

13879

66/315
3 plans

CITY OF HASTINGS.

BUILDING APPLICATION FORM.

PERMIT NO. 45248

To the City Engineer

Sir: -

DATE ISSUED. 11/8/61

25414

I hereby apply for permission to ERECT, REPAIR, ALTER, ADD TO
DEMOLISH, REMOVE a building at No: 315E (House No.)

Southampton St Street, for R. J. Griffiths
(Owner)

OF _____
(Present Address)

according to locality plan and detailed plans, elevation cross sections,
and specifications of buildings deposited herewith in duplicate.

PARTICULARS OF LAND:

Lot No. 5 Section No. _____ Val. Roll No. 1040/200
D.P. 2024
Frontage _____ Ft. Depth _____ Ft.

PARTICULARS OF BUILDING:

(State whether brick, concrete, etc.): -
Foundations ex Walls ex
Roof ex

AREA OF GROUND FLOOR _____ SQ. FT.
AREA OF OUTBUILDINGS _____ SQ. FT.

ESTIMATED COST:

BUILDING _____
PLUMBING & DRAINAGE _____
TOTAL: £ 200

(State whether dwg. shop, office, garage etc.) Proposed purpose for which every part of building is to
be used or whether occupied (describe separately each part
intended for separate purpose):
convert to flats

Proposed use or occupancy of other part of building.

Yours faithfully,

R. J. Griffiths
BUILDING

POSTAL ADDRESS:

FEES PAYABLE:

Building Fees £ 1-0-0

F/path Deposits _____

TOTAL: £ 1-0-0

PLANS & SPECIFICATIONS CHECKED &
APPROVED

R. J. Griffiths BUILDING INSPR.

11/8/61 DATE.

ISSUE OF PERMIT APPROVED.

CITY ENGINEER.

DATE.

PLUMBER: _____

315 E Southampton St

Hastings

9/8/61

To the Building Inspector

Hastings.

Dear Sir,

I wish to apply for a permit to convert my home, situated at 315 E Southampton St. into two self-contained flats. Gibraltar boards will be used on both sides of the dividing wall from roof to floor. The bathroom & toilet will be in middle bedroom which will be partitioned off, allowing for a passage from bathroom to kitchen. The existing hall will be converted into a kitchen with a window where the front door is now situated. French doors will lead from the lounge out to the verandah.

Also I wish to place a roof over

2

the real rock.

I estimate this to cost almost
£. 200

yours faithfully,
R. J. Griffiths

BY PR. TORRARD

To The City Engineer

I hereby apply for permission to carry out building work in accordance with the locality plan, detailed plans, elevations, cross-sections, and specifications deposited herewith in duplicate.

PARTICULARS OF SITE:

Street No: 315
 Name of Street: Southampton ST. EAST
 Lot No: 5
 D.P.: 2024
 Valuation Roll No: 1040/200

Permit No: F77169
 Receipt No: 32936
 Record No: 23198
 Sheet No: 1814

OWNER: Y.N. WONG
Per Mr Wong
 BUILDER: G SHILTON
 PLUMBER: _____

Address: 315 Southampton St
 Address: 413 Huca St
 Address: _____

APPLICANT'S SIGNATURE G Shilton Date: 3/60

NATURE OF PERMIT: (Tick Box) Total Floor Area: _____

New Buildings Adds &/or Alts Conversions Demolitions

TYPE OF BUILDING: CARPORT
 (dwelling, flat, business premises, garage, etc)

Foundations: _____ Walls: Asbestos Roof: IRON

Purpose for which Building will be used: CARPORT

ESTIMATED COST:
 Building \$ 500
 Plumbing & Drainage \$ _____
 Total \$ 500-00

FEE PAYABLE:
 Building Fees \$ 3-00
 Footpath Dep. \$ _____
 Sewer \$ _____
 Water \$ _____
 Stormwater \$ _____
 Crossing \$ _____
 Encroachment \$ _____
 B.R.A.N.Z. \$ _____
 TOTAL: \$ 3-00

If work valued at \$20,000 or more
 Date of commencement: _____
 Date of Completion: _____

PLANS & SPECIFICATIONS CHECKED & APPR:
 Building Inspector: [Signature]

INFORMATION REQUIRED BY DEPARTMENT OF STATISTICS
 (to be completed by applicant)

1. New Building Only
 - (1) Are other buildings on same site? Yes No
 - (2) If flats state ..

{ i }	No of blocks
{ ii }	" " "
	avg. units
 - (3) Scope of permit -

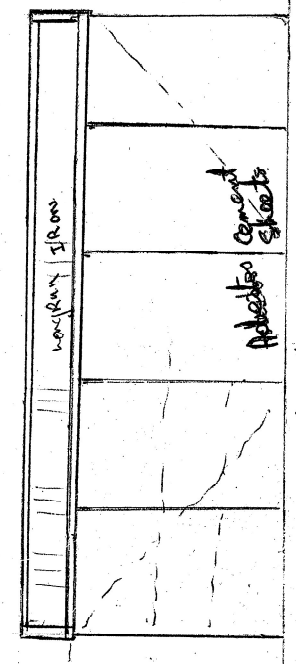
(1)	Complete building, foundations incl.	<input type="checkbox"/>
------	--------------------------------------	--------------------------
2. Alterations &/or Additions

Dwelling units gained:

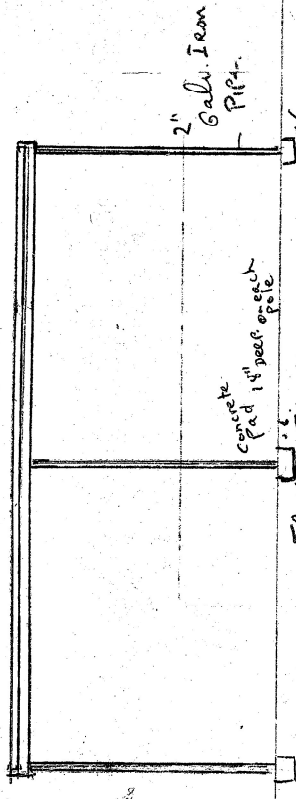
" " lost:
3. Conversions
 - (1) convert-
 (type of building)
 ed to
 (type of building)
 - (2) Flats gained
 - Houses lost
4. Demolitions

Dwelling units lost

Proposed Carport for MR. WONG. 315 Southampton St East HASTINGS

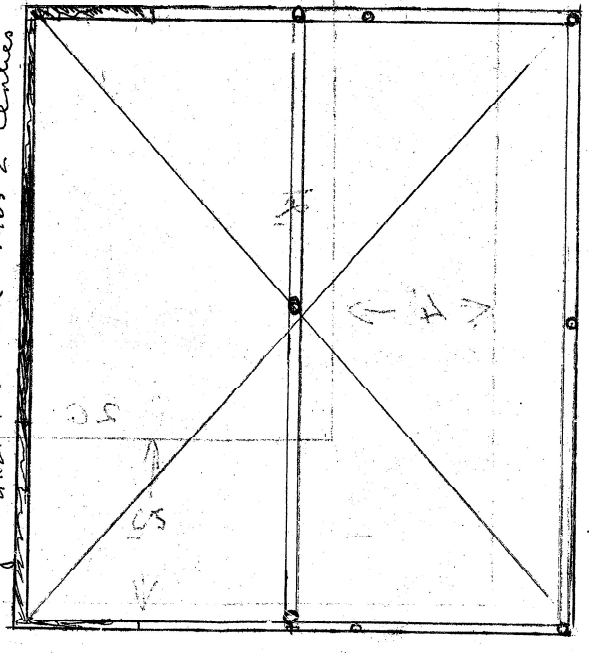


BACK ELEVATION

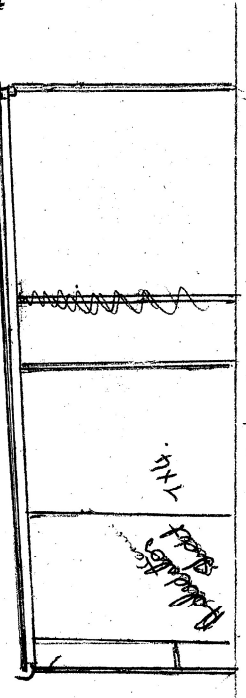


FRONT ELEVATION

2 Rows Diagonals AND PARTITION STUOS 2' CENTRES



2 Rows Diagonals AND PARTITION STUOS 2' CENTRES
ROOF 3' 6" CONCRETE
PARTITION 3' 6" CONCRETE



SIDE ELEVATION

Scale 1/4" = 1'



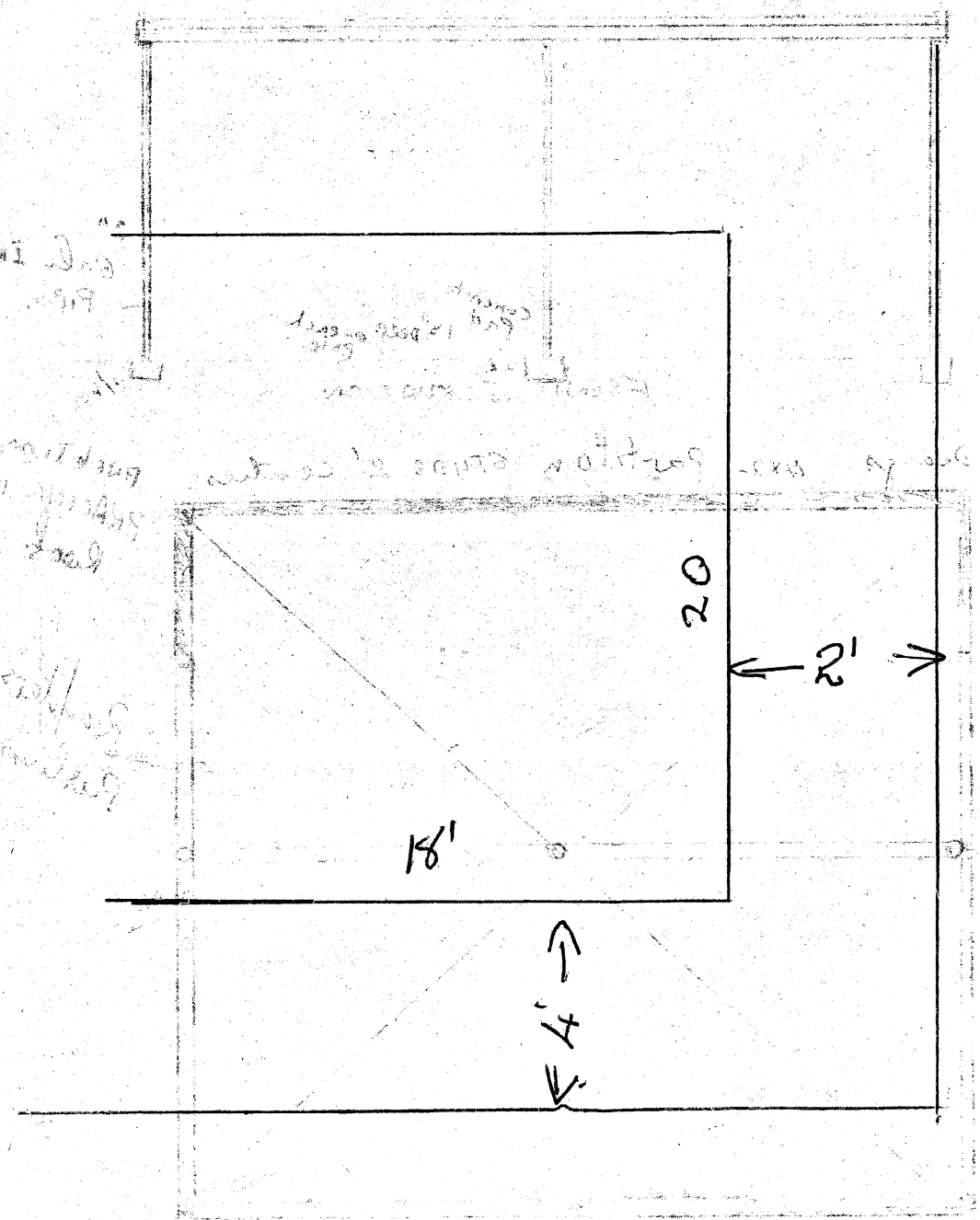
MICROBOX

MICROFILM RECORDS (WAIKATO) LTD HAMILTON

4/11/96

3

Copyright for Y.N. Wong.



SITE PLAN.

Y. N. WONG.

MICRODOX

Healthy Homes Evaluation

1/315 Southampton Street East
Akina Hastings 4122



Property Details

Property Address: 1/315 Southampton Street East, Akina, Hastings 4122

Report Purchaser: Par - One Ltd

Purchaser's Reference: Par - One Ltd

Agency: Oxygen NZ

Date: 10th September 2020

Time: 08:12 AM

Inspected By: James Stuart

Reference: 5439

Inspector Contact: 0204 154 8877

People Present: Tenant

Occupied: Yes

Type of Residence: House

Premises Style: Attached

Levels: Single

Cladding: Timber

Roof Covering: Metal

Car Accommodation: Freestanding Carport

Estimated Age of the Property: Other

Prevailing Weather: Dry

Light Conditions: Day

Furnished: Yes



Inspection Summary for Your Property



Healthy Homes Compliance

Overall Inspection Result: **Non-Compliant**

Compliant

Definition: Issues listed here have satisfied the required standards of the Healthy Homes Act and no additional actions are required in order to be compliant and receive a Healthy Home Certificate.

There were no compliant areas noted during the inspection.

Non-Compliant

Definition: Issues listed here have failed to meet the required standards of the Healthy Homes Act and need to be addressed in order to be compliant and receive a Healthy Home Certificate.

Standard	Location	Page
Heating	Main Living Room	14
Ventilation & Extractors	Kitchen/Dining	12
Insulation	Above Ceiling	10
Draught Stopping	Main Living Room, Kitchen/Dining, Bathroom, Bedroom 1, Bedroom 2	17
Drainage & Moisture Ingress	Exterior Front, Exterior Left, Exterior Right, Shed, Freestanding Carport	22

Becoming Compliant

The Healthy Homes Evaluation report has been designed to give you a simple process that identifies any non-compliance issues and provides a facility so that they can be easily rectified.



REPORT DELIVERED

1

Receive and review the report where any non-compliant issues are identified, explained and solutions offered

ARRANGE RECTIFICATION

2

Review any identified issues/solutions and rectification can be work flowed through via our integrated portals.

WORK COMPLETE

3

When the rectification work is completed, the required evidence is uploaded into our integrated portals, either directly or manually.

PROPERTY COMPLIANCE

4

On validation the Compliance Certificate and Section 13A Statement will be issued.



Inspectors Observations

Observations

Definition: These observations are added by the inspector of significant identifiable hazards that have a relatively high degree of likelihood that a significant injury will occur; it is highly recommended that the identified safety issue is rectified as soon as practicable by a licenced tradesperson specialising in the respective field. For convenience they will appear in your landlord portal to for you to action if desired. NOTE: these are not issues that will impact on whether your property is deemed to be Healthy Homes Compliant, they are observations that whilst recommended remain a discretionary rectification decision. There may be some extra Inspector Notes placed towards the end of the report. These notes are provided as an aid to raise the general awareness of risks that might arise in the property should the nature or status of these issues materially change. We recommend you consider these notes and recommendations in the context of the overall report.

Hazard	Statement	Location	Page
Asbestos	Suspected undisturbed asbestos material	Bathroom	29
Asbestos	Suspected disturbed asbestos material	Exterior Front	29
Asbestos	Suspected disturbed asbestos material	Freestanding Carport	29

Restrictions

Definition: Any areas or sections noted below have not been inspected and therefore not included in this report. We recommend the removal of the obstruction/s and/or access being supplied to complete the inspection as soon as possible.

There were no substantial restrictions. Location and archive photos may include partial obstructions.

Healthy Homes Standards Report

What does the Healthy Homes standard require?

The Healthy Homes standards includes 5 categories:

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.

Ventilation & Extraction:

Ventilation must include openable windows in each habitable space. The windows must comprise at least 5% of the floor area of that space. An appropriately sized extraction fan or rangehood must be installed in rooms with a bath or shower or indoor cooktop.

Heating:

The main living room must have a fixed heating device that can heat the room to at least 18°C. The new regulations clarify the requirements for heating devices –some will not meet the requirements under the heating standard as they are inefficient, unaffordable or unhealthy.

Draught Stopping:

Any gaps or holes in walls, ceilings, windows, floors and doors that cause unreasonable draughts must be remedied. This includes all unused open fireplaces and chimneys.

Moisture Ingress and drainage:

The standards reinforce the existing law which states that landlords must have adequate drainage and guttering. If a rental property has an enclosed subfloor space, it must have an on-ground moisture barrier, which will stop moisture rising into the home.

General Exemptions

There are some general exemptions that can apply to all of these standards; they are quite specific and limited, and we recommend you take advice on whether your situation meets these tests. These can be found at: <https://www.tenancy.govt.nz/healthy-homes/exemptions-to-the-healthy-homes-standards/>

Timeline:

1 July 2019 | Landlords must sign a statement of intent to comply with the healthy homes standards in any new, varied or renewed tenancy agreement.

1 Dec 2020 | Landlords must sign a statement of their current level of compliance with the healthy homes standards in any new, varied or renewed tenancy agreement.

1 July 2021 | Landlords must ensure that all rental homes comply with the Standards within 90 days of any new, or renewed tenancy.

1 July 2024 | All rental homes must comply with the Standards, regardless of when the tenancy began.

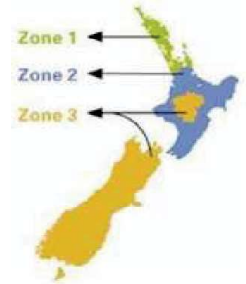


Insulation

To meet **Healthy Homes Standards** compliance, 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.

Exemptions:

1. Areas of ceilings or floors where there are other habitable spaces directly above or below do not require insulation to meet the healthy homes insulation standard.
2. Access is "not reasonably practicable" or unsafe to access due to design or limited access.
3. Houses with skillion/flat roofs where there is no ceiling above which to install insulation.
4. Installing insulation is considered 'not reasonably practicable' when a professional insulation installer can't access the location to install insulation without removing any cladding or lining or carrying out other substantial building work, or causing substantial damage
5. Can't install insulation without creating health or safety risks to people when these risks are greater than the normal level of risk when installing insulation.



Climate Zones 1 and 2 – Ceiling 2.9 & Underfloor 1.3. Climate Zone 3 - Ceiling 3.3 & Underfloor 1.3

Location

Result

Statement

**Above
Ceiling**

Non-Compliant

Non-compliant due to other - see comments and there appears to be an above ceiling void although no visible access to inspect. Owner to supply access for inspection or evidence/statement of compliance.

Additional Comment

The ceiling hatch only gives access to about 10% of the roof space. Although there is compliant insulation in this space any other part of the roof space cannot be seen. The owner may provide access or documentation to show installation to the remaining area.



Above Ceiling

Location	Result	Statement
Under Floor	Compliant	Compliant due to each domestic living space in the premises being fully covered where possible by qualifying insulation blanket

Additional Comments

Under Floor: R1.8



Under Floor



Ventilation & Extractors

To meet **Healthy Homes Standards** compliance, the living room, dining room, kitchen and bedrooms must have an opening window, door or skylight that opens to the outdoors, allows flow of air into and out of the property and can be fixed open while people are in the premises.

1. The combined 'openable area' of the windows, door and skylights must be not less than 5% of the floor area of the room it is servicing.

Exemptions: There are some, very limited, exemptions to the ventilation standard based around whether the room was "lawful" at the time it was constructed or converted into a habitable space, if strata conditions do not allow perimeter wall penetrations or whether the home is still in compliance with any exemption that applied at that time, e.g. constructed before 1947. exhaust fans installed prior or after July 1st 2019.

2. **Extractors** - Installed BEFORE 1 July 2019 for both kitchens and bathrooms: No minimum size or performance requirements but fans must be in good working order and ventilate to outdoors. Installed FROM 1 July 2019. For kitchens, the fan and all exhaust ducting must have a diameter of at least 150mm OR have an exhaust capacity of at least 50 litres per second. For bathrooms, must either have a diameter of at least 120mm OR an exhaust capacity of at least 25 litres per second. All fans must vent extracted air to outdoors (unless compliant via exemption due to Strata restrictions).

Exemptions: Bathrooms or kitchens don't require extractor fans if all three of these conditions apply: It is not reasonably practicable to install an extractor fan; and when the room was built or converted into a kitchen or bathroom not having an extractor fan was lawful; and the room meets other ventilation requirements, e.g. has an opening window(s).

HHS Tenancy Agreement Statement for extractor fans: As it is impractical for an inspector to be aware of the date an extractor fan has been installed, the Property Manager will be required to contact the property owner and request the date of installation and information as required.

If installed prior 1st July 2019, as per the legislation, place "Compliant via exemption due to being installed prior to July 1st, 2019" into the Statement.

If installed after July 1st, 2019, obtain the "ducting size" or "exhaust capacity" from the product manual/invoice for insertion into the Statement.

Location	Result	Statement
Kitchen/Dining	Non-Compliant	Non-compliant due to not having an extractor fan that vents to the outside (bathrooms require at least 120mm in diameter ducting or 25 litres per second and kitchens require at least 150mm in diameter ducting or 50 litres per second).
	Additional Comment	Exterior wall mounting may be possible, or roof mounting. Exterior wall is timber weather board, the roof is steel. Switch board is 5m.



Location	Result	Statement
Multiple	Compliant	The following locations are Compliant due to each habitable space having 1 or more qualifying windows, doors and fans where required. Extractor fans installed prior to July 1st 2019 will require a statement in the Tenancy Agreement of exemption. Extractor fans installed post July 1st 2019 will require the owner to supply ducting diameter or exhaust capacity for Tenancy Agreement

Main Living Room	Hall	Bathroom
Bedroom 1	Bedroom 2	

Additional Comments

Bathroom: Ducting 150mm diameter, appears to have been fitted pre 2019.



Heating

To meet **Healthy Homes Standards** compliance, a heater must be affixed to a wall in the main living room area and be sufficient to heat the room to a minimum of 18 degrees. Properties with multiple living areas are only required to heat the largest area. An electric heater on its own will not meet the standard if it needs to be over 2.4kw to heat the room. It also must be fixed and not portable, and each heater must each be at least 1.5 kW in heating capacity. Your heater must not be an open fire or an unflued combustion heater, e.g. portable LPG bottle heaters. In most cases, the right type of heater will be a larger fixed heating device like an electric heater, heat pump, wood burner, pellet burner or flued gas heater. There is an online calculator available to determine the level of heating required to meet the standards. This calculator can be located at: www.tenancy.govt.nz/heating-tool/.

Climate Zones 1 and 2 – Ceiling 2.9 & Underfloor 1.3. Climate Zone 3 - Ceiling 3.3 & Underfloor 1.3

Type of Residence	House
Premises Style	Attached
Levels	Single
Roof covering	Metal
Estimated age of the property	Other
Climate zone:	2
Floor area estimation m2:	17.71m2
Type of current heater:	Nil
Current kW heating capacity rating:	Nil
Minimum required kW heating capacity rating:	3.2kw

Location	Result	Statement
Main Living Room	Non-Compliant	Non-compliant due to not being able to determine the kW rating of the fixed heating device due to a lack of labelling. Evidence required to determine compliance and other - see comments.
	Additional Comment	The wall fire is not hardwired so cannot be considered, it also has no labels identifying any heating output.



Main Living Room



Draught Stopping

To meet **Healthy Homes Standards** compliance, rental homes must not have 'unreasonable' gaps or holes in walls, ceilings, windows, skylights, floors and doors which cause noticeable draughts. All unused open fireplaces must be closed off or their chimneys must be blocked to prevent draughts.

Exemptions: If your rental home has an open fireplace, and the tenant does not want it to be blocked off, they may request this in writing. If you agree, then the chimney does not need to be blocked off; however, you must make sure there are no gaps or holes that are not necessary for safe operation. The rest of the home must still comply

Location	Result	Statement
----------	--------	-----------

Main Living Room	Non-Compliant	Non-compliant due to the window perimeter not being sealed adequately.
-------------------------	----------------------	--

Additional Comment	Fitting of draft stop to the windows will resolve this issue.
---------------------------	---



Location	Result	Statement
----------	--------	-----------

Kitchen/Dining	Non-Compliant	Non-compliant due to the door perimeter not being sealed adequately and the window perimeter not being sealed adequately.
-----------------------	----------------------	---

Additional Comment	Easing of the front doors and fitting of draft stop to these doors and the windows will resolve this issue.
---------------------------	---



Location	Result	Statement
Bathroom	Non-Compliant	Non-compliant due to gaps in the louvre style inserts (requires draught stopping product or replacement).
	Additional Comment	Size 780mm wide x 750mm.



Location	Result	Statement
Bedroom 1	Non-Compliant	Non-compliant due to absent window latch.
	Additional Comment	Replacing the window latch will resolve this issue.



Location	Result	Statement
Bedroom 2	Non-Compliant	Non-compliant due to the window perimeter not being sealed adequately.
Additional Comment		Fitting of draft stop to the windows will resolve this issue.



Location	Result	Statement
Hall	Compliant	Compliant due to being free of building elements with unreasonable gaps and holes that could facilitate excessive heat loss



Drainage & Moisture Ingress

To meet **Healthy Homes Standards** compliance, rental homes must have efficient drainage for the removal of storm, surface and ground water to an appropriate outfall. The drainage system must ensure that the rental home, including the land it sits on, is not subject to periodic flooding during or after normal or heavy rain. That generally requires that gutters are present and not blocked or broken; that all spouting, downpipes and drains are in good condition and effectively removing water from the building and grounds of the property. Where the rental home has an enclosed sub floor space, it must have a ground moisture barrier. A moisture barrier must be installed if there is a suspended floor and the suspended part of the floor is 50% or more enclosed by anything that restricts or obstructs airflow under the property, unless installation is 'not reasonably practicable'.

Exemptions: Installation of a moisture barrier is considered 'not reasonably practicable' when an experienced professional installer: Can't access the location to install the barrier without substantial building work or causing substantial damage to the property. Can't install the barrier without creating health or safety risks to people when these risks are greater than the normal level of risk when installing. The perimeter underfloor cladding with multiple continuous gaps not significantly obstructing airflow. There are no specific exemptions from the drainage standard.



Location

Result

Statement

Exterior
Front

Non-Compliant

Non-compliant due to gutters blocked, gutters damaged and surface ground water not directed away from the property adequately.

Additional Comment

Reclipping of one gutter clip and clearing of 5m of the lower gutter. In addition, fitting of a gutter and downpipe connected to the surface water drain for the small roof over the window will resolve this issue.



Location	Result	Statement
----------	--------	-----------

Exterior Left	Non-Compliant	Non-compliant due to drain blocked.
------------------	----------------------	-------------------------------------

Additional Comment	Clearing of the front left drain will resolve this issue.	
---------------------------	---	--



Location	Result	Statement
----------	--------	-----------

Exterior Right	Non-Compliant	Non-compliant due to drain blocked.
-------------------	----------------------	-------------------------------------

Additional Comment	Clearing of the front right drain will resolve this issue.	
---------------------------	--	--



Location	Result	Statement
----------	--------	-----------

Shed	Non-Compliant	Non-compliant due to surface ground water not directed away from the property adequately.
------	----------------------	---

Additional Comment		Fitting of a gutter and downpipe connected to the surface water drain will resolve this issue.
---------------------------	--	--



Location	Result	Statement
----------	--------	-----------

Freestanding Carport	Non-Compliant	Non-compliant due to gutters blocked, gutters damaged and surface ground water not directed away from the property adequately.
----------------------	----------------------	--

Additional Comment		Repair or replace the gutter and downpipe, plus make sure that the downpipe is cleared and connect it to a surface water drain to resolve this issue.
---------------------------	--	---



Location	Result	Statement
Under Floor	Compliant	Compliant due to a drainage system that efficiently drains storm water, surface water, and ground water to an appropriate outfall

Inspector Observations





Pool Fencing Check

When a pool fence is present we conduct a general check that includes qualifying if the gates open away from the pool, that the gate latches from any open position and the latch is not accessible to young children, the presence of climbable opportunities and any gaps within or below the fence that could allow a child access. To maximise the safety of young children, we strongly recommend a compliance inspection of the pool fencing be undertaken by a suitably qualified and insured provider.

Is there a pool?

No



Smoke Alarms Check

The general check of the smoke alarms includes qualifying if there are a sufficient number installed, that the installed alarms test button activates when pressed, units are in a compliant location and to report any alarms that have been removed or damaged. NB: The inspection does not include an expiry date check, artificial smoke or sound level test. To maximise the safety of the property occupants, in the event of a fire, we strongly recommend annual compliance inspections of the Smoke Alarms by a suitably qualified and insured provider.

There is no evidence of Smoke Alarms Check related potential safety hazards in the following locations:

Kitchen/Dining	Bathroom	Bedroom 1
Exterior Front	Exterior Left	Exterior Right
Freestanding Carport	Shed	Bedroom 2
Hall	Main Living Room	



Building

We inspect for obvious evidence of high risk building related potential safety hazards. Situations inspected include floors, walls, ceilings, fixtures, steps/stairs, balustrades, balconies. No inspection of the roof void or underfloor was conducted for building related issues. It is highly recommended that all balcony, deck, patio and step/stair constructions be inspected by a structural engineer to ascertain integrity, design and compliance.

There is no evidence of Building related potential safety hazards in the following locations:

Kitchen/Dining	Bathroom	Bedroom 1
Exterior Front	Exterior Left	Exterior Right
Freestanding Carport	Shed	Bedroom 2
Hall	Main Living Room	



Glass

We inspect and test panes, panels, screens, inserts and mirrors, within 3 metres from walking level, for obvious evidence of glass related safety hazards. We inspect for and report on broken and cracked glass and for the absence of toughened (safety) glass situated in high risk slip, trip and fall situations. We recommend any damaged glass be further investigated or rectified by a licenced glazier. Possible solutions include further investigation, replacement, reinforcement or repair of the issue. NB: We cannot and do not purport to be experts in this field. It is highly recommended that all glass situated in high risk situations be inspected by an expert in the field of glass manufacture, identification, placement and compliance.

There is no evidence of Glass related potential safety hazards in the following locations:

Kitchen/Dining	Bathroom	Bedroom 1
Exterior Front	Exterior Left	Exterior Right
Freestanding Carport	Shed	Bedroom 2
Hall	Main Living Room	



Electrical

We conduct a visual-only inspection of the property looking for any obvious electrical hazards, such as damaged light switches, light fixtures, power points. These issues can alert the need for a licenced electrician to carry out repairs or replacement. Other issue inspected for includes testing the safety switch (RCD) button for operation. NB: We cannot and do not purport to be experts in this field. It is highly recommended that electricals be inspected by a licenced electrician.

There is no evidence of Electrical related potential safety hazards in the following locations:

Kitchen/Dining	Bathroom	Bedroom 1
Exterior Front	Exterior Left	Exterior Right
Freestanding Carport	Shed	Bedroom 2
Hall	Main Living Room	



Inhalation

With consideration to the age of the building it is possible there are materials utilised in the construction that contain asbestos or asbestos related products. It is difficult to determine the presence of these materials without off-site testing. To protect home occupants we recommend that no building materials are disturbed and the home be inspected by an expert in the field of asbestos detection and testing.

Issue

The presence of what we suspect to be undisturbed asbestos material has the potential to cause harm if disturbed and inhaled. Those at risk include any person in close proximity when disturbed. This is a Safety at Work Act 2016 required inclusion. Hazard Identified in the Bathroom.

Comments Suspected asbestos material in the floor tiles.

Current Risk	Actions	Potential Solutions	Resultant Risk
High	Eliminate	To eliminate the risk, we recommend the material remain undisturbed and engage an expert in the field of asbestos testing and identification and if confirmed as asbestos, follow their recommended mitigation management plan. E.g. "Be aware and do not disturb".	Moderate



Issue

The presence of what we suspect to be previously disturbed asbestos material has the potential to cause harm if disturbed further and inhaled. Those at risk include any person in close proximity when disturbed. This is a Safety at Work Act 2016 required inclusion. Hazard Identified in the Freestanding Carport and Exterior Front.

Comments Freestanding Carport: Suspected asbestos material in the upper front fascia. Exterior Front: Suspected disturbed asbestos material in the lower, inner cladding to the porch.

Current Risk	Actions	Potential Solutions	Resultant Risk
High	Eliminate	To eliminate the risk, we recommend the material not be disturbed further and engage an expert in the field of asbestos testing and identification and if confirmed as asbestos, follow their recommended mitigation management plan. E.g. "Be aware and do not disturb".	Moderate
High	Isolate	To isolate the risk, if necessary and practicable, we recommend preventing access to this area until rectified.	Low



There is no evidence of Asbestos related potential safety hazards in the following locations:

Kitchen/Dining	Bedroom 1	Exterior Left
Exterior Right	Shed	Bedroom 2
Hall	Main Living Room	



Fall

This issue arises when an area has conditions that could cause harm by a fall. Fall issues inspected for include a significant fall without an adequate balustrade being present or from a window. We also report on any fixed climbable opportunities discovered compromising the height of a window or balustrade. For example, fixed window seats or planter boxes on balconies could effectively reduce the height that a child has to scale. In the instance of potential high window fall hazards solutions include the installation of window restrictors of not more than 125mm.

There is no evidence of Fall related potential safety hazards in the following locations:

Kitchen/Dining	Bathroom	Bedroom 1
Exterior Front	Exterior Left	Exterior Right
Freestanding Carport	Shed	Bedroom 2
Hall	Main Living Room	



Gas

This issue arises when a fixed gas outlet shows evidence of a leak that that could harm a person by inhalation or cause ignition, explosion and fire. We carry out an inspection of the property for the presence of gas outlet locations and if accessible we test with a gas detector unit adjacent to the outlets for evidence of natural gas, propane, butane, LPG and LNG leakage. It is not always possible to ascertain if the gas supply has been disrupted or disconnected to a property. For example, the supply may have been temporarily shut down for repairs in the area or a fixed gas storage cylinder may be empty on the day of inspection. We do not inspect temporary gas storage cylinders for single use appliances such as BBQ's and external heaters.

There is no evidence of Gas related potential safety hazards in the following locations:

Kitchen/Dining	Bathroom	Bedroom 1
Exterior Front	Exterior Left	Exterior Right
Freestanding Carport	Shed	Bedroom 2
Hall	Main Living Room	



Restrictions

Any areas or sections noted that have not been inspected and therefore are not included in this report. We recommend the removal of the obstructions and/or access being supplied to complete the inspection as soon as possible. The scope of our inspection procedure includes moving light window furnishings including curtains and blinds but does not include moving furniture, foliage and storage."

There were no substantial restrictions in the following locations (location and archive photos may indicate partial obstructions) in the following locations:

Kitchen/Dining	Bathroom	Bedroom 1
Exterior Front	Exterior Left	Exterior Right
Freestanding Carport	Shed	Bedroom 2
Hall	Main Living Room	



Inspector Notes

These observations are cautionary notes added by the inspector of identifiable hazards and will NOT appear in your owner portal to action. If you would like any observations addressed by a property manager please contact them directly to discuss. They have been reported for a range of reasons including but not limited to: the nature of the issue cannot be classified or determined or is not at a level that warrants a specific recommendation at this stage; the issue falls outside our expertise and/or qualifications; the issue may be transient or occupier specific; the issue may require invasive procedures to test or assess; or the issue pertains to an adjoining property. These observations are provided as an aid to raise the general awareness of risks that might arise in the property should the nature or status of these issues materially change. We recommend you consider these observations and recommendations in the context of the overall report.

Location	Comment
Kitchen/Dining	Suspected lack of safety glass to the doors. If or when this glass needs replacing we recommend it is replaced with safety glass.
Bathroom	Broken pane of glass. If or when this glass needs replacing we recommend it is replaced with safety glass.



There were no Inspector Notes recorded in in the following locations:

Bedroom 1	Exterior Front	Exterior Left
Exterior Right	Freestanding Carport	Shed

Bedroom 2

Hall

Above Ceiling

Under Floor

Main Living Room

Location Photos





Kitchen/Dining



Bathroom



Bedroom 1



Exterior Front



Exterior Left



Exterior Right



Freestanding Carport



Shed



Bedroom 2



Hall



Above Ceiling



Under Floor



To protect home occupant privacy we have endeavoured to take location photos with minimal personal items. Further archive photos may have been taken and will only be accessed if required for evidence of restrictions.

Terms & Conditions

The following information is very important and forms an integral part of the report. Any person who relies upon the contents of the report does so acknowledging the following clauses. These define the Scope and Limitations of the inspection and form an integral part of the report. Before you decide to act upon the report you should read and understand all of the information contained herein. It will help explain what is involved in a PropertySafe inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of compliance needs, safety hazards or defects, latent or otherwise. If there is anything contained within the report that is not clear or you have difficulty understanding, please contact PropertySafe prior to acting on the report.

Purpose of the Inspection and Report: The purpose of a Compliance and Risk Management Inspection (the Inspection) is to identify compliance needs and safety issues in a residential property and to provide recommendations to the Report Purchaser in a Compliance and Risk Management Report (the Report) regarding the compliance needs and safety condition of the property on the date of inspection.

Scope of the Inspection: THE REPORT IS NOT AN ALL ENCOMPASSING REPORT dealing with the building from every aspect. The recommendations are limited to compliance and residential health and safety issues where there are reasonably foreseeable risks that could result in sickness, injury or death. The Report is prepared on the basis that the use of the building will continue as a residential property and IS NOT suitable for Workplace Health and Safety purposes.

The Inspection comprises a visual assessment of the property to identify residential compliance needs and safety hazards at the time of inspection. The inspector IS NOT an expert in building, electrical, plumbing, glazing, gas fitting or structural engineering.

If the property inspected is part of a Strata or Company Title, then inspection is limited to the interior and the immediate exterior of the particular residence to be inspected. The complete inspection of common property is outside the scope.

Liability: The Report is to be utilised for the purposes outlined above only. The findings are specifically and confidentially for the Report Purchaser named on the face page of the Report to evaluate the risk level and need for action and not for determination of the property sale value, mortgage or security valuation or lease rate. To the extent permitted by law, we are not responsible for any liability, loss or damage (whether direct, indirect, special or consequential) whatsoever and however arising from or in connection with your use of the Report, whether that liability, loss or damage was caused by delay, error or omission, negligence, negligent misstatement or otherwise. We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any person other than the Report Purchaser in connection with the use of the Report.

Safe & Reasonable Access: Only areas to which safe and reasonable access is available are inspected. Safe access means areas where safe, unobstructed access is provided and the minimum heights or clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. The inspector has sole discretion in determining safe access to any area of the property.

Reasonable access does not include removing screws and bolts to access covers, the use of destructive or invasive inspection methods nor does it include moving heavy furniture, floor coverings or stored goods.

Areas, Items and Conditions Inspected

The Report DOES include inspecting and reporting on the following:

Area/s inspected: The interior and exterior of the home and outbuildings within 20 metres of the main dwelling. Strata units include the interior and immediately adjacent common areas only.

Compliance issues and safety hazards inspected for include: heating, insulation, ventilation and extractors, draught stopping, drainage and moisture ingress. Safety issues inspected for include * obvious high risk; damaged flooring, stairs, balustrades and decks, damaged glass, damaged electrical power points, lights, switches and safety switch, suspected presence of asbestos, a fall risk of greater than 4 m, gas leak and any smoke alarm or pool fence risks.

*Obvious: items clearly visible to a reasonable person that is NOT an expert in building, electrical, plumbing, glazing, gas fitting, structural engineering or pest detection.

The Report DOES NOT include inspecting and reporting on the following:

Area/s NOT inspected: Entire roof void or subfloor crawl spaces, walk-in-robos or cupboard, wall cavities, below carpets, behind furniture and storage, retaining walls, dams and waterways, any structure further than 20metres from the main dwelling, any area not clearly visible from ground level.

Item/s NOT inspected: house wiring, water and gas pipework, hot water systems, portable electrical equipment, furniture, storage, water features, security/alarm equipment including locks, dead locks, grills, cameras and alarms, pool pumps and pool fittings.

Condition/s NOT inspected for: lead paint, soil contamination or toxic conditions including chemical storage, health of trees, home occupier activity, lighting adequacy or night time visibility with regard to safety or security. We do not inspect, test or operate any appliance or fitting other than those explicitly stated as part of the Inspection.

Limitations of the Inspection and the Report

The Report is a VISUAL REPORT ONLY limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection. No destructive measures are taken in the process of the Inspection. The Inspection does not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CANNOT see inside walls, between floors, inside roofing or eaves, behind stored goods in cupboards, or other areas that are concealed or obstructed. The inspector does not dig, gouge, force or perform any invasive procedures. In an occupied property it must be understood that furnishings or household items may conceal defects which may only be revealed when the items are removed.

No inspection is inferred for any object, structure or fitting that cannot be clearly observed from ground level.

Nothing contained in the Report implies that any inaccessible, partly inaccessible or obscured area of the property is free from defects. No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures or fittings within the building. You agree that we cannot accept any liability for our failure to report a defect concealed, blocked or covered by furniture, fittings and/or occupant possessions at the time of inspection and you agree to indemnify us for any failure to find such concealed defects.

Balcony, deck and veranda inspections are limited by the scope of the standard Report. We are not and do not purport to be experts in the field of construction and structural engineering. Where there are any concerns about balcony, deck or veranda constructions, it is highly recommended that they are inspected by a structural engineer to verify integrity, design and compliance.

The Report cannot make informed comment upon hazards or defects that may be subject to the prevailing weather and light conditions including but not limited to the adequacy of lighting, the potential for slipping on wet exterior surfaces or sources of leakage and moisture.

ASBESTOS: The property is not tested specifically for asbestos (including Magnesite). If asbestos or materials containing asbestos happens to be noticed then it will include a recommendation for further investigation and testing by a specialist service.

LEAD PAINTS: No attempt is made to ascertain whether lead paints are present. Investigation requires the paint to be disturbed whereby special precautions are needed. Advice should be sought from an Asbestos expert if an testing is required.

If the Report recommends another type of inspection or investigation then you should do this within a reasonable time period based on the severity of the item raised. If you fail to follow our recommendations then you agree and accept that you may face penalties or suffer a financial loss and indemnify us against all losses that you incur resulting from your failure to act on our advice.

Any quoting information, measurements and images provided in the Report are provided as an aid only to determine the possible costs of rectification and are not purported to be the sole information source required to determine costs. We accept no liability for any estimates based on information provided in the Report.

Any recommendations for specific trades, skills or qualifications in the Report are provided as an aid only to enable further investigation or repair arrangements to be made and are not purported to be the sole or necessary trades, skills or qualifications required to effect repairs. We accept no liability for any services provided by third parties based on information provided in the Report.

Consumer Complaint Procedure: refer to separately available document at <https://www.propertySAFE.co.nz>.

Healthy Homes Evaluation

2/315 Southampton Street East
Akina Hastings 4122



Property Details

Property Address: 2/315 Southampton Street East, Akina, Hastings 4122

Report Purchaser: Par - One Ltd

Purchaser's Reference: Par - One Ltd

Agency: Oxygen NZ

Date: 10th September 2020

Time: 09:15 AM

Inspected By: James Stuart

Reference: 5438

Inspector Contact: 0204 154 8877

People Present: Nil

Occupied: Yes

Type of Residence: House

Premises Style: Semi-detached

Levels: Single

Cladding: Timber

Roof Covering: Metal

Car Accommodation: Freestanding Carport

Estimated Age of the Property: Other

Prevailing Weather: Dry

Light Conditions: Day

Furnished: Yes



Inspection Summary for Your Property



Healthy Homes Compliance

Overall Inspection Result: **Non-Compliant**

Compliant

Definition: Issues listed here have satisfied the required standards of the Healthy Homes Act and no additional actions are required in order to be compliant and receive a Healthy Home Certificate.

There were no compliant areas noted during the inspection.

Non-Compliant

Definition: Issues listed here have failed to meet the required standards of the Healthy Homes Act and need to be addressed in order to be compliant and receive a Healthy Home Certificate.

Standard	Location	Page
Heating	Main Living Room	15
Ventilation & Extractors	Kitchen, Bathroom, Bedroom 1	13
Insulation	Above Ceiling	10
Draught Stopping	Main Living Room, Kitchen, Bathroom, Bedroom 1, Bedroom 2, Toilet	19
Drainage & Moisture Ingress	Exterior Front, Freestanding Carport	21

Becoming Compliant

The Healthy Homes Evaluation report has been designed to give you a simple process that identifies any non-compliance issues and provides a facility so that they can be easily rectified.



REPORT DELIVERED

1

Receive and review the report where any non-compliant issues are identified, explained and solutions offered

ARRANGE RECTIFICATION

2

Review any identified issues/solutions and rectification can be work flowed through via our integrated portals.

WORK COMPLETE

3

When the rectification work is completed, the required evidence is uploaded into our integrated portals, either directly or manually.

PROPERTY COMPLIANCE

4

On validation the Compliance Certificate and Section 13A Statement will be issued.



Inspectors Observations

Observations

Definition: These observations are added by the inspector of significant identifiable hazards that have a relatively high degree of likelihood that a significant injury will occur; it is highly recommended that the identified safety issue is rectified as soon as practicable by a licenced tradesperson specialising in the respective field. For convenience they will appear in your landlord portal to for you to action if desired. NOTE: these are not issues that will impact on whether your property is deemed to be Healthy Homes Compliant, they are observations that whilst recommended remain a discretionary rectification decision. There may be some extra Inspector Notes placed towards the end of the report. These notes are provided as an aid to raise the general awareness of risks that might arise in the property should the nature or status of these issues materially change. We recommend you consider these notes and recommendations in the context of the overall report.

Hazard	Statement	Location	Page
Asbestos	Suspected undisturbed asbestos material	Bathroom	28
Asbestos	Suspected disturbed asbestos material	Freestanding Carport	28

Restrictions

Definition: Any areas or sections noted below have not been inspected and therefore not included in this report. We recommend the removal of the obstruction/s and/or access being supplied to complete the inspection as soon as possible.

There were no substantial restrictions. Location and archive photos may include partial obstructions.

Healthy Homes Standards Report

What does the Healthy Homes standard require?

The Healthy Homes standards includes 5 categories:

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.

Ventilation & Extraction:

Ventilation must include openable windows in each habitable space. The windows must comprise at least 5% of the floor area of that space. An appropriately sized extraction fan or rangehood must be installed in rooms with a bath or shower or indoor cooktop.

Heating:

The main living room must have a fixed heating device that can heat the room to at least 18°C. The new regulations clarify the requirements for heating devices –some will not meet the requirements under the heating standard as they are inefficient, unaffordable or unhealthy.

Draught Stopping:

Any gaps or holes in walls, ceilings, windows, floors and doors that cause unreasonable draughts must be remedied. This includes all unused open fireplaces and chimneys.

Moisture Ingress and drainage:

The standards reinforce the existing law which states that landlords must have adequate drainage and guttering. If a rental property has an enclosed subfloor space, it must have an on-ground moisture barrier, which will stop moisture rising into the home.

General Exemptions

There are some general exemptions that can apply to all of these standards; they are quite specific and limited, and we recommend you take advice on whether your situation meets these tests. These can be found at: <https://www.tenancy.govt.nz/healthy-homes/exemptions-to-the-healthy-homes-standards/>

Timeline:

1 July 2019 | Landlords must sign a statement of intent to comply with the healthy homes standards in any new, varied or renewed tenancy agreement.

1 Dec 2020 | Landlords must sign a statement of their current level of compliance with the healthy homes standards in any new, varied or renewed tenancy agreement.

1 July 2021 | Landlords must ensure that all rental homes comply with the Standards within 90 days of any new, or renewed tenancy.

1 July 2024 | All rental homes must comply with the Standards, regardless of when the tenancy began.



Insulation

To meet **Healthy Homes Standards** compliance, 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.

Exemptions:

1. Areas of ceilings or floors where there are other habitable spaces directly above or below do not require insulation to meet the healthy homes insulation standard.
2. Access is "not reasonably practicable" or unsafe to access due to design or limited access.
3. Houses with skillion/flat roofs where there is no ceiling above which to install insulation.
4. Installing insulation is considered 'not reasonably practicable' when a professional insulation installer can't access the location to install insulation without removing any cladding or lining or carrying out other substantial building work, or causing substantial damage
5. Can't install insulation without creating health or safety risks to people when these risks are greater than the normal level of risk when installing insulation.



Climate Zones 1 and 2 – Ceiling 2.9 & Underfloor 1.3. Climate Zone 3 - Ceiling 3.3 & Underfloor 1.3

Location

Result

Statement

Above Ceiling

Non-Compliant

Non-compliant due to there appears to be an above ceiling void although no visible access to inspect. Owner to supply access for inspection or evidence/statement of compliance.



Location

Result

Statement

Under Floor

Compliant

Compliant due to each domestic living space in the premises

being fully covered where possible by qualifying insulation blanket

Additional Comments

Under Floor: R 1.8.





Ventilation & Extractors

To meet **Healthy Homes Standards** compliance, the living room, dining room, kitchen and bedrooms must have an opening window, door or skylight that opens to the outdoors, allows flow of air into and out of the property and can be fixed open while people are in the premises.

1. The combined 'openable area' of the windows, door and skylights must be not less than 5% of the floor area of the room it is servicing.

Exemptions: There are some, very limited, exemptions to the ventilation standard based around whether the room was "lawful" at the time it was constructed or converted into a habitable space, if strata conditions do not allow perimeter wall penetrations or whether the home is still in compliance with any exemption that applied at that time, e.g. constructed before 1947. exhaust fans installed prior or after July 1st 2019.

2. **Extractors** - Installed BEFORE 1 July 2019 for both kitchens and bathrooms: No minimum size or performance requirements but fans must be in good working order and ventilate to outdoors. Installed FROM 1 July 2019. For kitchens, the fan and all exhaust ducting must have a diameter of at least 150mm OR have an exhaust capacity of at least 50 litres per second. For bathrooms, must either have a diameter of at least 120mm OR an exhaust capacity of at least 25 litres per second. All fans must vent extracted air to outdoors (unless compliant via exemption due to Strata restrictions).

Exemptions: Bathrooms or kitchens don't require extractor fans if all three of these conditions apply: It is not reasonably practicable to install an extractor fan; and when the room was built or converted into a kitchen or bathroom not having an extractor fan was lawful; and the room meets other ventilation requirements, e.g. has an opening window(s).

HHS Tenancy Agreement Statement for extractor fans: As it is impractical for an inspector to be aware of the date an extractor fan has been installed, the Property Manager will be required to contact the property owner and request the date of installation and information as required.

If installed prior 1st July 2019, as per the legislation, place "Compliant via exemption due to being installed prior to July 1st, 2019" into the Statement.

If installed after July 1st, 2019, obtain the "ducting size" or "exhaust capacity" from the product manual/invoice for insertion into the Statement.

Location	Result	Statement
Kitchen	Non-Compliant	Non-compliant due to not having an extractor fan that vents to the outside (bathrooms require at least 120mm in diameter ducting or 25 litres per second and kitchens require at least 150mm in diameter ducting or 50 litres per second).
	Additional Comment	Exterior wall or roof mounting may be possible. Exterior wall is timber weather board, roof is steel. Switch board is 15m.



Location	Result	Statement
Bathroom	Non-Compliant	Non-compliant due to not having an extractor fan that vents to the outside (bathrooms require at least 120mm in diameter ducting or 25 litres per second and kitchens require at least 150mm in diameter ducting or 50 litres per second).
	Additional Comment	Exterior wall mounting may be possible. Exterior wall is timber weather board. Switch board is 10m. Suspected asbestos material in the cladding to the walls.



Location	Result	Statement
Bedroom 1	Non-Compliant	Non-compliant due to not having an openable window or door or

skylight that takes up at least 5% of the habitable space.

Additional Comment The windows need easing and possibly repair or replacement to resolve this issue.



Location

Result

Statement

Multiple

Compliant

The following locations are Compliant due to each habitable space having 1 or more qualifying windows, doors and fans where required. Extractor fans installed prior to July 1st 2019 will require a statement in the Tenancy Agreement of exemption. Extractor fans installed post July 1st 2019 will require the owner to supply ducting diameter or exhaust capacity for Tenancy Agreement

Main Living Room

Bedroom 2

Toilet



Heating

To meet **Healthy Homes Standards** compliance, a heater must be affixed to a wall in the main living room area and be sufficient to heat the room to a minimum of 18 degrees. Properties with multiple living areas are only required to heat the largest area. An electric heater on its own will not meet the standard if it needs to be over 2.4kw to heat the room. It also must be fixed and not portable, and each heater must each be at least 1.5 kW in heating capacity. Your heater must not be an open fire or an unflued combustion heater, e.g. portable LPG bottle heaters. In most cases, the right type of heater will be a larger fixed heating device like an electric heater, heat pump, wood burner, pellet burner or flued gas heater. There is an online calculator available to determine the level of heating required to meet the standards. This calculator can be located at: www.tenancy.govt.nz/heating-tool/.

Climate Zones 1 and 2 – Ceiling 2.9 & Underfloor 1.3. Climate Zone 3 - Ceiling 3.3 & Underfloor 1.3

Type of Residence	House
Premises Style	Semi-detached
Levels	Single
Roof covering	Metal
Estimated age of the property	Other
Climate zone:	2
Floor area estimation m2:	17.14m2
Type of current heater:	Nil
Current kW heating capacity rating:	Nil
Minimum required kW heating capacity rating:	2.7kw

Location	Result	Statement
Main Living Room	Non-Compliant	Non-compliant due to the main living room not having a qualifying heater with the required kW capacity to achieve the minimum temperature of 18° for the floor area estimation and climate zone.



Main Living Room



Draught Stopping

To meet **Healthy Homes Standards** compliance, rental homes must not have 'unreasonable' gaps or holes in walls, ceilings, windows, skylights, floors and doors which cause noticeable draughts. All unused open fireplaces must be closed off or their chimneys must be blocked to prevent draughts.

Exemptions: If your rental home has an open fireplace, and the tenant does not want it to be blocked off, they may request this in writing. If you agree, then the chimney does not need to be blocked off; however, you must make sure there are no gaps or holes that are not necessary for safe operation. The rest of the home must still comply

Location	Result	Statement
Main Living Room	Non-Compliant	Non-compliant due to the window perimeter not being sealed adequately and damage window latch.
	Additional Comment	Repair of both window latches will resolve this issue.



Location	Result	Statement
Kitchen	Non-Compliant	Non-compliant due to the door perimeter not being sealed adequately.
	Additional Comment	Fitting of draft stop to the door will resolve this issue.



Location	Result	Statement
Bathroom	Non-Compliant	Non-compliant due to the window perimeter not being sealed adequately, absent window latch and other - see comments.
	Additional Comment	The window requires a new latch screw, repair of the central timber sealing strip and fitting of draft stop to resolve this issue.



Location	Result	Statement
Bedroom 1	Non-Compliant	Non-compliant due to the window perimeter not being sealed adequately.
	Additional Comment	Once the windows are repaired they may need draft stop.



Location	Result	Statement
Bedroom 2	Non-Compliant	Non-compliant due to the window perimeter not being sealed adequately and other - see comments.
Additional Comment		Replacing the upper window, 500mm x 250mm, and fitting of draft stop to the opening light, plus sealing up the screwed shut opening light will resolve this issue.



Location	Result	Statement
Toilet	Non-Compliant	Non-compliant due to gaps in the louvre style inserts (requires draught stopping product or replacement).

Additional Comment Size 450mm x 450mm.





Drainage & Moisture Ingress

To meet **Healthy Homes Standards** compliance, rental homes must have efficient drainage for the removal of storm, surface and ground water to an appropriate outfall. The drainage system must ensure that the rental home, including the land it sits on, is not subject to periodic flooding during or after normal or heavy rain. That generally requires that gutters are present and not blocked or broken; that all spouting, downpipes and drains are in good condition and effectively removing water from the building and grounds of the property. Where the rental home has an enclosed sub floor space, it must have a ground moisture barrier. A moisture barrier must be installed if there is a suspended floor and the suspended part of the floor is 50% or more enclosed by anything that restricts or obstructs airflow under the property, unless installation is 'not reasonably practicable'.

Exemptions: Installation of a moisture barrier is considered 'not reasonably practicable' when an experienced professional installer: Can't access the location to install the barrier without substantial building work or causing substantial damage to the property. Can't install the barrier without creating health or safety risks to people when these risks are greater than the normal level of risk when installing. The perimeter underfloor cladding with multiple continuous gaps not significantly obstructing airflow. There are no specific exemptions from the drainage standard.

Location	Result	Statement
Exterior Front	Non-Compliant	Non-compliant due to downpipe not connected adequately, drain blocked, surface ground water not directed away from the property adequately and other - see comments.
	Additional Comment	Fitting 300mm of downpipe and connecting to the surface water drain, clearing of the drain, plus refitting of the lower gutter so that it drains towards the downpipe will resolve this issue.



Location	Result	Statement
Freestanding Carport	Non-Compliant	Non-compliant due to gutters blocked, gutters damaged, drain blocked and surface ground water not directed away from the property adequately.
	Additional Comment	Repair or replace the gutter, clearing of the drain and make sure that the drain, if any, is connecting to a surface water drain will resolve this issue.



Location	Result	Statement
Multiple	Compliant	The following locations are Compliant due to a drainage system that efficiently drains storm water, surface water, and ground water to an appropriate outfall

Exterior Left

Exterior Right

Under Floor

Inspector Observations





Pool Fencing Check

When a pool fence is present we conduct a general check that includes qualifying if the gates open away from the pool, that the gate latches from any open position and the latch is not accessible to young children, the presence of climbable opportunities and any gaps within or below the fence that could allow a child access. To maximise the safety of young children, we strongly recommend a compliance inspection of the pool fencing be undertaken by a suitably qualified and insured provider.

Is there a pool?

No



Smoke Alarms Check

The general check of the smoke alarms includes qualifying if there are a sufficient number installed, that the installed alarms test button activates when pressed, units are in a compliant location and to report any alarms that have been removed or damaged. NB: The inspection does not include an expiry date check, artificial smoke or sound level test. To maximise the safety of the property occupants, in the event of a fire, we strongly recommend annual compliance inspections of the Smoke Alarms by a suitably qualified and insured provider.

There is no evidence of Smoke Alarms Check related potential safety hazards in the following locations:

Kitchen	Bathroom	Bedroom 1
Toilet	Exterior Front	Exterior Left
Exterior Right	Freestanding Carport	Bedroom 2
Main Living Room		



Building

We inspect for obvious evidence of high risk building related potential safety hazards. Situations inspected include floors, walls, ceilings, fixtures, steps/stairs, balustrades, balconies. No inspection of the roof void or underfloor was conducted for building related issues. It is highly recommended that all balcony, deck, patio and step/stair constructions be inspected by a structural engineer to ascertain integrity, design and compliance.

There is no evidence of Building related potential safety hazards in the following locations:

Kitchen	Bathroom	Bedroom 1
Toilet	Exterior Front	Exterior Left
Exterior Right	Freestanding Carport	Bedroom 2
Main Living Room		



Glass

We inspect and test panes, panels, screens, inserts and mirrors, within 3 metres from walking level, for obvious evidence of glass related safety hazards. We inspect for and report on broken and cracked glass and for the absence of toughened (safety) glass situated in high risk slip, trip and fall situations. We recommend any damaged glass be further investigated or rectified by a licenced glazier. Possible solutions include further investigation, replacement, reinforcement or repair of the issue. NB: We cannot and do not purport to be experts in this field. It is highly recommended that all glass situated in high risk situations be inspected by an expert in the field of glass manufacture, identification, placement and compliance.

There is no evidence of Glass related potential safety hazards in the following locations:

Kitchen	Bathroom	Bedroom 1
Toilet	Exterior Front	Exterior Left
Exterior Right	Freestanding Carport	Bedroom 2
Main Living Room		



Electrical

We conduct a visual-only inspection of the property looking for any obvious electrical hazards, such as damaged light switches, light fixtures, power points. These issues can alert the need for a licenced electrician to carry out repairs or replacement. Other issue inspected for includes testing the safety switch (RCD) button for operation. NB: We cannot and do not purport to be experts in this field. It is highly recommended that electricals be inspected by a licenced electrician.

There is no evidence of Electrical related potential safety hazards in the following locations:

Kitchen	Bathroom	Bedroom 1
Toilet	Exterior Front	Exterior Left
Exterior Right	Freestanding Carport	Bedroom 2
Main Living Room		



Inhalation

With consideration to the age of the building it is possible there are materials utilised in the construction that contain asbestos or asbestos related products. It is difficult to determine the presence of these materials without off-site testing. To protect home occupants we recommend that no building materials are disturbed and the home be inspected by an expert in the field of asbestos detection and testing.

Issue

The presence of what we suspect to be undisturbed asbestos material has the potential to cause harm if disturbed and inhaled. Those at risk include any person in close proximity when disturbed. This is a Safety at Work Act 2016 required inclusion. Hazard Identified in the Bathroom.

Comments Suspected asbestos material in the cladding to the walls.

Current Risk	Actions	Potential Solutions	Resultant Risk
High	Eliminate	To eliminate the risk, we recommend the material remain undisturbed and engage an expert in the field of asbestos testing and identification and if confirmed as asbestos, follow their recommended mitigation management plan. E.g. "Be aware and do not disturb".	Moderate



Issue

The presence of what we suspect to be previously disturbed asbestos material has the potential to cause harm if disturbed further and inhaled. Those at risk include any person in close proximity when disturbed. This is a Safety at Work Act 2016 required inclusion. Hazard Identified in the Freestanding Carport.

Comments Suspected asbestos material in the fascia to the front.

Current Risk	Actions	Potential Solutions	Resultant Risk
High	Eliminate	To eliminate the risk, we recommend the material not be disturbed further and engage an expert in the field of asbestos testing and identification and if confirmed as asbestos, follow their recommended mitigation management plan. E.g. "Be aware and do not disturb".	Moderate
High	Isolate	To isolate the risk, if necessary and practicable, we recommend preventing access to this area until rectified.	Low



There is no evidence of Asbestos related potential safety hazards in the following locations:

Kitchen	Bedroom 1	Toilet
Exterior Front	Exterior Left	Exterior Right
Bedroom 2	Main Living Room	



Fall

This issue arises when an area has conditions that could cause harm by a fall. Fall issues inspected for include a significant fall without an adequate balustrade being present or from a window. We also report on any fixed climbable opportunities discovered compromising the height of a window or balustrade. For example, fixed window seats or planter boxes on balconies could effectively reduce the height that a child has to scale. In the instance of potential high window fall hazards solutions include the installation of window restrictors of not more than 125mm.

There is no evidence of Fall related potential safety hazards in the following locations:

Kitchen	Bathroom	Bedroom 1
Toilet	Exterior Front	Exterior Left
Exterior Right	Freestanding Carport	Bedroom 2
Main Living Room		



Gas

This issue arises when a fixed gas outlet shows evidence of a leak that that could harm a person by inhalation or cause ignition, explosion and fire. We carry out an inspection of the property for the presence of gas outlet locations and if accessible we test with a gas detector unit adjacent to the outlets for evidence of natural gas, propane, butane, LPG and LNG leakage. It is not always possible to ascertain if the gas supply has been disrupted or disconnected to a property. For example, the supply may have been temporarily shut down for repairs in the area or a fixed gas storage cylinder may be empty on the day of inspection. We do not inspect temporary gas storage cylinders for single use appliances such as BBQ's and external heaters.

There is no evidence of Gas related potential safety hazards in the following locations:

Kitchen	Bathroom	Bedroom 1
Toilet	Exterior Front	Exterior Left
Exterior Right	Freestanding Carport	Bedroom 2
Main Living Room		



Restrictions

Any areas or sections noted that have not been inspected and therefore are not included in this report. We recommend the removal of the obstructions and/or access being supplied to complete the inspection as soon as possible. The scope of our inspection procedure includes moving light window furnishings including curtains and blinds but does not include moving furniture, foliage and storage."

There were no substantial restrictions in the following locations (location and archive photos may indicate partial obstructions) in the following locations:

Kitchen	Bathroom	Bedroom 1
Toilet	Exterior Front	Exterior Left
Exterior Right	Freestanding Carport	Bedroom 2
Main Living Room		



Inspector Notes

These observations are cautionary notes added by the inspector of identifiable hazards and will NOT appear in your owner portal to action. If you would like any observations addressed by a property manager please contact them directly to discuss. They have been reported for a range of reasons including but not limited to: the nature of the issue cannot be classified or determined or is not at a level that warrants a specific recommendation at this stage; the issue falls outside our expertise and/or qualifications; the issue may be transient or occupier specific; the issue may require invasive procedures to test or assess; or the issue pertains to an adjoining property. These observations are provided as an aid to raise the general awareness of risks that might arise in the property should the nature or status of these issues materially change. We recommend you consider these observations and recommendations in the context of the overall report.

Location	Comment
Main Living Room	The main glazing seals are pulling out to the windows and need replacement.
Bathroom	Suspected lack of safety glass to the windows. If or when this glass needs replacing we recommend it is replaced with safety glass.



There were no Inspector Notes recorded in in the following locations:

Kitchen

Bedroom 1

Toilet

Exterior Front	Exterior Left	Exterior Right
Freestanding Carport	Bedroom 2	Above Ceiling
Under Floor		

Location Photos





Kitchen



Bathroom



Bedroom 1



Toilet



Exterior Front



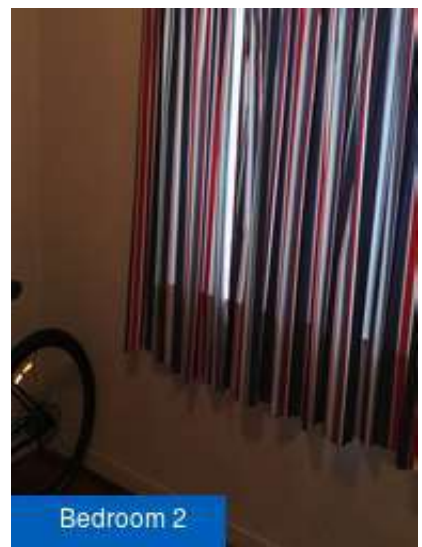
Exterior Left



Exterior Right



Freestanding Carport



Bedroom 2



Above Ceiling



Under Floor



Main Living Room

To protect home occupant privacy we have endeavoured to take location photos with minimal personal items. Further archive photos may have been taken and will only be accessed if required for evidence

Terms & Conditions

The following information is very important and forms an integral part of the report. Any person who relies upon the contents of the report does so acknowledging the following clauses. These define the Scope and Limitations of the inspection and form an integral part of the report. Before you decide to act upon the report you should read and understand all of the information contained herein. It will help explain what is involved in a PropertySafe inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of compliance needs, safety hazards or defects, latent or otherwise. If there is anything contained within the report that is not clear or you have difficulty understanding, please contact PropertySafe prior to acting on the report.

Purpose of the Inspection and Report: The purpose of a Compliance and Risk Management Inspection (the Inspection) is to identify compliance needs and safety issues in a residential property and to provide recommendations to the Report Purchaser in a Compliance and Risk Management Report (the Report) regarding the compliance needs and safety condition of the property on the date of inspection.

Scope of the Inspection: THE REPORT IS NOT AN ALL ENCOMPASSING REPORT dealing with the building from every aspect. The recommendations are limited to compliance and residential health and safety issues where there are reasonably foreseeable risks that could result in sickness, injury or death. The Report is prepared on the basis that the use of the building will continue as a residential property and IS NOT suitable for Workplace Health and Safety purposes.

The Inspection comprises a visual assessment of the property to identify residential compliance needs and safety hazards at the time of inspection. The inspector IS NOT an expert in building, electrical, plumbing, glazing, gas fitting or structural engineering.

If the property inspected is part of a Strata or Company Title, then inspection is limited to the interior and the immediate exterior of the particular residence to be inspected. The complete inspection of common property is outside the scope.

Liability: The Report is to be utilised for the purposes outlined above only. The findings are specifically and confidentially for the Report Purchaser named on the face page of the Report to evaluate the risk level and need for action and not for determination of the property sale value, mortgage or security valuation or lease rate. To the extent permitted by law, we are not responsible for any liability, loss or damage (whether direct, indirect, special or consequential) whatsoever and however arising from or in connection with your use of the Report, whether that liability, loss or damage was caused by delay, error or omission, negligence, negligent misstatement or otherwise. We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any person other than the Report Purchaser in connection with the use of the Report.

Safe & Reasonable Access: Only areas to which safe and reasonable access is available are inspected. Safe access means areas where safe, unobstructed access is provided and the minimum heights or clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. The inspector has sole discretion in determining safe access to any area of the property.

Reasonable access does not include removing screws and bolts to access covers, the use of destructive or invasive inspection methods nor does it include moving heavy furniture, floor coverings or stored goods.

Areas, Items and Conditions Inspected

The Report DOES include inspecting and reporting on the following:

Area/s inspected: The interior and exterior of the home and outbuildings within 20 metres of the main dwelling. Strata units include the interior and immediately adjacent common areas only.

Compliance issues and safety hazards inspected for include: heating, insulation, ventilation and extractors, draught stopping, drainage and moisture ingress. Safety issues inspected for include * obvious high risk; damaged flooring, stairs, balustrades and decks, damaged glass, damaged electrical power points, lights, switches and safety switch, suspected presence of asbestos, a fall risk of greater than 4 m, gas leak and any smoke alarm or pool fence risks.

*Obvious: items clearly visible to a reasonable person that is NOT an expert in building, electrical, plumbing, glazing, gas fitting, structural engineering or pest detection.

The Report DOES NOT include inspecting and reporting on the following:

Area/s NOT inspected: Entire roof void or subfloor crawl spaces, walk-in-robos or cupboard, wall cavities, below carpets, behind furniture and storage, retaining walls, dams and waterways, any structure further than 20metres from the main dwelling, any area not clearly visible from ground level.

Item/s NOT inspected: house wiring, water and gas pipework, hot water systems, portable electrical equipment, furniture, storage, water features, security/alarm equipment including locks, dead locks, grills, cameras and alarms, pool pumps and pool fittings.

Condition/s NOT inspected for: lead paint, soil contamination or toxic conditions including chemical storage, health of trees, home occupier activity, lighting adequacy or night time visibility with regard to safety or security. We do not inspect, test or operate any appliance or fitting other than those explicitly stated as part of the Inspection.

Limitations of the Inspection and the Report

The Report is a VISUAL REPORT ONLY limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection. No destructive measures are taken in the process of the Inspection. The Inspection does not include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CANNOT see inside walls, between floors, inside roofing or eaves, behind stored goods in cupboards, or other areas that are concealed or obstructed. The inspector does not dig, gouge, force or perform any invasive procedures. In an occupied property it must be understood that furnishings or household items may conceal defects which may only be revealed when the items are removed.

No inspection is inferred for any object, structure or fitting that cannot be clearly observed from ground level.

Nothing contained in the Report implies that any inaccessible, partly inaccessible or obscured area of the property is free from defects. No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures or fittings within the building. You agree that we cannot accept any liability for our failure to report a defect concealed, blocked or covered by furniture, fittings and/or occupant possessions at the time of inspection and you agree to indemnify us for any failure to find such concealed defects.

Balcony, deck and veranda inspections are limited by the scope of the standard Report. We are not and do not purport to be experts in the field of construction and structural engineering. Where there are any concerns about balcony, deck or veranda constructions, it is highly recommended that they are inspected by a structural engineer to verify integrity, design and compliance.

The Report cannot make informed comment upon hazards or defects that may be subject to the prevailing weather and light conditions including but not limited to the adequacy of lighting, the potential for slipping on wet exterior surfaces or sources of leakage and moisture.

ASBESTOS: The property is not tested specifically for asbestos (including Magnesite). If asbestos or materials containing asbestos happens to be noticed then it will include a recommendation for further investigation and testing by a specialist service.

LEAD PAINTS: No attempt is made to ascertain whether lead paints are present. Investigation requires the paint to be disturbed whereby special precautions are needed. Advice should be sought from an Asbestos expert if an testing is required.

If the Report recommends another type of inspection or investigation then you should do this within a reasonable time period based on the severity of the item raised. If you fail to follow our recommendations then you agree and accept that you may face penalties or suffer a financial loss and indemnify us against all losses that you incur resulting from your failure to act on our advice.

Any quoting information, measurements and images provided in the Report are provided as an aid only to determine the possible costs of rectification and are not purported to be the sole information source required to determine costs. We accept no liability for any estimates based on information provided in the Report.

Any recommendations for specific trades, skills or qualifications in the Report are provided as an aid only to enable further investigation or repair arrangements to be made and are not purported to be the sole or necessary trades, skills or qualifications required to effect repairs. We accept no liability for any services provided by third parties based on information provided in the Report.

Consumer Complaint Procedure: refer to separately available document at <https://www.propertySAFE.co.nz>.



TAX INVOICE

Par-One Ltd
c/- Oxygen
308 St Aubyn St
Hastings

Invoice Date
10 Jun 2025

Invoice Number
INV-6620

Reference
OXY085155

GST Number
104971318

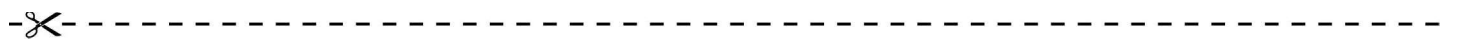
DS Painting & Property
Maintenance Ltd
700c Warren St North
Hastings 4122
027 7762568
Email
admin@dsproperty.co.n
z

Description	Quantity	Unit Price	Amount NZD
2/315 Southampton St E Hastings			
Extend downpipe and connect to stormwater Replace guttering and downpipe on back and side of carport Install perspex over louvre window in toilet Supply & fit draught stopping to windows and door Replace 2 x window catches in living room	1.00	1,275.97	1,275.97
		Subtotal	1,275.97
		TOTAL GST 15%	191.40
		TOTAL NZD	1,467.37

Due Date: 17 Jun 2025

Payment due 7 days from invoice

Bank account for payment
DS Painting & Property Maintenance
06-0645-0456590-00



PAYMENT ADVICE

To: DS Painting & Property Maintenance Ltd
700c Warren St North
Hastings 4122
027 7762568
Email admin@dsproperty.co.nz

Customer Par-One Ltd
Invoice Number INV-6620

Amount Due 1,467.37
Due Date 17 Jun 2025

Amount Enclosed

Enter the amount you are paying above