



Healthy Home Assessment

**17 Lithgow Place East
Glengarry
Invercargill 9810**



Conducted on

📅 08th Sep, 2022 ⌚ 10:53 AM

Generated on

📅 09th Sep, 2024 ⌚ 02:58 PM

Prepared by
Paul Fieten

Prepared for
Inspire Real Estate Invercargill

Job Number
#42900

Location
17 Lithgow Place East, Glengarry, Invercargill,
Southland

Insurance Reference/ Work Order
RBWO028992



Table of Contents

Assessment Certificate	3
Moisture Ingress & Drainage	4
Gutters	4
Downpipes, Gully Traps and Drainage	6
Subfloor	7
Ventilation	9
Lounge 1	9
Open Plan Kitchen/Dining 1	9
Bedroom 1	10
Bedroom 2	10
Bedroom 3	11
Bathroom 1	11
Draught Stopping	13
Lounge 1	13
Hallway 1	13
Laundry 1	15
Toilet 1	17
Open Plan Kitchen/Dining 1	18
Staircase 1	20
Hallway 2	21
Bedroom 1	21
Bedroom 2	23
Bedroom 3	23
Bathroom 1	24
Room Fittings	26
Intentional Gaps/Holes	26
Heating	27
Existing Heating	27
Other Heating	29
Insulation	31
Terms of use, content and scope of work	35

Assessment Certificate

17 Lithgow Place East, Glengarry, Invercargill, Southland

09 September 2024

A Healthy Homes Assessment was carried out the above property. This assessment found the property to meet all requirements under the Healthy Homes Standards.

- Moisture Ingress & Drainage**
- Ventilation**
- Heating**
- Draught Stopping**
- Insulation**

Please note, this report is valid at the date of issue of this document. It is recommended these inspections are carried out on an annual basis to ensure continued compliance with the Residential Tenancies (Healthy Homes Standards) Regulations 2019. Tenants should advise landlords of any issues that arise in the meantime and landlords should continue to monitor the property during routine inspections.

For more information, please see the full assessment report or contact Healthy Homes NZ on 0800 34 34 33.

Yours Sincerely



Nathaniel Hamilton
Chief Executive

Moisture Ingress & Drainage

Gutters

What were the weather conditions during the inspection?

Fine

The functionality of guttering, downpipes and drainage can be difficult to visually assess during dry weather or light rain. Checking the system visually from ground level during times of moderate rain can be helpful, or alternatively, speak to tenants to see if they have observed any issues during wet weather. You can also seek professional assistance from a suitably qualified building surveyor members of the New Zealand Institute of Building Surveyors (NZIBS), or Building Officials Institute of New Zealand (BOINZ), or a licensed building practitioner (plumber/drainlayer or builder).

What type of gutters are present?

External

Photograph all gutters



Are gutters present to take water away from all parts of the roof?

Yes

Are all gutters connected to a downpipe (either directly or via a connected gutter)?

Yes

Do gutters appear to be of sufficient size not to overflow during normal rain?

Yes

Moisture Ingress & Drainage

- Do gutters appear to have sufficient fall for water to flow? **Yes**
- Are all gutters in good condition? (all intact and all attached to the house) **Yes**
- Are there any blockages or obstructions in the gutters? **No**

Moisture Ingress & Drainage

Downpipes, Gully Traps and Drainage

Photograph all downpipes, gully traps and drains



Are there any obstructions or blocks in the drain?

No

Does the downpipe go to an appropriate outfall?

Council Storm Water

Can you identify any leaking downpipes or gully traps?

No

Are any downpipes discharging water under the floor or onto the ground next to the house?

No

Is there any surface water from surrounding ground, paths or driveways flowing under the house?

No

Is there any water rising up through damaged brick, concrete masonry or concrete foundations or concrete floors?

No

Are you able to visually identify any leaks coming from the pipes?

No

Moisture Ingress & Drainage

Subfloor

Photograph the external profile of the sub floor



Does the property have a subfloor? **Yes**

Is there an existing entry point to the subfloor? **Yes**

Can you identify any flooding, pooling or leaking pipes in the subfloor space? **No**

Is at least 50% of the subfloor obstructed by either a masonry foundation wall, fibre cement sheets, timber skirting, other parts of the building/adjoining structures, rock/soil or any other permanent/semi-permanent structure? **Yes**

Does the perimeter cladding contain multiple continuous gaps of more than 20mm or is it trellis? **No**

Is there visible foil insulation on the subfloor? **No**

Photograph the subfloor space



Moisture Ingress & Drainage



Is there an existing ground moisture barrier?

**Yes, installed after July 1
2019**

Does it have any significant tears or holes that may let moisture through?

No

Is there any signs of moisture on top of it?

No

Ventilation

Lounge 1

Location in property

The lounge is through the front door and is the first room on the left off the kitchen dining room.

Room size

17.21 (m2)

Is there at least one window, skylight or door openable to the outdoors?

Yes

Can the windows/skylights/doors be fixed in an open position?

Yes

What is the total openable area of the windows, doors and skylights in the room?

1.20

What is the openable area percentage in the room?

Greater than 5%

Open Plan Kitchen/Dining 1

Location in property

The open plan kitchen dining area is located directly through the front door.

Room size

19.40 (m2)

Does the kitchen have an extractor fan?

Yes, installed after 1 July 2019

Evidence provided

This evidence has been provided by Nik. As this evidence was not provided by Healthy Homes NZ we cannot confirm the information complies with the Healthy Home Standards and therefore Healthy Homes NZ does not accept any liability around the accuracy of the information provided.



What is the make and model?

Parmco Rangehood

Is the fan in good working order?

Yes

Ventilation

Does the fan vent extracted air to outdoors?	Yes
Does the fan and all exhaust ducting have a diameter of at least 150mm OR an exhaust capacity of at least 50 litres per second?	Yes
Are any grills and filters clogged?	No
Is there at least one window, skylight or door openable to the outdoors?	Yes
Can the windows/skylights/doors be fixed in an open position?	Yes
What is the total openable area of the windows, doors and skylights in the room? 4.28	
What is the openable area percentage in the room?	Greater than 5%

Bedroom 1

Location in property

From the stairs, bedroom one is the first room on the right off the hallway.

Room size

9.77 (m2)

Is there at least one window, skylight or door openable to the outdoors?	Yes
Can the windows/skylights/doors be fixed in an open position?	Yes
What is the total openable area of the windows, doors and skylights in the room? 1.16	
What is the openable area percentage in the room?	Greater than 5%

Bedroom 2

Location in property

From the stairs, bedroom two is off the far end of the hallway.

Room size

11.32 (m2)

Is there at least one window, skylight or door openable to the outdoors?	Yes
Can the windows/skylights/doors be fixed in an open position?	Yes
What is the total openable area of the windows, doors and skylights in the room? 2.04	
What is the openable area percentage in the room?	Greater than 5%

Ventilation

Bedroom 3

Location in property

From the stairs, bedroom three is the second room on the left off the hallway.

Room size

12.80 (m2)

Is there at least one window, skylight or door openable to the outdoors?

Yes

Can the windows/skylights/doors be fixed in an open position?

Yes

What is the total openable area of the windows, doors and skylights in the room?

1.42

What is the openable area percentage in the room?

Greater than 5%

Bathroom 1

Location in property

From the stairs, the bathroom is the first room on the left off the hallway.

Room size

4.15 (m2)

Does the bathroom have an extractor fan?

Yes, installed prior to 1 July 2019

What is the make and model?

Unable to confirm

Photograph of vent



Is the fan in good working order?

Yes

Does the fan vent to the outdoors?

Yes

Photograph of external vent

Ventilation



Is all ducting connected, intact and installed so that extracted air can flow freely through it?

Unable to confirm

Are any grills and filters clogged?

No

Draught Stopping

Lounge 1

Location in property

The lounge is through the front door and is the first room on the left off the kitchen dining room.

Floor to wall connection

Is there any gaps? **No**

Wall to ceiling connection

Is there any gaps? **No**

Ceiling

Is there any gaps? **No**

Windows

Are there any windows? **Yes**

Type of joinery **Wooden**

Are the hinges and latches in good condition? **Yes**

Is there any broken or cracked panes of glass? **No**

Is there a gap surrounding the window joinery? **No**

External Doors

Are there any external doors? **No**

Hallway 1

Location in property

Hallway one is located directly through the back door on the ground floor.

Floor to wall connection

Is there any gaps? **No**

Wall to ceiling connection

Is there any gaps? **No**

Ceiling

Is there any gaps? **No**

Draught Stopping

Windows

Are there any windows?	Yes
Type of joinery	Wooden
Are the hinges and latches in good condition?	Yes
Is there any broken or cracked panes of glass?	No
Is there a gap surrounding the window joinery?	Yes
Is the gap required for the functioning of the window?	No
How wide is the gap?	4mm
Can you feel a draught?	No

Evidence provided

This evidence has been provided by Nik. As this evidence was not provided by Healthy Homes NZ we cannot confirm the information complies with the Healthy Home Standards and therefore Healthy Homes NZ does not accept any liability around the accuracy of the information provided.

Description	Quantity	Unit Price	Amount, NZD
17 Lignone Place			
Scope: Installation of draught stopping in hallway, External Doors, Laundry, Toilet, Kitchen, Sunroom & rear Bedroom 3.			
Finished notes in table setting:			
Labour	6.00	60.00	360.00
Materials	1.00	160.00	160.00
		Sub Total	520.00
		TOTAL GST 16%	603.20
		TOTAL NZD	603.20

External Doors

Are there any external doors?	Yes
Type of joinery	Wooden
Are the hinges and latches in good condition?	Yes
Is there any broken or cracked panes of glass?	No
Is there a gap surrounding the door joinery?	Yes
Is the gap required for the functioning of the door?	No
How wide is the gap?	4mm

Can you feel a draught?

No

Evidence provided

This evidence has been provided by Nik. As this evidence was not provided by Healthy Homes NZ we cannot confirm the information complies with the Healthy Home Standards and therefore Healthy Homes NZ does not accept any liability around the accuracy of the information provided.



TAX INVOICE
Repair Properties

Invoice Date: 31 May 2024
Invoice Number: INV-0276
Reference: 17 Living Place
CR Number: 123 456 789

Repair My Home Limited
25 Pukekohe Street
Statehouse
Pukekohe 3110
NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
17 Living Place			
Labour	8.00	65.00	520.00
Materials	1.00	165.00	165.00
		SUB TOTAL	685.00
		TOTAL GST 16%	83.25
		TOTAL NZD	968.25

Due Date: 30 Jun 2024
Direct Deposit to NZS: 15 108 00 07215 00.
We thank you for your business.
HEALTHY HOMES NZ IS NOT A REGISTERED ACCOUNTANT.
OUR CLIENTS ARE THE OWNERS OF THE PROPERTY AND WE ARE NOT TO BE HELD RESPONSIBLE FOR THE PAYMENT OF MONEY DUE IN RESPECT OF THE PROPERTY. CLIENTS SHOULD MAKE ARRANGEMENTS FOR THE PAYMENT OF THE GST DUE TO THE IRD AND ANY OTHER TAXES DUE TO THE IRD. THE DUE DATE IS ON THE DUE DATE ON THE INVOICE ISSUED IN RESPECT OF THE GOODS AND SERVICES PROVIDED.

Laundry 1

Location in property

The laundry is through the back door and is the first room on the left off the hallway.

Is this room external to the house?

No

Floor to wall connection

Is there any gaps?

No

Wall to ceiling connection

Is there any gaps?

No

Ceiling

Is there any gaps?

Yes

Where is the gap?

Above the door.

How wide is the gap?

10mm or greater

Can you feel a draught?

No

Draught Stopping

Evidence provided

This evidence has been provided by Nik. As this evidence was not provided by Healthy Homes NZ we cannot confirm the information complies with the Healthy Home Standards and therefore Healthy Homes NZ does not accept any liability around the accuracy of the information provided.

Quantity	Unit Price	Amount
8.00	66.00	528.00
1.00	160.00	160.00
	Tax @ 15%	94.00
	TOTAL GST INCL	782.00
	TOTAL NZD	638.20

Windows

Are there any windows?

Yes

Type of joinery

Wooden

Are the hinges and latches in good condition?

Yes

Is there any broken or cracked panes of glass?

Yes

Photograph of break/ crack



Is the break creating a draught?

No

Is there a gap surrounding the window joinery?

Yes

Is the gap required for the functioning of the window?

No

Draught Stopping

How wide is the gap?

Less than 3mm

Can you feel a draught?

No

External Doors

Are there any external doors?

No

Toilet 1

Location in property

The separate toilet is opposite the back door off the hallway.

Floor to wall connection

Is there any gaps?

No

Wall to ceiling connection

Is there any gaps?

No

Ceiling

Is there any gaps?

Yes

Where is the gap?

To the left of the window.

How wide is the gap?

10mm or greater

Can you feel a draught?

No

Evidence provided

This evidence has been provided by Nik. As this evidence was not provided by Healthy Homes NZ we cannot confirm the information complies with the Healthy Home Standards and therefore Healthy Homes NZ does not accept any liability around the accuracy of the information provided.

Description	Quantity	Unit Price	Amount NZD
17 Litreone Phone			
Scope: Installation of draught in hallway, External Doors, Laundry, Tarek, Wetroom, Bathroom 1 and Bathroom 2.			
Product notes in order taking:			
Labour	6.00	60.00	360.00
Materials	1.00	165.00	165.00
		Sub total	525.00
		TOTAL GST 15%	63.25
		TOTAL NZD	688.25

Invoice Date: 20 Jun 2020
Invoice Number: 1941020
Invoice Period: 17 Jun 2020
GST Number: 123 124 355

Repair My Home Limited
20 Nelson Street
Kaitiaki
New Zealand

Due Date: 20 Jun 2020
Direct Deposit to ASZ: NZ 3105 0012315 00
We thank you for your business.

INTEREST WILL BE CHARGED ON OVERDUE ACCOUNTS.
COPYRIGHT © 2019. Compliance of the goods will only be guaranteed to the purchaser upon full payment of money due in respect of the purchase. Claims accepted at owner's responsibility and under a system of full contract price without any deduction, unless the value from the claim is less than the full value of the goods and services provided.

Windows

- Are there any windows? Yes
- Type of joinery Wooden
- Are the hinges and latches in good condition? No
- Is the condition of the hinges or latches causing a draught? No

Evidence provided

This evidence has been provided by Nik. As this evidence was not provided by Healthy Homes NZ we cannot confirm the information complies with the Healthy Home Standards and therefore Healthy Homes NZ does not accept any liability around the accuracy of the information provided.



- Is there any broken or cracked panes of glass? No
- Is there a gap surrounding the window joinery? No

External Doors

- Are there any external doors? No

Open Plan Kitchen/Dining 1

Location in property

The open plan kitchen dining area is located directly through the front door.

Floor to wall connection

- Is there any gaps? No

Wall to ceiling connection

- Is there any gaps? No

Draught Stopping

Ceiling

Is there any gaps?

No

Windows

Are there any windows?

Yes

Type of joinery

Wooden

Are the hinges and latches in good condition?

Yes

Is there any broken or cracked panes of glass?

Yes

Photograph of break/ crack



Is the break creating a draught?

No

Is there a gap surrounding the window joinery?

Yes

Is the gap required for the functioning of the window?

No

How wide is the gap?

5mm

Can you feel a draught?

No

Draught Stopping

Evidence provided

This evidence has been provided by Nik. As this evidence was not provided by Healthy Homes NZ we cannot confirm the information complies with the Healthy Home Standards and therefore Healthy Homes NZ does not accept any liability around the accuracy of the information provided.



TAX INVOICE
Repair Preparation

Invoice Date 31 May 2024	Repair My Home Limited 29 Pukekohe Street Dunedin
Invoice Number RM-0200	Invoice GST NZD 0.00
Customer 17 17 Riggall Place 121 104 309	Customer 121 104 309

Description	Quantity	Unit Price	Amount NZD
17 Riggall Place			
Scope: Repaired all 3 gaps in hallway, External Doors, Laundry, Toilet, Kitchen, Bedroom 1 and Bedroom 2.			
Fixed and mobile stair calling:			
Labour	8.00	89.00	712.00
Materials	1.00	160.00	160.00
		Subtotal	872.00
		TOTAL GST 10%	87.20
		TOTAL NZD	959.20

Due Date: 30 Jun 2024
Direct Deposit to NZD 22 2308 00 17135 00.
We thank you for your business.
GST IS NOT APPLICABLE TO THIS INVOICE AS THE SUPPLIER IS REGISTERED AS A GST-TOLERANT SUPPLIER.
CUSTOMER ATTENTION: Consignment of the goods will only be transferred to the purchaser upon full payment of invoice due in respect of the purchase. Customer should arrange for the goods to be delivered to the correct place and should ensure that the goods are delivered to the correct place. The date stated on the due date on the invoice issued in respect of the goods and services provided.

External Doors

Are there any external doors?

Yes

Type of joinery

Wooden

Are the hinges and latches in good condition?

Yes

Is there any broken or cracked panes of glass?

No

Is there a gap surrounding the door joinery?

No

Staircase 1

Location in property

The staircase is open to the ground floor hallway.

Floor to wall connection

Is there any gaps?

No

Wall to ceiling connection

Is there any gaps?

No

Ceiling

Is there any gaps?

No

Windows

Draught Stopping

Are there any windows?	Yes
Type of joinery	Wooden
Are the hinges and latches in good condition?	Not applicable
Is there any broken or cracked panes of glass?	No
Is there a gap surrounding the window joinery?	No

External Doors

Are there any external doors?	No
-------------------------------	----

Hallway 2

Location in property

Hallway two is at the top of the stairs. It provides access to the bedrooms and bathroom.

Floor to wall connection

Is there any gaps?	No
--------------------	----

Wall to ceiling connection

Is there any gaps?	No
--------------------	----

Ceiling

Is there any gaps?	No
--------------------	----

Windows

Are there any windows?	No
------------------------	----

External Doors

Are there any external doors?	No
-------------------------------	----

Bedroom 1

Location in property

From the stairs, bedroom one is the first room on the right off the hallway.

Floor to wall connection

Is there any gaps?	No
--------------------	----

Wall to ceiling connection

Is there any gaps? No

Ceiling

Is there any gaps? No

Windows

Are there any windows? Yes

Type of joinery Wooden

Are the hinges and latches in good condition? No

Is the condition of the hinges or latches causing a draught? No

Is there any broken or cracked panes of glass? No

Is there a gap surrounding the window joinery? Yes

Is the gap required for the functioning of the window? No

How wide is the gap? 5mm

Can you feel a draught? No

Evidence provided

This evidence has been provided by Nik. As this evidence was not provided by Healthy Homes NZ we cannot confirm the information complies with the Healthy Home Standards and therefore Healthy Homes NZ does not accept any liability around the accuracy of the information provided.



External Doors

Are there any external doors? No

Draught Stopping

Bedroom 2

Location in property

From the stairs, bedroom two is off the far end of the hallway.

Floor to wall connection

Is there any gaps? **No**

Wall to ceiling connection

Is there any gaps? **No**

Ceiling

Is there any gaps? **No**

Windows

Are there any windows? **Yes**

Type of joinery **Wooden**

Are the hinges and latches in good condition? **Yes**

Is there any broken or cracked panes of glass? **No**

Is there a gap surrounding the window joinery? **No**

External Doors

Are there any external doors? **No**

Bedroom 3

Location in property

From the stairs, bedroom three is the second room on the left off the hallway.

Floor to wall connection

Is there any gaps? **No**

Wall to ceiling connection

Is there any gaps? **No**

Ceiling

Is there any gaps? **No**

Windows

- Are there any windows? Yes
- Type of joinery Wooden
- Are the hinges and latches in good condition? No
- Is the condition of the hinges or latches causing a draught? No

Evidence provided

This evidence has been provided by Nik. As this evidence was not provided by Healthy Homes NZ we cannot confirm the information complies with the Healthy Home Standards and therefore Healthy Homes NZ does not accept any liability around the accuracy of the information provided.



- Is there any broken or cracked panes of glass? No
- Is there a gap surrounding the window joinery? No

External Doors

- Are there any external doors? No

Bathroom 1

Location in property
From the stairs, the bathroom is the first room on the left off the hallway.

Floor to wall connection

- Is there any gaps? No

Wall to ceiling connection

- Is there any gaps? No

Draught Stopping

Ceiling

Is there any gaps? **No**

Windows

Are there any windows? **Yes**

Type of joinery **Wooden**

Are the hinges and latches in good condition? **No**

Is the condition of the hinges or latches causing a draught? **No**

Is there any broken or cracked panes of glass? **No**

Is there a gap surrounding the window joinery? **No**

External Doors

Are there any external doors? **No**

Draught Stopping

Room Fittings

Is there a roof/loft hatch? **Yes**

Where is the roof/loft hatch?
Hallway 2

Is there a gap surrounding the hatch? **No**

Is there any electrical/plumbing passages? **Yes**

Where is the electrical/plumbing passages?
Bathroom 1, Laundry 1, Open Plan Kitchen/Dining 1, Toilet 1

Is there a gap surrounding the passages? **No**

Is there any decommissioned ventilation system? **No**

Is there a pet door? **No**

Intentional Gaps/Holes

What intentional gaps exist in the property?

Key holes, Ventilation devices including extractor fans, Vents/drainage openings in outside cladding of external walls or roof or soffits or eaves, Walls of a subfloor space

Heating

Based on the Healthy Homes Heating Standard what is the required kW of heating for the room?

7.6

Existing Heating

What rooms make up the main living area?
Lounge 1, Open Plan Kitchen/Dining 1

Does the living room have existing heating?

Yes

Existing Heating 1 Details

What type of heating is in place?

Heat pump

What is the make and model?
Mitsubishi MUZ GA42VAD

Photograph of heating source



Is the heater located in the living room or providing heat directly to the living room (eg through a duct or vent)?

Yes

What is the kW capacity?

5.4

Does the heat source work?

Yes

Was the heating installed prior to 1 July 2019

Yes

Does the heater have a heating capacity of at least 2.4kW?

Yes

Existing Heating 2 Details

What type of heating is in place?

Wall fixed electric heater

Does the heater have a thermostat if it is an electric heater?

Not applicable

Heating

Is the heater located in the living room or providing heat directly to the living room (eg through a duct or vent)? **Yes**

What is the kW capacity? **2.4**

Does the heat source work? **Yes**

Heating

Other Heating

Is there a heating device in another room?

Yes

Other Heating 1 Details

Where is the heating?

Lounge 1

What type of heating is in place?

Heat pump

Photograph of heating source



What is the kW capacity?

5.4

Other Heating 2 Details

Where is the heating?

Lounge 1

What type of heating is in place?

Open fire

Photograph of heating source



Heating

Has the chimney been blocked?

Yes

Is the blockage obvious so no one accidentally lights the fire?

Yes

Photograph fireplace



Other Heating 3 Details

Where is the heating?
Hallway 2

What type of heating is in place?

Wall fixed electric heater

Photograph of heating source



What is the kW capacity?

2.2

Insulation

Does the underfloor insulation meet the requirements of the insulation standard?

Yes - Some Areas

Specify which areas of the premises have underfloor insulation?

**Hallway 1, Laundry 1,
Lounge 1, Open Plan
Kitchen/Dining 1, Toilet 1**

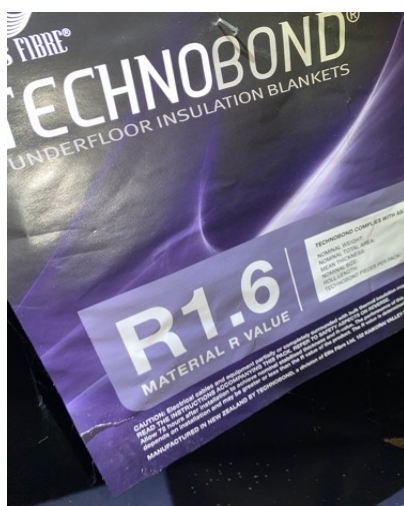
Are the remaining rooms exempt?

Yes

Reason: Habitable area

Photograph





How many types of insulation are present?

1 layer(s)

Underfloor Insulation Type 1

What is the R value of the underfloor insulation?

1.6

Underfloor Insulation material
Polyester blankets or segments

Is the underfloor insulation in reasonable condition (or better) and free of the following:

- > dampness, mould, water damage
- > rips, tears
- > gaps in the insulation coverage, except where safety clearances are required
- > (for foil underfloor insulation) gaps or holes that allow airflow into the spaces above the foil
- > vermin or bird nests
- > other contamination

Yes

Are there any internal walls?

No

Does the property have ceiling insulation?

Yes - Some Areas

Specify which areas of the premises have ceiling insulation?

**Bathroom 1, Bedroom 1,
Bedroom 2, Bedroom 3,
Hallway 2, Staircase 1**

Are the remaining rooms exempt?

Yes

Reason: No access

Photograph

Insulation





How many layers of insulation are there? **2 layer(s)**

Is the ceiling insulation layered on other type of insulation? **Yes**

Ceiling Layer 1

What is the thickness of the ceiling insulation at the lowest point? **40 mm**

Ceiling Insulation material
Loose-fill (cellulose and vermiculite)

Ceiling Layer 2

What is the R value of the ceiling insulation? **3.3**

What is the thickness of the ceiling insulation at the lowest point? **110 mm**

Ceiling Insulation material
Glasswool (batts and rolls)

Is the ceiling insulation in reasonable condition (or better) and free of the following:

- > dampness, mould, water damage
- > rips, tears
- > gaps in the insulation coverage, except where safety clearances are required
- > (for foil underfloor insulation) gaps or holes that allow airflow into the spaces above the foil
- > vermin or bird nests
- > other contamination

Yes

Are there any internal walls? **No**

Terms of use, content and scope of work

This report and the findings contained within it are provided subject to Healthy Homes New Zealand's standard terms and conditions, which are available at: <https://www.healthyhomesnz.co.nz/terms-conditions>