



BUILDING DETAILS

Property address: 74 Amyes 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: 10:19:6

Assessor name: Clinton Smither

PHOTO OF FRONT OF HOUSE



CONSTRUCTION

Number of levels: 1

Ceiling space: Pitched

Access to ceiling: Laundry

Manhole size: 480mm x 360mm

Roofspace design: Rafter

Roofspace height: 1500mm plus

Subfloor design: Piles

Subfloor height: 500 to 1000mm

Subfloor grade: Flat

Access to underfloor: Internal

Manhole size: 330mm x 400mm

HEATING

HEATING 1

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

Location of heat pump: Main living area

Required heating capacity: 4.8kw

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: 4.8kw

Heater type: Heat pump

Heater make: Fujitsu ASTA12LCC

Operational: Yes

Installation type: Back to Back

Fixed heater capacity: 4.8kw

Fixed heater within 1m of power point: No

Number of levels: 1

Access to ceiling: Laundry

Access to underfloor: Internal

PHOTOS RELATED TO HEATING

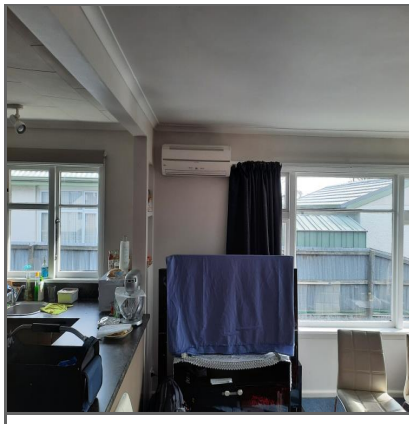
REQUIRED HEATING CAPACITY

The image shows a mobile app interface titled 'SmartForm' with a status bar at the top showing '11:20'. The screen displays the 'Results' of a 'HEATING ASSESSMENT TOOL'. It includes a back arrow, a title 'Results', and a link 'Email a link to my result'. The main content area is titled 'How to provide this heating requirement' and contains the following text: 'You need **4.8kW** of heating capacity to heat your living room'. Below this, it explains that this is the minimum required capacity based on local climate and home design, and that the tool makes assumptions to keep things simple. It then states that heaters need to provide this capacity with an outdoor temperature of **-4°C**. A final paragraph notes that heat pump installers need to know the outdoor temperature to work to, as the capacity of a heat pump reduces with colder outdoor temperatures, and that a particular model may be needed to provide enough capacity. At the bottom of the screen, there are three buttons: a blue 'Go' button, a green checkmark button, and a red 'X' button. The bottom of the screen also shows a standard Android navigation bar with a home button, a back button, and a recent apps button.

PRE-EXISTING FIXED HEATER



Photo of fixed heater position



VENTILATION

OPENABLE WINDOWS AND DOORS

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

ROOM 1

Room: Bedroom 1

Openable window or door (fixed position): Yes

Please comment further: 3 x opening windows.

Room is exempt from HHS: No

ROOM 2

Room: Bedroom 2

Openable window or door (fixed position): Yes

Please comment further: 4 x opening windows.

Room is exempt from HHS: No

ROOM 3

Room: Bedroom 3

Openable window or door (fixed position): Yes

Please comment further: 3 x opening windows.

Room is exempt from HHS: No

ROOM 4

Room: Kitchen 1

Openable window or door (fixed position): Yes

Please comment further: 3 x opening windows.

Room is exempt from HHS: No

ROOM 5

Room: Living area 1

Openable window or door (fixed position): Yes

Please comment further: 5 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



ADDITIONAL PHOTO



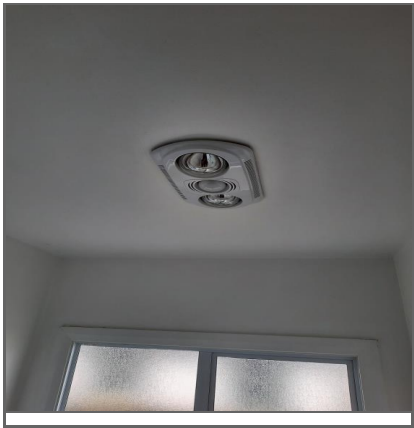
FAN 2

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



ADDITIONAL PHOTO



DRAUGHT STOPPING

HHS property compliancy status: Property is NOT compliant

Partial exemption: No

OPEN FIREPLACE

Open fire: No

EXTERNAL DOORS 1

Location of door: Front door

Gaps or holes: Yes

Please comment further: 1 x French door weather seal. 2 x brush seals.

GAP IF NOT COMPLIANT



ADDITIONAL PHOTO



EXTERNAL DOORS 2

Location of door: Back door

Gaps or holes: Yes

Please comment further: 1 x weather seal. 1 x brush seal.

GAP IF NOT COMPLIANT



5mm gap at the top of the door where cold air can be felt passing through.

ADDITIONAL PHOTO



Large gap under the door where cold air can be felt passing through.

WINDOWS 1

Room: Bedroom 1
Gaps or holes: Yes
Please comment further: 3 x weather seal.

GAP IF NOT COMPLIANT



Bottom right hand casement has non effective existing weather seal and 7mm gap at the bottom. Air can be felt passing through.

ADDITIONAL PHOTO



Both awning windows have small 3-4mm gaps but air can still be felt passing through.

WINDOWS 2

Room: Bathroom 1
Gaps or holes: No

WINDOWS 3

Room: Bedroom 2
Gaps or holes: Yes
Please comment further: 1 x new latch. 2 x weather seal.

GAP IF NOT COMPLIANT



Right hand window, right hand bottom window casement has a damaged and non effective latch the will need to be replaced.

ADDITIONAL PHOTO



Both the bottom right casement and top right awning window on the right hand window have gaps where air can be felt passing through.

WINDOWS 4

Room: Bedroom 3

Gaps or holes: Yes

Please comment further: 2 x weather seals. 1 x new latch.

GAP IF NOT COMPLIANT



Left hand bottom casement has been taped shut due to 8mm+ gap. This is partly due to the window latch being non effective and the window being slightly warped.

ADDITIONAL PHOTO



4mm gap on the top right awning window allowing air to pass through.

WINDOWS 5

Room: Laundry

Gaps or holes: Yes

Please comment further: 1 x weather seal.

GAP IF NOT COMPLIANT



5mm gap at the bottom the window.

WINDOWS 6

Room: Toilet 1

Gaps or holes: Yes

Please comment further: Louvre windows are no longer compliant and must be replaced. H=610mm W=335mm

GAP IF NOT COMPLIANT



ADDITIONAL PHOTO



WINDOWS 7

Room: Kitchen

Gaps or holes: Yes

Please comment further: 3 x weather seal.

GAP IF NOT COMPLIANT



Both casement windows present large gaps and will also need to be eased so they can close properly against installed weather seal.

ADDITIONAL PHOTO



Top awning window is the same as the left and right casement windows.

WINDOWS 8

Room: Lounge
Gaps or holes: Yes
Please comment further: 5 x weather seals.

GAP IF NOT COMPLIANT



2 x window casements have large gaps and will need to be eased so they close tightly against installed weather seals

ADDITIONAL PHOTO



3 x awning windows are the same as the casement windows.

PET DOORS

Gaps or holes: NA

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: No

HOLES IN CEILING

Gaps or holes: No

OTHER HOLES AND GAPS

SMOKE ALARMS

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

Working smoke alarms: 2

Compliant smoke alarm: Yes

SMOKE ALARMS



Hallway. Expires 2030

SMOKE ALARMS



Lounge. Expired 2019 but is not required for this assessment although I recommend replacing.

INSULATION

CEILING

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

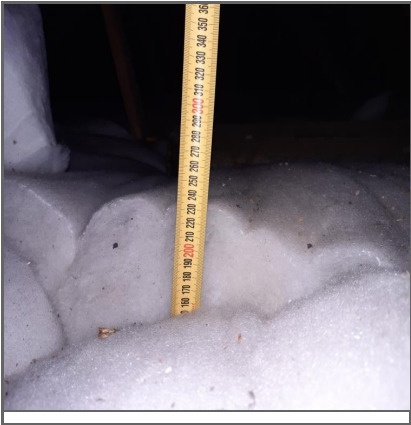
Existing measurement: 110m2

Existing depth: 220

Existing insulation type: Polyester
Existing r-value: R3.2
Condition of existing insulation: Good
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: No
Downlights: 0

PHOTOS RELATED TO CEILING

EXISTING CEILING DEPTH



EXISTING INSULATION



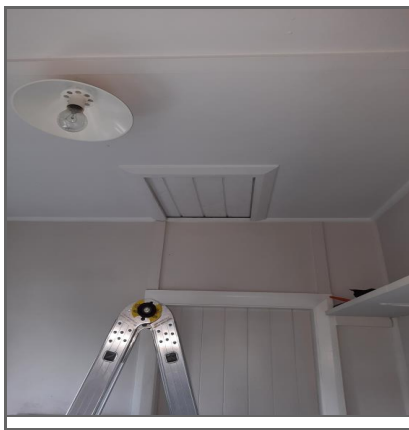
EXISTING INSULATION



EXISTING INSULATION



CEILING ACCESS



3 IN 1 FAN



WALL

HHS property compliancy status: Property is compliant

INSULATION

UNDERFLOOR

HHS property compliancy status: Property is compliant

Underfloor measurement: 110m2

Existing product type: Polyester

Condition of existing insulation: Excellent

Product required: 450

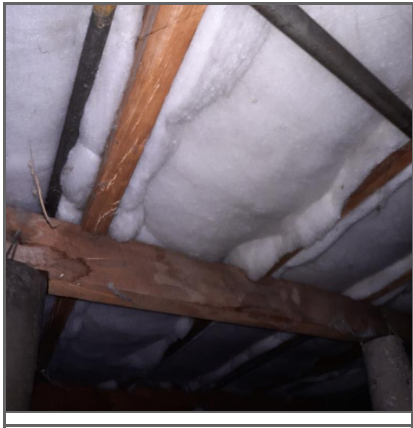
Property is exempt from HHS: No

Subfloor design: Piles

Access to underfloor: Internal

PHOTOS RELATED TO UNDERFLOOR

EXISTING PRODUCT



INSULATION CONDITION



INSULATION CONDITION



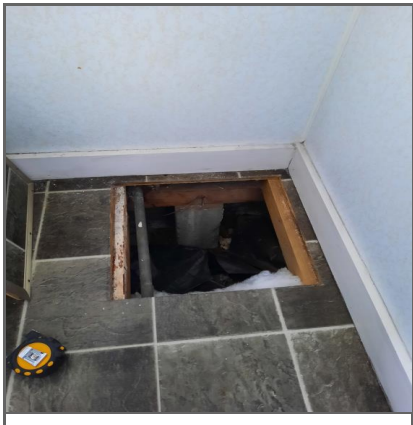
INSULATION CONDITION



SUBFLOOR



UNDERFLOOR ACCESS



MOISTURE INGRESS AND DRAINAGE

GROUND VAPOUR BARRIER

HHS property compliancy status: Property is compliant

GVB measurement: 120m2

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: Internal

PHOTOS RELATED TO GVB

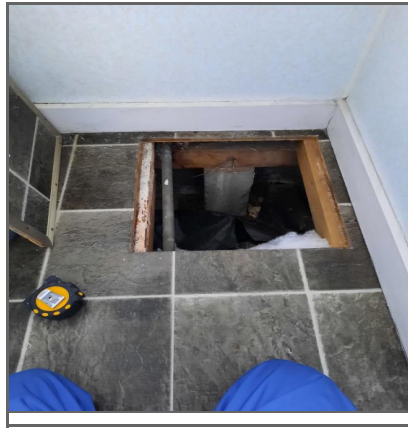
SUBFLOOR GRADE



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: No

Comment further: Gutters around the property are sagging and do not present with the correct fall to the limited amount of down pipes at the property. The gutters are also in poor condition and a full re gutter will be quoted for.

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: No

Downpipes connected to outfall: Yes

Sub-floor: leaks or flooding present: Dry

Drainage system in good working order: Yes

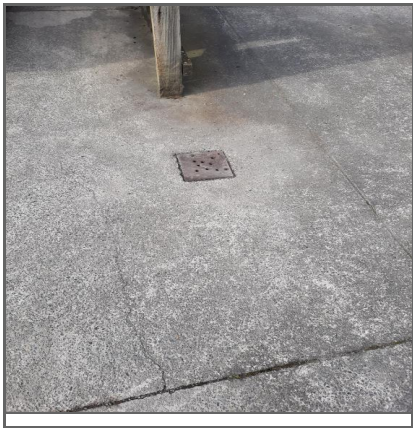
PHOTOS RELATED TO DRAINAGE

DOWNPIPES



Gutter on the left hand side of the property is disconnected and damaged.

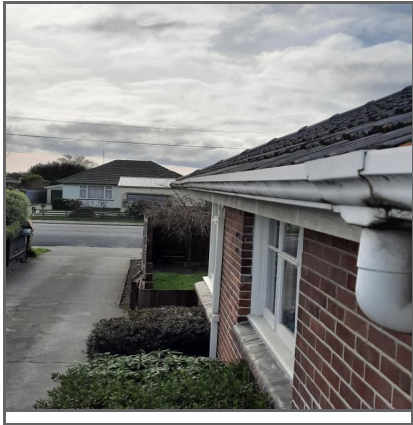
SURFACE WATER DRAINAGE



NON-COMPLIANT GUTTER



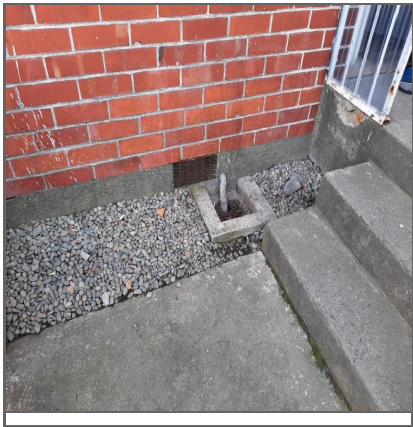
NON-COMPLIANT GUTTER



NON-COMPLIANT GUTTER



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, appearing to be 'CS' or similar, written diagonally.

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 - Ventilation (Regulation 21 & 23)

Client Name - **Irelands Property Management**

Address - **74 Amyes Road, Hornby, Christchurch, 8042**

Date of Inspection 18/08/2020	Regulation 21: Openable Windows and Doors <i>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</i>
	Regulation 23: Kitchen and Bathroom Ventilation
	Kitchen 1 <i>Has a qualifying extractor fan fitted - schedule 1 (8) applies: Extractor fan was installed before 1st July 2019</i>
	Extractor Fan Diameter <i>150mm</i>
	Bathroom 1 <i>Has a qualifying extractor fan fitted - schedule 1 (8) applies: Extractor fan was installed before 1st July 2019</i>
	Extractor Fan Diameter <i>150mm</i>

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 - 26738



CERTIFICATE OF COMPLIANCE

Healthy Homes Standards 2019 - Draught Proofing (Regulation 25 & 26)

Client Name: Irelands Property Management

Address: 74 Amyes Road, Hornby, Christchurch, 8042

Date of Inspection: Tue, 18-Aug-20	Regulation 25: Open fireplaces to be blocked
	No Fire place present
	Regulation 26: Gaps and holes that allow draughts
	Premises are free from unintentional and unreasonable gaps between and holes in building elements that allow draughts into or out of the premises

T+C: 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. This service has been provided in confidence by Gforce We Install.

DATE: Mon, 17-Jan-22

JOB #: WI - 26738-HHS



Christchurch

Fax: 033127073

Tax Invoice

GST No: 80954212

Invoice Total	\$1,887.00
----------------------	-------------------

This payment claim is made under the Construction Contracts
act 2002.