes: No

ELECTRICAL AND PLUMBING PASSAGES

Gaps or holes: No

DECOMMISSIONED VENTILATION PASSAGES

Gaps or holes: NA

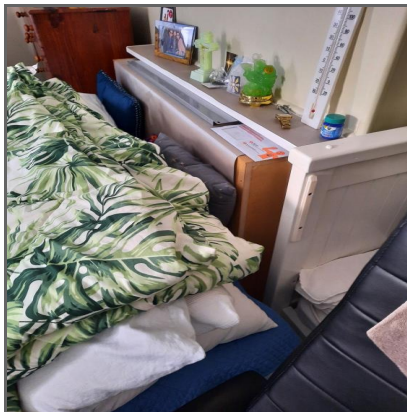
LOFT HATCHES/MANHOLES

Gaps or holes: No

WALLS

Gaps or holes: Yes

WALLS



Tenants have made a make shift draught stopper for the fire as apparently there is a draught coming through there.

HOLES IN CEILING

Gaps or holes: No

OTHER HOLES AND GAPS

SMOKE ALARMS

HHS property compliancy status: Property is compliant

Working smoke alarms: 2

Within 3m of a bedroom: Yes

Compliant smoke alarm: Yes

SMOKE ALARMS



Hallway. Expires 2026

SMOKE ALARMS



Hallway. Expires 2026

INSULATION

CEILING

HHS property compliancy status: Property is compliant

Existing measurement: 105m2

Existing depth: 250mm
Existing insulation type: Polyester
Existing r-value: R3.6
Condition of existing insulation: Excellent
Compliant with HHS: Yes
Property exemption from HHS: No
Internal wall: No
Ceiling size: N/A
Roofspace design: Rafter
Access to ceiling: Laundry
3 in 1 fan: 1
Un-ducted fan: 0
Chimneys: Yes
Downlights: 0

PHOTOS RELATED TO CEILING

EXISTING CEILING DEPTH



EXISTING INSULATION



EXISTING INSULATION



EXISTING INSULATION



CEILING ACCESS



3 IN 1 FAN



INSULATION UNDERFLOOR

HHS property compliancy status: **Property is compliant**

Underfloor measurement: 105m2

Existing product type: Polyester

Condition of existing insulation: Good

Product required: 470

Property is exempt from HHS: No

Subfloor design: Piles

Access to underfloor: External

PHOTOS RELATED TO UNDERFLOOR

EXISTING PRODUCT



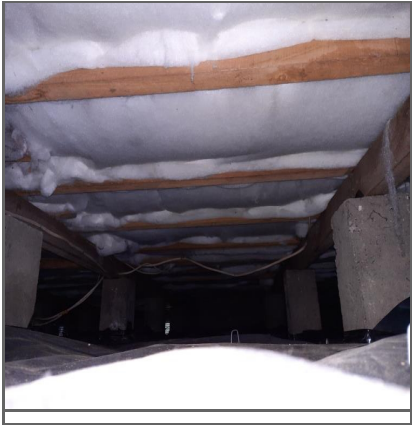
INSULATION CONDITION



INSULATION CONDITION



INSULATION CONDITION



SUBFLOOR



UNDERFLOOR ACCESS



MOISTURE INGRESS AND DRAINAGE

GROUND VAPOUR BARRIER

HHS property compliancy status: Property is compliant

GVB measurement: 115m2

Subfloor grade: Flat

Existing gvb: Yes

Subfloor enclosed: Yes - more than 50% of perimeter obstructed

Compliant with HHS: Yes

Compliancy status: Existing GVB

Subfloor design: Piles

Access to underfloor: External

PHOTOS RELATED TO GVB

SUBFLOOR GRADE



SUBFLOOR ENCLOSURE



ACCESS TO UNDERFLOOR



SUBFLOOR SPACE



MOISTURE INGRESS AND DRAINAGE

DRAINAGE

HHS property compliancy status: **Property is NOT compliant**

- Partial exemption from HHS: No
- Weather at time of assessment: Dry
- Gutters present with correct fall: Yes
- Gutters intact with no damage: Yes
- Gutters/downpipes clear from obstructions: Yes
- No of levels: 1
- Gutters/downpipes sufficient size: Yes
- Downpipes connected and intact: Yes
- Downpipes connected to outfall: No
- Sub-floor: leaks or flooding present: Dry
- Drainage system in good working order: No evidence of overland flooding

PHOTOS RELATED TO DRAINAGE

SURFACE WATER DRAINAGE



DOWNPIPES CONNECTED TO OUTFALL



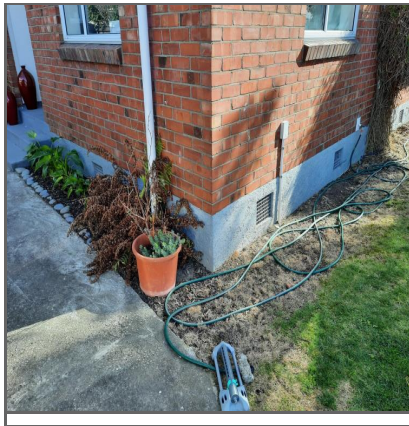
There is a down pipe at the rear of the property that does appear to be running to an outfall but is severely blocked and I can not tell if it is in good working order.

DOWNPIPES CONNECTED TO OUTFALL



There are two gutters present on the property that do not appear to be running to an outfall. This is not compliant and a drain layer will need to quote to have drainage layed.

SUBFLOOR SPACE CONDITION



SIGN OFF

Signatory name: Clinton Smither

Signatory position: HHS Assessor

Signing date: Tue, 18-Aug-20

signature:

A handwritten signature in black ink, located in the top left corner of the page. The signature is stylized and appears to be a cursive name.

Warranty and Disclosure

Disclaimer

The content provided in our report (including but not limited to images, text, graphics, logos and any other intellectual property "Content") is the property of G-Force We Install or its designated entity.

G-Force We Install reserves the right to notify affected parties if we discover contamination or health risks during our assessment.

General Limitations - Assessment and quotations

This report and inspection are in accordance with G-Force We Install general terms and conditions.

Our inspections are non-invasive and limited to a visual inspection and may be restricted due to access to certain areas of the property and/or health and safety requirements or policies.

Where compliance is not obvious an assumption will be made by our assessor(s).

Property owners or agents hold the responsibility to contradict the assumptions if they possess information to the contrary that can nullify that decision.

Our assessments are provided in good faith and with only the visual inspection to rely upon. If the property owner or agent are in possession of information that can assist our determination, we require this information to be forwarded to us for consideration prior to the completion of the assessment.

The property owner or agent should highlight any inconsistency on receipt of their report for further consideration and/or amendment.

Any building or electrical element that has been relied upon for compliance and is not in good order (e.g. a heating device) it is the responsibility of the landlord to disclose this information.

Asbestos: Asbestos in building elements is a common occurrence in NZ properties. Where we suspect there is reasonable grounds for a building element to contain asbestos, and we believe that it is unsafe for us to complete our assessment, we reserve the right to suspend our assessment and notify the landlord that we require further proof that the building element in question is free from asbestos before we complete the assessment. We will charge for the cost of the assessment in this case, even if the assessment couldn't be completed.

If our quote is accepted, and we are completing installation work on the property, if our installer suspects that a building element containing asbestos and fixed charge of \$100 + GST per hole will apply for the safe containment and disposal of the building element. This charge is not included in our quote but will be charged at time of final invoice.

Any hazards we highlight in this report should not be relied upon as a full comprehensive risk assessment of the designated property. Information about risk assessments and PCBU (Persons Conducting Business or Undertaking) should be researched through www.worksafe.co.nz

Provisional sums: Where indicated on our quote a 'Provisional Sum' is an estimate of the cost for completing the specified work. A provisional sum is used where the cost of completing the required work is unknown to us and requires a professional contractor to visit the site to give an accurate quote. If the quote is accepted, it is accepted on the basis that any price indicated as being a provisional sum will need to be accurately quoted (and accepted) before we proceed with the work.

Existing devices - Heat Pumps and Extraction Fans

If there is an existing heat pump or extractor fan installed in the property, for our assessment and compliance purposes, we will assume that the existing device has been installed prior to 1st July 2019. It is the landlord's responsibility to notify G-Force if this is not the case so that the assessment report can be altered.

Drainage and moisture ingress

Our drainage inspection is limited to visual assessment of the above ground elements only. All obvious visual issues will be highlighted to you. However, we cannot provide all elements in the drainage system are operating successfully due to further inspection that is required by additional service providers (e.g. camera inspection of the full outfall from the street into the property). Similarly, our assessment does not confirm or negate any weathertightness issues at the designated property.

Disclaimer of warranty

The designated property has been assessed against guidance issued by MBIE for the Healthy Home Standards. Our assessments are completed without bias, in an impartial and objective process. Our assessment staff adhere to occupational health and safety guidelines. Where required our staff are to use and wear Personal Protective Equipment (PPE). Whilst we strive to complete our assessments with accuracy and continue to improve our procedures regularly, we need to make you aware of the following restraints:

1. Our assessments are not comprehensive property evaluations. Additionally, our report(s) may not contain all information that may be relevant. The content provided in our report is only general information measured against the Healthy Home Standards guidelines. We provide no warranty or guarantee for any information provided in this report.
2. Our report is conducted with guidance from the Healthy Homes Standards guidance documents issued by Tenancy Services for the Ministry of Business and Innovation.

Limitation of liability

G-Force We Install shall not be liable - whether in contract, tort or otherwise - for any consequential, indirect or special damage or loss of any kind whatsoever suffered by you in connection with your use of reliance upon this report or its content.



G-FORCE
WE INSTALL™

CERTIFICATE OF COMPLIANCE

Healthy Home Standards 2019 - Heating (Regulation 8)

Client Name - **Irelands Property Management**

Address - **26a Garvins Road, Hornby, Christchurch, 8042**

Regulation 8: Main living room must have qualifying heater/s		
Date of Inspection 18/08/2020	Required Heating Capacity (in KW):	3.4kw
	Outdoor Design Temperature:	Christchurch district council (-4 degrees)
	Existing Qualifying Heater Type:	Heat pump Mitsubishi MSZ-FB35VA
	Existing Heater Capacity:	4kw

This certificate of conformity is based on an evaluation of the existing dwelling(s) and the(ir) existing capability at the specified address and is pursuant to the Residential Tenancies (Healthy Homes Standards) 2019 Regulations 25 & 26.
All installations will be carried out by reputable experienced tradesman and installers.
This service had been provided in confidence by G-Force We Install.

G-FORCE
WE INSTALL™

DATE: 19/08/2020

Clinton Smither

GFWI - 00529 -WI - 26829



G-FORCE
WE INSTALL™

CERTIFICATE OF COMPLIANCE

Healthy Home Standards 2019 - Ventilation (Regulation 21 & 23)

Client Name - **Irelands Property Management**

Address - **26a Garvins Road, Hornby, Christchurch, 8042**

Date of Inspection 18/08/2020	Regulation 21: Openable Windows and Doors							
	Each habitable space has 1 or more qualifying openable window(s) or door(s), and for any non-qualifying rooms: a) not having a window or door that meets regulation 21 requirements was lawful at the time of build or b) met alternative ventilation requirements at time of lawful build							
	Regulation 23: Kitchen and Bathroom Ventilation							
	<table><tr><td>Kitchen 1</td><td>Has a qualifying extractor fan fitted - schedule 1 (8) applies: Extractor fan was installed before 1st July 2019</td></tr><tr><td>Extractor Fan Diameter</td><td>150mm</td></tr><tr><td>Bathroom 1</td><td>Has a qualifying extractor fan fitted - schedule 1 (8) applies: Extractor fan was installed before 1st July 2019</td></tr><tr><td>Extractor Fan Diameter</td><td>150mm</td></tr></table>	Kitchen 1	Has a qualifying extractor fan fitted - schedule 1 (8) applies: Extractor fan was installed before 1st July 2019	Extractor Fan Diameter	150mm	Bathroom 1	Has a qualifying extractor fan fitted - schedule 1 (8) applies: Extractor fan was installed before 1st July 2019	Extractor Fan Diameter
Kitchen 1	Has a qualifying extractor fan fitted - schedule 1 (8) applies: Extractor fan was installed before 1st July 2019							
Extractor Fan Diameter	150mm							
Bathroom 1	Has a qualifying extractor fan fitted - schedule 1 (8) applies: Extractor fan was installed before 1st July 2019							
Extractor Fan Diameter	150mm							

This certificate of conformity is based on an evaluation of the existing dwelling(s) and the(ir) existing capability at the specified address and is pursuant to the Residential Tenancies (Healthy Homes Standards) 2019 Regulations 25 & 26.
All installations will be carried out by reputable experienced tradesman and installers.
This service had been provided in confidence by G-Force We Install.

G-FORCE
WE INSTALL™

DATE: 19/08/2020

Clinton Smither

GFWI - 00529 -WI - 26829

Charlton Hurrell Drainage 1996 Ltd

70 Lower Styx Road
Bottle Lake
Christchurch 8083

Phone: (03) 3374018

Fax:

Email: sales@chdrainage.co.nz

**Ireland Property Management**

57 Woodham Rd
Linwood
Christchurch

Attn: Jane Burnand

Tax Invoice

Invoice Date: 15/07/2021

Invoice No: I60186

GST No: 95-268-242

Site Address: 26a Garvins Road Hornby, Hornby, Christchurch

Job No: J40773

Your Ref:

All work is covered by our standard Terms & Conditions. These can be viewed at
<https://www.chdrainage.co.nz/page/terms-of-trade>.

This is a Payment Claim under the Construction Contracts Act 2002.

Description	Unit	Qty	Unit Price	Total
13th July 2021.				
Completed stormwater repairs at 26a Garvin Road as per quote Q002286.				
Quoted Price - Quote Q002286		1.000	\$904.60	\$904.60
Subtotal:				\$904.60

Total (exc GST) \$904.60

GST Amount \$135.69

Total (inc GST) \$1,040.29

Thank you for your business!

Please contact Rob Boyd on (03) 3374018 if you have any queries.

Please detach and return with payment to:

Charlton Hurrell Drainage 1996 Ltd

70 Lower Styx Road
Bottle Lake
Christchurch 8083

EFT Payments can be made to:

ANZ

Account 06-0821-0525816-00

Invoice Date: 15/07/2021

Payment Due: Account - 7 Days

Client: Ireland Property Management

Job No: J40773

Invoice No: I60186

Invoice Amount (inc GST) \$1,040.29



TAX INVOICE

Irelands/First Avenue Accounts

Invoice Date
29 Jul 2022

Invoice Number
INV-8412

Reference
RBWO006859 - a/26
Garvins Road, Hornby,
Christchurch, New
Zealand

GST Number
120054783

Tradetech Build Paint
29 Warratah Street,
Avondale
Christchurch 8061
NEW ZEALAND
027 220 1400
info@tradetechbuildpaint.
co.nz
www.tradetechbuildpaint.
co.nz

Description	Quantity	Unit Price	Amount NZD
Installed draught stops and draught foam on front and back doors. Replaced faulty backing seals on some opening windows. Replaced alot of window latch striker plates that had broken off. Window hinges that were identified for replacement were stiff and hard to open but didnt need replacing, Managed to adjust hinges and free up with crc hinges and stiff opening latches . Windows all open and close freely now. Installed one new latch to the bathroom window			
Draught strips , seals and hardware	1.00	97.04	97.04
Labour	4.50	59.00	265.50
Travel	1.00	25.00	25.00
Subtotal			387.54
TOTAL GST 15%			58.14
TOTAL NZD			445.68

Due Date: 29 Jul 2022

PLEASE NOTE: Payment is due on receipt of invoice.

This payment claim is made under the Construction Contracts Act 2002

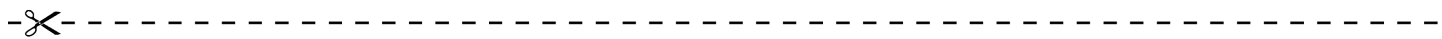
ONLINE PAYMENTS CAN BE MADE INTO:

01 0825 0694983 00

Please include your Invoice number when making online payments.

Thank you for choosing Tradetech Build Paint, your business is appreciated.

Late payments may incur a late payment penalty, and interest until the amount is paid in full. Faliure of payment will also result in additional collection costs.



PAYMENT ADVICE

To: Tradetech Build Paint
29 Warratah Street,
Avondale
Christchurch 8061
NEW ZEALAND
027 220 1400
info@tradetechbuildpaint.co.nz
www.tradetechbuildpaint.co.nz

Customer	Irelands/First Avenue Accounts
Invoice Number	INV-8412
Amount Due	445.68
Due Date	29 Jul 2022
Amount Enclosed	<div>Enter the amount you are paying above</div>