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Healthy Homes Report



8 Pickett Place Morrinsville

4th July 2023





Property Details

Address: 8 Pickett Place, Morrinsville

Date of Inspection: 31st July 2020

Client: Harcourts Property Management

Name of Technician:Dave Allen PerdonQualification:Civil EngineerOther PresentTenantOccupiedYes

Weather Fine
Approximate year of construction 1948
Property Type Detached

Interest in Property: Enell Inspections are not involved in any remedial work and have no

interest in the above property.

Purpose

The purpose of this report is to assess the above property to determine if it complies with the requirements of the Healthy Homes Act and its standards as they were defined at the date of inspection.

This report is submitted as THE WRITER'S OPINION.

The report has been updated to reflect changes to the property.





Healthy Homes Compliance

Overall Result: Compliant

Compliant

Items listed here have satisfied the required standards of the Healthy Homes Act and no additional actions are required in order to be compliant.

Standard	Statement
Heating	Compliant due to the main living room having qualifying heaters with the required combined capacity to achieve the minimum temperature of 18° for the floor area calculated in the climate zone.
Insulation	Compliant due to each living space being fully covered where possible by qualifying ceiling and under floor insulation.
Ventilation	Compliant due to the dwelling having appropriate ventilation for each habitable space.
Moisture Ingress and Drainage	Compliant as the property has an efficient drainage system for the removal of storm water, surface water and ground water.
Draught Stopping	Compliant due to there being no unreasonable gaps or holes that will allow a draught into the dwelling.





Steps to Compliance

The Healthy Home report has been designed to highlight any compliance issues and outline the steps required to achieve compliance.

• Report Received

Receive and review any issues identified in the report.

Work Carried Out

Any identified issues are rectified.

Work Completed

When identified issues have been rectified, evidence of completion of work emailed to Enell Inspections.

Certificate Issued

Certificate issued once all evidence of required work has been completed. Section 13A Statement issued.





What is the main information that I need to know?

The Healthy Homes standards incorporate five aspects of a property, which all contribute to a warm and dry home.

Heating All rental properties must have one or more fixed heaters, which can directly heat

the main living room to at least 18°C and can maintain this temperature all year round. Certain heating devices that are inefficient, unaffordable, or unhealthy will

not meet the requirements of this standard.

Insulation The Healthy Homes insulation standard requires all rental homes to have

insulation consistent with the 2008 building code or, for existing ceiling insulation

it must be at least 120mm thick and subfloor insulation it must be in good

condition.

Ventilation All habitable rooms in a rental property must have at least one window, door or

skylight which opens to the outside and can be fixed in the open position. The

opening must be at least 5% of the floor area of that room.

All kitchens and bathrooms must have an extractor fan that ventilates externally.

Moisture ingress and drainage

Rental properties must have efficient drainage system for the removal of storm water, surface water and ground water. The drainage system must include gutters,

downpipes and drains for the removal of water from the roof.

If the rental property has an enclosed subfloor, a ground moisture barrier must be

installed if it is reasonably practicable to do so.

Draught stopping Landlords must block any unreasonable gaps and holes in walls, ceilings, windows,

floors and doors that cause noticeable draughts. Open fireplaces must be blocked

unless the tenant and landlord agree otherwise.

Exemptions: There are some exemptions that apply to each of these standards, and there are also general exemptions that may apply to some rental homes. Further information about exemptions is available on the Tenancy Services website at www.tenancy.govt.nz/healthy-homes/exemptions-to-the-healthy-homes-standards/

Key Dates

From 1 July 2019 Landlords must include a signed statement with any new, varied or renewed

tenancy agreement that they will comply, or already do comply, with the healthy

homes standards.

From 1 July 2020 Landlords must include a statement of their current level of compliance with the

Healthy Homes standards in any new, varied or renewed tenancy agreement.

From 1 July 2021 Private landlords must ensure their rental properties comply with the Healthy

Homes standards within 90 days of any new, or renewed, tenancy.

From 1 July 2024 All rental homes must comply with the healthy homes standards.



Heating

The main living room (largest room that is used for general, everyday living) must have one or more fixed qualifying heaters, which provide at least the required heating capacity to heat the main living room to at least 18°C and be capable of maintaining this temperature during the coldest days of winter.

The heater must be fixed (not portable) and it must be at least 1.5 kW in heating capacity and meet the minimum heating capacity needed for your living room. The heater must not be an open fire or an unflued combustion heater. If the heater is an electric heater, it must have a thermostat. In most cases, the right type of heater will be a larger fixed heating device like a heat pump, wood burner, pellet burner or flued gas heater.

This capacity can be calculated using the Heating Assessment Tool (https://www.tenancy.govt.nz/heating-tool/) or the formula outlined in the regulations.

Exemptions

The existing heaters are temporarily exempted until they need to be replaced, which must have the following requirements:

- The heaters have certification that the date of installation was before 1st of July 2019 with heating capacity greater than 2.4kW each.
- The heaters in the living room have total heating capacity not less than 80 percent of what is required.

There are specific exemptions to the heating standard. The exemptions are:

- where it is not reasonably practicable to install a qualifying heating device.
- where the rental property is a certified passive building.

It is not reasonably practicable to install something if a professional installer can't access the area without:

- carrying out substantial building work, or
- causing substantial damage to the property, or
- creating greater risks to a person's health and safety than is normally acceptable, or
- it is otherwise not reasonably practicable for a professional installer to carry out the work.

These are in addition to the general exemptions located at

https://www.tenancy.govt.nz/healthy-homes/exemptions-to-the-healthy-homes-standards/



Location

Assessment

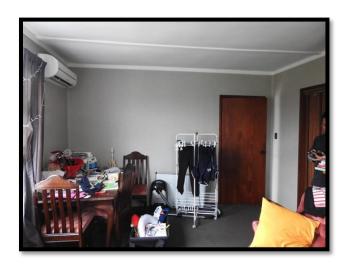
Statement

Main living room

Compliant

Compliant due to the main living room having a compliant heater able to heat and maintain the heat in the calculated area of the main living room.

Photos



The main living area has the following properties:

Year of Construction1948RegionWaikatoCouncilHamiltonClimate ZoneZone 2Area16.58m²Windows2Window Sizes3.23 m²

1.52 m² Window glazing Single

Based on the above details the heating requirement for the living room would be 3.2kW.

The heat pump in the room is a compliant heating system. The fire can deliver up to 3.9kW of heating.

The heating requirements for the dwelling meet the Health Homes Standard for heating.



Insulation

The minimum level of ceiling and underfloor insulation must either meet the 2008 Building Code, or (for existing ceiling insulation) have a minimum thickness of 120mm and be in reasonable condition with no dampness, damage, or displacement. In climate zones 1 and 2 the minimum R-value for ceiling insulation is 2.9 and the minimum R-value for subfloor insulation is 1.3.

Ceiling insulation that is less than 120mm thick is acceptable if the landlord can prove:

- the insulation's R-value met the minimum R-value for the zone the dwelling is located in when it was installed, and
- the insulation's thickness has not degraded by more than 30% (compared to when it was installed).

Exemptions

There are three specific insulation exemptions

- 1. Access is impracticable or unsafe. This may be due to design, limited access, potential for substantial damage, health and safety reasons. Installing insulation is considered 'not reasonably practicable' when a professional installer is unable to access and install the insulation.
- 2. Partial exemption for certain underfloor insulation. If the rental dwelling has existing underfloor insulation that was installed when the dwelling was built or converted. This insulation must still be in reasonable condition. Landlords must have a copy of any compliance documents that shows the dwelling met the requirements of the time. For example:
 - code compliance certificate
 - certificate of acceptance
 - another relevant compliance documents
- 3. Ceilings and floors with other habitable spaces directly above or below. This might be another floor of the same property or another apartment. These areas do not require insulation to meet the healthy homes insulation standard.

These are in addition to the general exemptions located at

https://www.tenancy.govt.nz/healthy-homes/exemptions-to-the-healthy-homes-standards/

Location	Assessment	Statement
Ceiling	Compliant	Compliant due to each living space in the dwelling being fully covered where possible by qualifying ceiling insulation.
Underfloor	Compliant	Compliant due to underfloor under each living space being fully covered where possible by qualifying underfloor insulation.



Photos



The ceiling insulation has the following properties

- The R factor for the insulation was 3.6 when it was installed.
- The thickness would be within 70% of its original thickness.
- The insulation is in good condition.
- The ceiling is covered by insulation in accordance with the appropriate standards and regulations.

Thermal Imaging







The sub floor insulation has the following properties

- The thickness is about 100mm.
- The insulation is in good condition.
- The sub floor is covered by insulation in accordance with the appropriate standards and regulations.

The insulation requirements for the dwelling meet the Health Homes Standard for insulation.



Ventilation

Ventilation must include openable windows or doors in each habitable space that can be fixed in the open position. In each room, the size of the openable windows, doors and skylights together must be at least 5% of the floor area of that room.

All kitchens and bathrooms must have an extractor fan vented to the outside.

- Kitchens In any room with a cooktop, new fans or rangehoods installed after 1 July 2019 must have a minimum diameter (including ducting) of 150mm or an exhaust capacity of at least 50 litres per second.
- Bathrooms In any room with a shower or bath, new fans installed after 1 July 2019 must have a minimum diameter (including ducting) of 120mm or an exhaust capacity of at least 25 litres per second.

Fans put in before 1 July 2019 must ventilate to the outside of the house and be in good working order, but they don't have to meet the requirements listed above.

When they stop working, they must be repaired to be in good working order or replaced with fans which do meet all the requirements.

Exemptions

There are two specific exemptions for the ventilation standard.

- A room doesn't need to meet the above requirements for ventilation if it was lawful when it was built or converted into a habitable space.
- This exemption applies to kitchens or bathrooms where it is not reasonably practicable to install an extractor fan. This exemption has a number of criteria which must all be met. It is recommended that landlords get professional advice and keep a copy of that advice to qualify for this exemption.

These are in addition to the general exemptions located at

https://www.tenancy.govt.nz/healthy-homes/exemptions-to-the-healthy-homes-standards/

Location	Assessment	Statement
Bathroom	Compliant	Compliant due to the bathroom having a working extractor fan that vents to the outside.
Kitchen	Compliant	Compliant due to the kitchen having a working extractor fan that vents to the outside.
Multiple	Compliant	Each habitable space has a qualifying window or door for



ventilation.

Photos







Laser Electrical Morrinsville

P O Box 356 Morrinsville 3340 Tel. 07 889 3344 GST # 70-933-349



PLEASE PAY BY 20/03/2021

\$0.00

22/02/2021

TAX INVOICE NO. 29032

Harcourts Morrinsville 8 PICKETT PLACE MORRINSVILLE MORRINSVILLE Job No.: 14446

Site: 8 PICKETT PLACE Order No.: RBWO002228

Description

to install a fan and duct it outside so it meets the healthy homes standard as per qoute Booked 1pm as she has a new baby

Bradley Jamieson (21/10/2020) - Work Note

To install a ventilation fan in the kitchen. This will meet the new healthy homesrequirements. As per quote
This will be fed from the existing bench power point and will be replaced with one that has a extra switch for the fan. The
cable will be run underneath the top of the bench, through the cupboards and up to the fan inside some trunking. The
fan will have a pull switch on it. The unit will be vented back to back to the outside with a suitable vent outlet.

Bradley Jamieson (02/02/2021) - Work Note

Examined kitchen. Started installing fan unit. Ran cable from fan to the PowerPoint. Fitted off fan unit. Installed trunking. Fitted new PowerPoint with switch. Installed gravity flap outside instead of hood type due to minimal clearance with downpipe. Tested. Would recommend the circuit from the fuseboard to the PowerPoint is rewired at some point due to it having the old cloth and rubber insulation.

15965 - Domestic Installation

Sub-Total ex GST	\$1191.71
GST	\$178.76
Total	\$1370.47

Goods remain the property of Laser Electrical Morrinsville until paid for in full.	Sub-Total ex GST	\$1191.71
PAYMENT CLAIM: This is a payment claim under the Construction Contracts Act	GST	\$178.76
2002. If you are a "residential occupier" please read the notice on the reverse.	Total inc GST	\$1370.47
	Amount Applied	\$1370.47
	Balance Due	\$0.00

"Totally Dependable"

www.laserelectrical.co.nz

Action Electrical Services Ltd trading as Laser Electrical Morrinsville is independent to Laser Electrical Group Ltd. Laser Electrical Morrinsville uses the LASER™ name pursuant to a franchise agreement with Laser Electrical Group Ltd.

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The ventilation properties for the dwelling are:

- Each habitable space has a qualifying window or door for ventilation.
- The bathroom has an acceptable extractor fan.
- The kitchen has an acceptable extractor fan.

The ventilation requirements for the dwelling meet the Healthy Homes Standard for ventilation.



Draught Stopping

Any gaps or holes in walls, ceilings, windows, floors and doors that cause unreasonable draughts must be blocked. As a part of this requirement, landlords must block the fireplace or chimney of an open fireplace unless the tenant requests in writing that this not be done, and landlord agrees.

As a rule of thumb, gaps or holes with a width greater than 3mm in or around the walls, ceilings, windows, doors and floors that let air into or out of the home will usually require blocking to prevent unreasonable draughts. This means that if the edge of a New Zealand \$2 dollar coin can fit in the gap, then the gap needs to be sealed.

Exemptions

There are no specific exemptions to the draughts stopping standard however there are some general exemptions that apply. These can be found at

https://www.tenancy.govt.nz/healthy-homes/exemptions-to-the-healthy-homes-standards/

Location	Assessment	Statement
Multiple	Compliant	The dwelling has no unreasonable gaps or holes that will allow a draught into the dwelling.



Photos

TAX INVOICE

Edward Norton Family Trust

Invoice Date 23 Sep 2021

Invoice Number INV-0545

GST Number 114-321-036 Graeme Farrell Builders Ltd A. 33 Horrell Road,RD4, Morrinsville 3374 P. 0274815192 E. gfarrell@xtra.co.nz

Description	Quantity	Unit Price	Amount NZD
To supply and install draught stop to windows, replace window sill and repair leak back porch at your Pickett Place property as requested.	in 1.00	1,040.00	1,040.00
		Subtotal	1,040.00
		TOTAL GST 15%	156.00
_		TOTAL NZD	1,196.00
		Less Amount Paid	1,196.00
-		AMOUNT DUE N7D	0.00

Due Date: 30 Sep 2021

We welcome payment by direct credit to our account:

Bank: Westpac

A/C Number: 03 0371 0300993 00

Please enter name and invoice number as reference

Thank you.

PAYMENT ADVICE

To: Graeme Farrell Builders Ltd
A. 33 Horrell Road, RD4, Morrinsville 3374
P. 0274815192
E. gfarrell@xtra.co.nz

Customer Invoice Number	Edward Norton Family Trust INV-0545
Amount Due	0.00
Due Date	30 Sep 2021
Amount Enclosed	
	Enter the amount you are proint about

Enter the amount you are paying above

Thermal Imaging

Building Inspections

BWOF

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Drug Testing

IQP Registered



The draught stopping properties for the dwelling are:

The dwelling has no unreasonable gaps or holes that will allow a draught into the dwelling.

The draught stopping requirements for the dwelling meet the Healthy Homes Standard for draught stopping.





Moisture Ingress and Drainage

Rental properties must have efficient drainage for the removal of storm water, surface water and ground water, including an appropriate outfall. The drainage system must include gutters, downpipes and drains for the removal of water from the roof.

If the rental property has an enclosed subfloor, a ground moisture barrier must be installed if it is reasonably practicable to do so.

Exemptions

There is one specific exemption to the moisture ingress and drainage standard. This exemption covers properties where it is not reasonably practicable to install a ground moisture barrier.

It is not reasonably practicable to install something if a professional installer can't access the area without:

- carrying out substantial building work, or
- causing substantial damage to the property, or
- creating greater risks to a person's health and safety than is normally acceptable, or it is otherwise not reasonably practicable for a professional installer to carry out the work.

These are in addition to the general exemptions located at

https://www.tenancy.govt.nz/healthy-homes/exemptions-to-the-healthy-homes-standards/

Location	Assessment	Statement
Gutters	Compliant	The dwelling has no debris in the gutters.
Down pipe	Compliant	A down pipe is disposing of captured storm water into a storm water disposal system
Subfloor	Compliant	The subfloor space is considered to be enclosed and has an appropriate vapour barrier.



Photos



Thermal Imaging Building Inspections BWOF Drug Testing

IQP Registered



Laser Plumbing Morrinsville PO Box 509 Matamata Tel. 07 889 1919 GST # 126-098-839 www.morrinsville.laserplumbing.co.nz



PLEASE PAY BY 04/11/2020

\$265.10

INVOICE DATE 21/10/2020

TAX INVOICE NO. 2866

Edward Norton Family Trust 8 Pickett Place Morrinsville

2929 Job No.:

8 Pickett Place, Morrinsville

Order No.: Job Name:

Site:

Description

To: REPLACE DOWNPIPE AND REPAIR WASTEPIPE.

As per Laser plumbing quote 457

3031

ltem	Quantity	Unit Price	Total
Travel Zone 1	1.00	\$10.00	\$10.00
Marley Downpipe + Associated Fittings and Waste Pipe + Associated Fittings	1.00	\$93.02	\$93.02
Tradesman Labour	1.50 hrs	\$85.00	\$127.50
	Su	b-Total ex GST	\$230.52
		GST	\$34.58
		Total	\$265.10

[&]quot;Bank account details for direct credit are 12-3123-0029616-00"

Thank you for using Laser Plu<mark>mbing</mark> Morrinsville. We look forward to being of service to you in the future. Goods remain the property of Laser Plumbing Morrinsville until payment has been made in full. We have the facility to accept payment by direct credit or credit card. There is a 3.2% surcharge for credit card payment. Or we can collect Eftpos or cash payment at our administration office at 2 Elizabeth Street, Matamata.

Sub-Total ex GST	\$230.52
GST	\$34.58
Total inc GST	\$265.10
Amount Applied	\$0.00
Ralance Due	\$265.10

How To Pay

NAME:

Edward Norton Family Trust DUE DATE: 04/11/2020 AMOUNT DUE:

Direct Credit

Acc. No.

12-3123-0029616-00

Bank ASB Bank Acc. Name Wright Plumbing & Gas (Morrinsville) Ltd

Laser Plumbing Morrinsville PO Box 509 Matamata

Detach this section and mail cheque to:

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www.laserplumbing.co.nz

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Laser Plumbing Morrinsville uses the LASER™ name pursuant to a franchise agreement with Laser Plumbing Group Ltd.

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Building Inspections BWOF IQP Registered Thermal Imaging **Drug Testing**



The moisture ingress and drainage stopping properties for the dwelling are:

- No debris were noted in gutters.
- Water is being deposited into an acceptable storm water disposal system.
- A vapor was noted on the ground under the dwelling.

The moisture ingress and drainage requirements for the dwelling meet the Health Homes Standard for moisture ingress and drainage.



Smoke Detection

The general check of smoke alarms includes checking the type of alarm, testing that the alarms work as expected and checking the expected replacement date for the alarm and batteries if applicable.

Detector	Туре	Assessment	Statement
1	 Photoelectric	Operational	This smoke detector worked when tested and has date of replacement by April 2028.

Photos









Limitations and Exclusions

THIS REPORT IS PROVIDED FOR THE USE OF HARCOURTS PROPERTY MANAGEMENT ONLY AND MAY NOT BE USED BY OTHERS WITHOUT WRITTEN PERMISSION. ENELL INSPECTIONS LIMITED ACCEPTS NO LIABILITY TO THIRD PARTIES WHO MAY ACT ON THE CONTENTS OF THIS REPORT.

Exclusions

No search has been made of Local authority rates, Government valuation, Local authority files.

This report does not include comment about the design of the house, the surrounding neighbourhood and the value of the property.

This report is based on a visual inspection only and offers no warranty, guarantee or producer's statement and relates only to those areas that could be reasonably accessed.

The report does not cover hidden piping, beams, bracing or support elements or any item that would require physical removal of material.

We have not inspected woodwork or other parts of the structure which are covered, unexposed or in accessible and we are therefore unable to report that any such part of the structure is free from defect.

Signs of water ingress were looked for; however, this report cannot give any waterproofing guarantee as it is not readily possible or required to create simulated conditions to introduce water ingress.

No electrical test was carried out as part of this inspection. Comments describing electrical systems are included for guidance only and cannot be considered to confirm the electrical wiring installations are installed in accordance with the electricity wiring regulations 1961 or 1976.

Yours Sincerely

Bruce Pettersen Enell Inspections Limited Phone 027 537 6166

The terms and conditions of this contract are attached at the end of this report.



Terms and Conditions

- 1. Payment is due 7 days after the date of invoice. Accounts not paid by the due date shall incur a late payment interest charge of 10% of the total amount owing for each calendar month the account is overdue, together with all debt collection costs.
- 2. All work in progress will be billed monthly, with a final invoice issued on completion.
- Any recoverable expenses, additional to the above quotation, will be on the basis of cost to Enell Inspections Limited, plus 12.5% margin for handling.
- 4. Subsequent quotation/estimate, if any additional work is found to be required, the Client will be contacted for their approval before any further work is carried out.
- 5. The provision of any inspections or the issue of a report does not imply approval by **Enell Inspections Limited** of any particular purpose and therefore no statement or advertising shall state or imply approval by **Enell Inspections Limited**.
- 6. Enell Inspections Limited reserves all copyright in any report or other written advice prepared by Enell Inspections Limited for the client. The Chief Executive's prior written consent must be obtained before:
 - a. Any extract or abridgement of the report is published.
 - b. The report is used in or referred to in connection with any company prospectus or publicly issued report.
 - c. Any statement is made that the item is the subject of a report by Enell Inspections Limited.
- Enell Inspections Limited will exercise reasonable skill, care and diligence in the performance of its obligations under this Agreement.
- 8. Enell Inspections Limited shall not be liable for the commercial performance of the project or any of the consequences of the Client's commercial decisions, nor shall Enell Inspections Limited be held to have given or implied any warranty as to the commercial performance of the project.
- 9. Enell Inspections Limited has no responsibility for or liability of costs, loss or damage arising from:
 - a. Any errors or omissions from data, documents etc., not prepared by **Enell Inspections Limited** or **Enell Inspections Limited's** employees or other persons under the direct control of **Enell Inspections Limited.**
 - **b.** Any act or omission or lack of performance or any negligent or fraudulent act or omission by the client or any other consultant, contractor or supplier.
- 10. The Client shall not make claim against any individual employee or employees of **Enell Inspections Limited** for any costs, losses or damages sustained by the Client arising from the project.
- 11. Both the parties shall keep all commercially sensitive information obtained by them in the context of the Agreement confidential and shall not divulge it without the written approval of the other party.
- 12. The contents of any written report or other work prepared by **Enell Inspections Limited** is confidential and has been prepared solely for the Client and shall not be relied upon by any other third parties. **Enell Inspections Limited** accepts no responsibility for anything done or not done by any third party in reliance, whether wholly or partially, on any of the contents of **Enell Inspections Limited's** advice.
- 13. All reports have been prepared on the basis of the information supplied by the client which has not been verified by **Enell Inspections Limited**. **Enell Inspections Limited** does not accept liability for any omissions or error in this report arising from any deficiencies or mistakes in the information provided by the Client.
- 14. The Client agrees the maximum amount payable by **Enell Inspections Limited** as a result of any claims or proceedings arising out of work undertaken under this agreement shall be five times the amount invoiced (or quoted, where greater). This limit shall apply notwithstanding any other rights or obligations that may arise. The maximum applies to the aggregate of any and all claims including costs.
- 15. Neither the Client nor **Enell Inspections Limited** shall be considered liable for any loss or damage resulting from any occurrence unless the claim is formally made on him or her within six years from completion of the inspections.
- 16. The Terms and Conditions of this Agreement are to be read in conjunction with any conditions, assumptions or limitations contained in the report or other written advice prepared by **Enell Inspections Limited.**
- 17. The Client agrees to indemnify **Enell Inspections Limited** against any liability or costs incurred by **Enell Inspections Limited** as a result of any breach of this Agreement by the Client.
- 18. Nothing in this Agreement shall be construed as limiting the ability of **Enell Inspections Limited** as a result of any breach of this Agreement by the Client.
- 19. The parties agree that the laws of New Zealand shall govern the rights and obligations of the Client and **Enell Inspections Limited** in relation to this Agreement.