

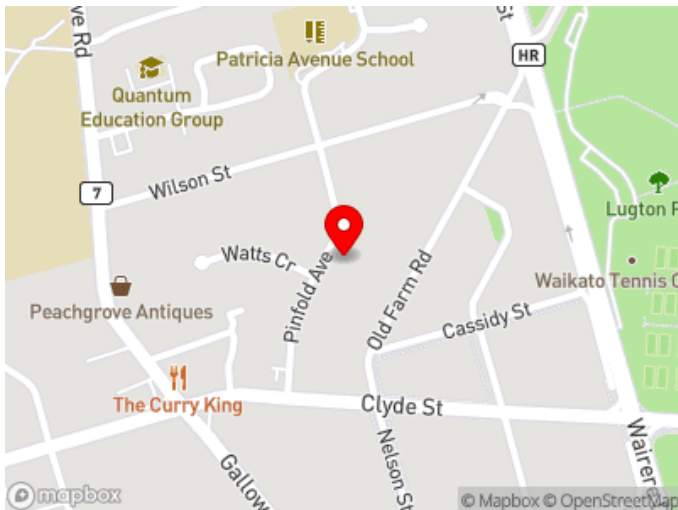


PRIME ELECTRICAL

Construction

Building Age:	1960
Address	19 Pinfold Ave, Hamilton East
Date of Assessment	29/05/2025
Client	Sebastian Pinny
Consultant (Assessor)	Jonah Poloa

Location / GPS



Address: 19 Pinfold Ave Hamilton, Waikato Region 3216
New Zealand

Photo Of the House/Building



DRAINAGE

Compliant with HHS: Compliant

Explanation:

Compliant: The property has an efficient drainage system

GROUND VAPOUR BARRIER

Compliant with HHS Compliant

Explanation:

Compliant: Property has a ground vapour barrier installed

HABITABLE SPACE Rooms – compliant with HHS: Compliant	Explanation: Compliant: Each habitable space has 1 or more qualifying openable window(s) or door(s) and/or room(s) met alternative ventilation requirements at time of lawful build
<u>KITCHEN</u> Extraction fans – compliant with HHS: Yes	Extraction fans – explanation: Compliant: The Kitchen has a qualifying extractor fan fitted that is vented to the outdoors
<u>BATHROOM</u> Bathroom Extraction Fan – compliant with HHS: Yes	Extraction fans – explanation: Compliant: The Bathroom has a qualifying extractor fan fitted that is vented to the outdoors.
DRAUGHT PROOFING Compliant with HHS: Compliant	Explanation: Compliant: The property is free from unintentional and unreasonable gaps between and holes in building elements that allow draughts into or out of the premises
SMOKE ALARM Compliant with HHS: Compliant	Explanation: Compliant: Working smoke alarms are present on each level of the property and are also located within each bedroom or within 3 metres of bedroom doors.
WALL INSULATION Compliant with HHS: Yes	Explanation: Wall insulation levels are unknown as we are unable to access the wall cavity without causing
CEILING INSULATION Compliant with HHS: EXEMPT	Explanation: Exemption: It is not reasonably practical to install insulation in the ceiling– a professional installer cannot install insulation without carrying out substantial building work; or creating greater risks to the health and safety of the installer than are normally acceptable.
UNDERFLOOR INSULATION Compliant with HHS compliant Existing r-value: R1.5 Thickness 100	Explanation Compliant: Existing insulation has an R-Value of at least R13
HEATING Compliant with HHS: Compliant	Explanation: Compliant: Existing qualifying heater was installed prior to 1 July 2019 and has an output of at least 80% of the required heating capacity.
Drainage	

Drainage Compliance for Rental Properties

A rental property must have an effective drainage system capable of efficiently managing stormwater, surface water, and groundwater, directing it to an appropriate outfall. Additionally, the property must be equipped with properly installed gutters, downpipes, and drains to facilitate the removal of water from the roof.

All gutters and downpipes must remain unobstructed, ensuring the free flow of water by preventing the accumulation of debris, such as leaves and other blockages.

Regulatory Compliance:

Since 1947, all residential properties have been required to maintain efficient drainage systems for stormwater, surface water, and groundwater management, as mandated by the Housing Improvement Regulations 1947. Compliance with these regulations is essential for maintaining the integrity and habitability of rental properties.

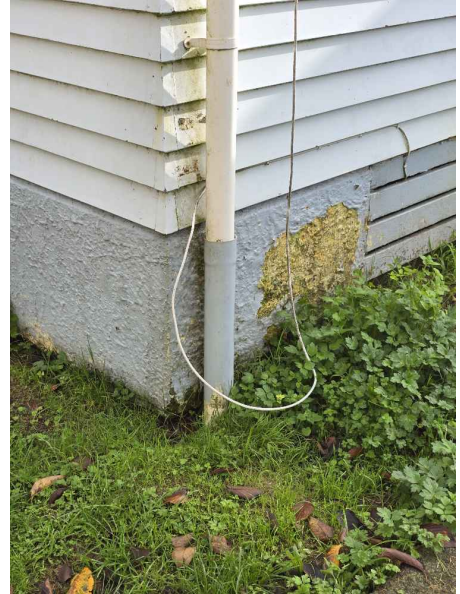
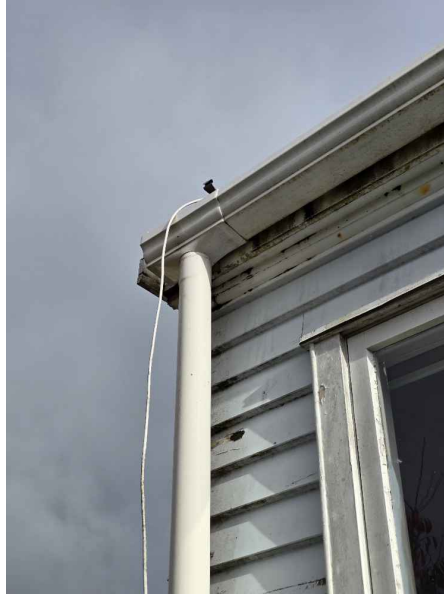
Compliant with HHS: **Compliant**

Explanation:

Compliant: The property has an efficient drainage system

Gutters present with correct fall	Yes
Gutters intact with no damage	Yes
Gutters/downpipes sufficient size	Yes
Gutters/downpipes clear from obstructions	Yes
Are the gutters and downpipes appropriately sized and properly connected to an adequate outfall for effective water drainage?	Yes
Sub-floor: leaks or flooding present	No
Surface water drainage system in Good working order:	Yes

Drainage Photos



Moisture Ingress

Ground vapour barrier

If a home has a suspended floor (i.e. there is a cavity under the floor), and the subfloor space under the home is enclosed, then the home requires a ground vapour barrier. A subfloor is considered enclosed if the airflow into and out of the space is significantly obstructed along at least 50 per cent of the perimeter of the subfloor space.

Compliant with HHS

Compliant

Explanation:

Compliant: Property has a ground vapour barrier installed

Subfloor grade:

Flat

Is there an existing Ground Vapour Barrier (GVB) installed in compliance with Healthy Homes standards

Yes

Enclosure of Subfloor Area

Yes

Enclosure of Subfloor Area

No - less than 50% of perimeter obstructed

Moisture Ingress Photo



Ventilation – Habitable Space Openable windows or external doors

Habitable Space (Ventilation: Openable windows or external doors)

To meet the healthy homes ventilation standard, the living room, dining room, kitchen and bedroom must have one or more windows, doors or skylights that are 'openable' - i.e. that open to the outdoors, allow the flow of air into and out of the property, and can be fixed in an open position. The combined area of openable windows and/or doors needs to be a minimum of 5% of that rooms floor area.

Rooms – compliant with HHS:

Compliant

Explanation:

Compliant: Each habitable space has 1 or more qualifying openable window(s) or door(s) and/or room(s) met alternative ventilation requirements at time of lawful build

Habitable Space (Ventilation: Rooms)

Room: location

Bedroom 1

Openable window(s) and/or door(s) are at least 5% of the floor area:

Yes

Room: location

Kitchen 1

Openable window(s) and/or door(s) are at least 5% of the floor area:

Yes

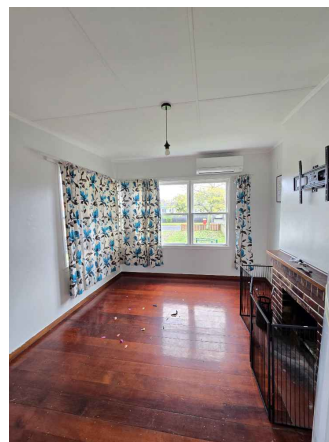
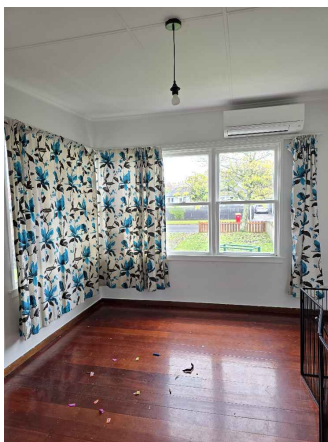
Room: location

Lounge

Openable window(s) and/or door(s) are at least 5% of the floor area:

Yes

Habitable Space



Ventilation – Kitchen & Bathroom Extractor Fans

Extractor fan requirement:

The ventilation standard requires all kitchens with an indoor cooktop and bathrooms with a bath or shower need to have an extractor fan that ventilates extracted air to the outdoors and is in good working order. New kitchen fans installed after 1 July 2019 must have a minimum exhaust ducting diameter of 150mm or exhaust capacity of at least 50 litres per second. New bathroom fans installed after 1 July 2019 must have an exhaust diameter of 120mm or an exhaust capacity of 25 litres per second.

Extraction fans – compliant with HHS:

Compliant

Explanation – Extraction fans

Compliant: All Bathrooms and kitchen have a qualifying extractor fan fitted that is vented to the outdoors.

Kitchen

Kitchen Extraction fans - compliant with HHS

Extraction fans – compliant with HHS		Yes	Extraction fans – explanation: Compliant: The Kitchen has a qualifying extractor fan fitted that is vented to the outdoors
1	Kitchen pre – existing extraction fan		
Pre-Existing Kitchen Extraction Fan for Ventilation		Ceiling Fan	
Kitchen Location:		Kitchen 1	
Is the extraction fans properly installed vents allowing adequate airflow to the outdoors		Yes	
Diameter of Exhaust Ducting		150	
Pre-Existing Extraction Fan for Ventilation Kitchen – Photos			
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Bathroom

Bathroom Extraction fans - compliant with HHS

Bathroom Extraction Fan - compliant with HHS		Yes	Extraction fans - explanation: Compliant: The Bathroom has a qualifying extractor fan fitted that is vented to the outdoors.
1	Bathroom pre - existing extraction fan		

Pre-Existing Bathroom Extraction Fan for Ventilation

Ceiling Fan

Bathroom Location:

Bathroom 1

Is the extraction fans properly installed vents allowing adequate airflow to the outdoors

Yes

Diameter of Exhaust Ducting

150

Pre-Existing Extraction Fan for Ventilation (Bathroom) Photo



Draught Stopping – Gaps/Holes

Draught proofing

To meet the healthy homes draught stopping standard you need to block any unreasonable gaps or holes that allow draughts into or out of the property. This includes gaps or holes in walls, ceilings, windows, plumbing and electrical pipes, open fireplaces, floors and doors that are not necessary and cause noticeable draughts. These must be blocked. The standard uses the following guide to determine if a gap is unreasonable: Gaps or holes with a width greater than 3mm that let air into or out of the home will usually require blocking to prevent unreasonable draughts.

Compliant with HHS: Compliant

Explanation:

Compliant: The property is free from unintentional and unreasonable gaps between and holes in building elements that allow draughts into or out of the premises

Windows And Doors

1	Fireplace
Gaps or holes: No	
1	External doors
Location of door: Front Door	
Gaps or holes: No	
2	External doors
Location of door: Back Door	
Gaps or holes: No	
1	Windows
Room: location Bedroom 1	
Gaps or holes: No	
2	Windows
Room: location Lounge 1	
Gaps or holes: No	
3	Windows
Room: location Kitchen 1	
Gaps or holes: No	
4	Windows
Room: location Bathroom 1	
Gaps or holes: No	

1	Pet doors
Gaps or holes: No	
Other Holes in the House	
Gaps or holes: No	

Smoke alarms	
<u>Smoke alarms</u>	
<p>Please Note: Working smoke alarms are part of the Residential Tenancies Regulations 2016 – Smoke Alarm (Regulation 5), not the Healthy Homes Standards 2019. Working smoke alarms or detectors are compulsory in all rental homes. Smoke alarms must be installed: within 3 metres of each bedroom door, or in every room where a person sleeps; in each level or story of a multi-story or multi-level home. Working smoke alarms must: be photoelectric; have a battery life of at least eight years, or be hard-wired, installed according to the manufacturer's instructions, meet international standards and be within their expiry date.</p>	
Compliant with HHS: Compliant	Explanation: Compliant: Working smoke alarms are present on each level of the property and are also located within each bedroom or within 3 metres of bedroom doors.

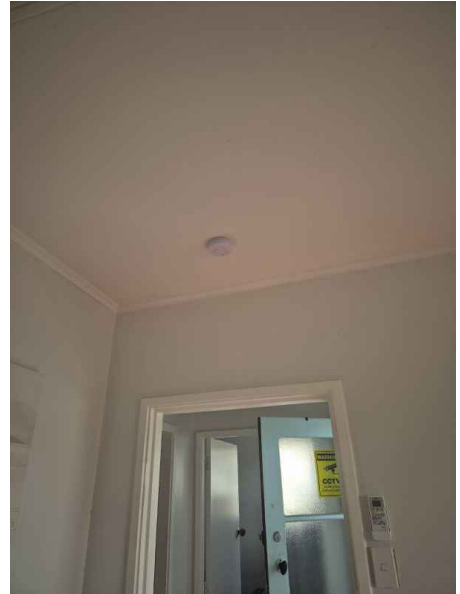
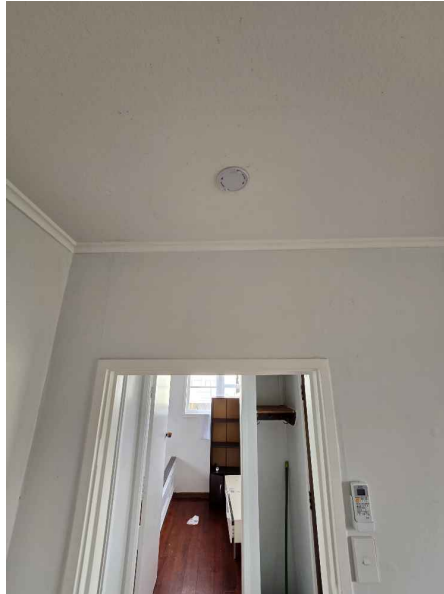
Working smoke alarms:
Within 3m of a bedroom:
Locations:

1
No
Lounges

Smoke alarms Photo



No smoke alarm present



Insulation (walls)

Wall

Wall insulation is not a requirement of the Healthy Homes Standard, however it is a requirement that you include in the properties healthy homes compliance statement the level of insulation present in the walls of the property. If you are unable to find out what level of insulation is in the walls (and have made all reasonable steps to find out), then it is acceptable to declare on the compliance statement that the level is unknown and give a reason.

Compliant with HHS: Yes

Explanation:

Wall insulation levels are unknown as we are unable to access the wall cavity without causing

Existing product type:

Unknown - unable to access

Do you know the existing r-value:

Unknown

Do you know the existing insulation installed date:

Unknown

Ceiling Insulation

Ceiling

Ceiling and underfloor insulation has been compulsory in all rental homes since 1 July 2019. The healthy homes insulation standard builds on the current insulation requirements. Under the healthy homes insulation standard, existing insulation may need to be topped up or replaced if it is not in a reasonable condition. Existing ceiling insulation needs to be at least 120mm thick. If ceiling insulation needs to be topped up, it must meet minimum R-values for ceiling insulation as set out in the 2008 Building Code. Insulation needs to meet a minimum R-value of 1.3. If foil insulation is installed it must be in good condition with significant no holes or tears.

Compliant with HHS: EXEMPT

Explanation:

Exemption: It is not reasonably practical to install insulation in the ceiling- a professional installer cannot install insulation without carrying out substantial building work; or creating greater risks to the health and safety of the installer than are normally acceptable.

Exemption:

Yes

Reason:

Inadequate Workspace

Ceiling Insulation Photo



Underfloor Insulation

Compliant with HHS: compliant

Explanation

Compliant: Existing insulation has an R-Value of at least R13

Exemption:	No
Existing insulation type:	Polyester
Insulation in good condition	Yes
Do you know the existing R-value:	Yes
Existing r-value:	R1.5
Thickness	100

Underfloor Insulation Photo



Heating requirement: Main living room

Heating requirement:

A rental home must have a fixed heating device (or devices) that can directly heat the main living room. This may be via a duct or vent located in the main living room. The fixed heating device(s) must be an acceptable type of heater and meet a required minimum heating capacity. The heater CAN NOT be an open fire, un-flued gas heater or other un-flued combustion heater.

Compliant with HHS: Compliant

Explanation:

Compliant: Existing qualifying heater was installed prior to 1 July 2019 and has an output of at least 80% of the required heating capacity.

Heating capacity required	4.2
Pre-existing fixed heater:	Yes
Device 1	Lounge 1
Heater capacity:	5.5
Heater type:	Mitsubishi

Heating - Pre-existing heater Photo

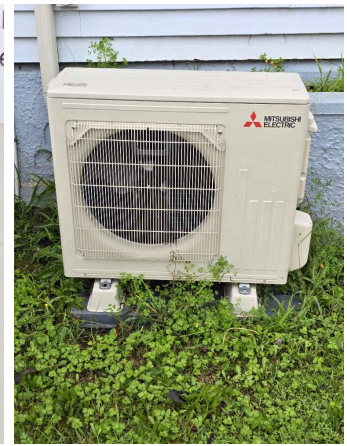
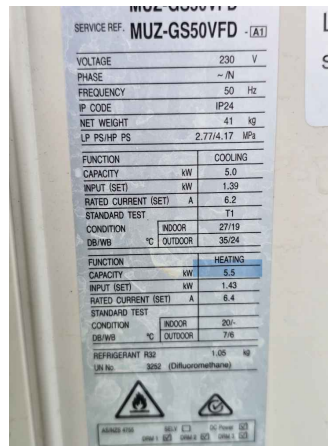
Heating Assessment Tool

HEATING ASSESSMENT TOOL

Results

How to provide this heating requirement

You need **4.2kW** of heating capacity to heat your main living room



Disclaimer, Warranty, and Disclosure

Intellectual Property

The content provided in this report—including but not limited to images, text, graphics, logos, and any other intellectual property ("Content")—is the property of Prime Electrical or its designated entity.

Notification of Health and Safety Risks

Prime Electrical reserves the right to notify affected parties if contamination, health risks, or other hazards are discovered during our assessment.

General Limitations – Assessments and Quotations Scope of Inspection

Our inspections are non-invasive and limited to a visual assessment.
The inspection may be restricted due to limited access to certain areas or health and safety requirements.
Assumptions and Responsibilities

Where compliance is not obvious, our assessors may make reasonable assumptions.
Property owners or agents are responsible for providing information that may contradict any assumptions made.
Any discrepancies should be highlighted upon receipt of the report for further review and possible amendment.
Information Disclosure

Our assessments are conducted in good faith based on available visual evidence.
Property owners or agents must provide any relevant information that may impact the assessment before its completion.
If any element relied upon for compliance (e.g., heating devices) is not in good order, it is the landlord's responsibility to disclose this.
Asbestos Considerations

Asbestos-containing materials are common in New Zealand properties.
If asbestos is suspected and poses a safety risk, we reserve the right to suspend the assessment until verification is provided.
The cost of the assessment will still apply even if the inspection could not be completed.
If installation work proceeds and asbestos-containing materials are discovered, an additional fixed charge of \$100 + GST per hole will apply for safe containment and disposal. This charge is not included in the initial quote but will be reflected in the final invoice.
Hazard Identification

Any hazards noted in this report should not be considered a full risk assessment of the property.
For comprehensive risk assessments and PCBU (Persons Conducting Business or Undertaking) responsibilities, please refer to WorkSafe New Zealand.
Provisional Sums

If our quote includes a Provisional Sum, it is an estimate only.
This applies when an exact cost is unknown and requires a professional contractor to provide a formal quote.
By accepting our quote, you acknowledge that provisional sums may change upon receiving an accurate quote before work proceeds.

Existing Devices – Heat Pumps and Extraction Fans
If an existing heat pump or extractor fan is present, it will be assumed to have been installed before 1st July 2019 for compliance purposes.
The landlord must notify Prime Electrical if this is incorrect so that the assessment can be adjusted accordingly.

Drainage and Moisture Ingress

Our drainage inspection is limited to a visual assessment of above-ground elements only.
Obvious visual issues will be noted, but we do not guarantee full functionality of the drainage system.
Further inspections (e.g., CCTV camera inspections) may be required by specialized service providers.
Our assessment does not confirm or rule out weathertightness issues at the property.

Validity of Report

This report is valid for 12 months from the date of issue.
After 12 months, a new assessment will be required to ensure compliance with the latest regulations.

Disclaimer of Warranty

This property assessment is conducted based on the Healthy Homes Standards guidance issued by MBIE (Ministry of Business, Innovation, and Employment).
Our process is impartial and objective, and our assessors follow occupational health and safety protocols, including the use of Personal Protective Equipment (PPE).

While we strive for accuracy, our assessments:
Are not comprehensive property evaluations and may not include all relevant information.
Are based on Healthy Homes Standards guidance and do not carry any warranty or guarantee.

Limitation of Liability

Prime Electrical is not liable—whether in contract, tort, or otherwise—for any consequential, indirect, or special damages or losses resulting from reliance on this report.