



Healthy Home Assessment

**19 Lithgow Place East
Glengarry
Invercargill 9810**



Conducted on

📅 11th Aug, 2022 ⌚ 12:32 PM

Generated on

📅 09th Sep, 2024 ⌚ 03:12 PM

Prepared by
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Prepared for
Inspire Real Estate Invercargill

Job Number
#42902

Location
19 Lithgow Place East, Glengarry, Invercargill,
Southland

Insurance Reference/ Work Order
RBW0028993



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Assessment Certificate

19 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



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 prior to 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

Bathroom 1

Location in property

The bathroom is on the second storey it is the first room on the right off the hallway.

Room size

4.18 (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

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.



Ventilation

Does the fan vent to the outdoors?

Yes

Photograph of external vent



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

enclosed

Are any grills and filters clogged?

No

Bedroom 1

Location in property

Bedroom one is on the second storey. It is the second room on the right off the hallway.

Room size

9.73 (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?

2.05

What is the openable area percentage in the room?

Greater than 5%

Bedroom 2

Location in property

Bedroom two is on the second storey. It is off the far end of the hallway.

Room size

13.02 (m2)

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

Yes

Ventilation

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?
2.05

What is the openable area percentage in the room? **Greater than 5%**

Bedroom 3

Location in property

Bedroom three is on the second story. It is the second room on the left off the hallway.

Room size

6.6 (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?
1.14

What is the openable area percentage in the room? **Greater than 5%**

Bedroom 4

Location in property

Bedroom four is on the second storey. It is the first room on the left off the hallway.

Room size

6.51 (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?
1.14

What is the openable area percentage in the room? **Greater than 5%**

Lounge 1

Location in property

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

Room size

16.61 (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 lounge is located directly through the front door.

Room size
19.52 (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?

Is the fan in good working order? **Yes**

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**

Ventilation

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?

3.15

What is the openable area percentage in the room?

Greater than 5%

Draught Stopping

Hallway 2

Location in property

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

Bathroom 1

Location in property

The bathroom is on the second storey it 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**

Draught Stopping

Is the condition of the hinges or latches causing a draught?

No

Evidence provided

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TAX INVOICE
Repair Properties

Invoice Date: 31 May 2024
Invoice Number: INV-0239
Reference: 19 Living Place
GST Number: 123 123 123

Repair My Home Limited
25 Pukekohe Street
Statehouse
Invercargill 9810
SOUTH ISLAND

Description	Quantity	Unit Price	Amount NZD
19 Living Place			
Drugs			
Repaired or replaced all latching on your report. All hardware to be replaced			
Labour	5.00	60.00	300.00
Materials	1.00	90.00	90.00
		Subtotal	415.00
		TOTAL GST 15%	62.25
		TOTAL NZD	477.25

Due Date: 30 Jun 2024
Direct Deposit to A/C: 12 34 56 78 90 10
Via Bank only for your business.

NET RESULT WILL BE CHARGED ON OVERDUE ACCOUNTS
CREDITORS ATTENTION: Consents of the goods will only be transferred to the purchaser upon full payment of money due in respect of the purchase. Unless specified otherwise, arrangements and month payments of the contract price without any deduction in value no later than the date stated on the due date and the invoice except in respect of the goods and services 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

Bedroom 1

Location in property

Bedroom one is on the second storey. It is the second 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

Draught Stopping

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?

Yes

Photograph of break/ crack



Is the break creating a draught?

No

Evidence provided

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TAX INVOICE
Repair Properties

REPAIR MY HOME

Invoice Date: 21 May 2024
Invoice Number: 740-0020
Reference: 10 of Empire Place
GST Number: 131 004 000

Repair My Home Limited
20 Fiddlers Creek
Clarksburg
Invercargill 9800
NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
10 Empire Place			
Scope: Insulated or not depending on your report. Additional charges to be agreed upon.			
Labour	5.00	69.00	325.00
Materials	1.00	90.00	90.00
		Sub total	415.00
		TOTAL GST 10%	45.65
		TOTAL NZD	470.65

Due Date: 30 Jun 2024
Direct Deposit to NZS ID: 7700 00 10315 00.
We thank you for your business.

REPAIR MY HOME IS A MEMBER OF PROPERTY ACCOUNTS
CUSTOMER ATTENTION: Ownership of the goods will only be transferred to the purchaser upon full payment of money due in respect of the purchase. Delivery and installation arrangements to include payment of the door set price will be made by the contractor unless notified otherwise in the state based on the state shown on the invoice issued in respect of the goods and services provided.

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?

3mm

Draught Stopping

Can you feel a draught? **No**

External Doors

Are there any external doors? **No**

Bedroom 2

Location in property

Bedroom two is on the second storey. It 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? **No**

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

Draught Stopping

Evidence provided

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TAX INVOICE
Repair Preparation

Invoice Date 31 May 2024	Repair My Home Limited
Invoice Number RMH-0200	25 Pukekohe Street Christchurch
Site Name 1911 Regime Place	RUSSSELL 8010 NEW ZEALAND
CRN Number 121 184 309	

Description	Quantity	Unit Price	Amount NZD
To Living Room			
Scope: Replaced 1st and 2nd pane of glass in living room window to be operational			
Labour	5.00	65.00	325.00
Materials	1.00	60.00	60.00
		SUB-TOTAL	415.00
		TOTAL GST 10%	45.65
		TOTAL NZD	460.65

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**

Walk in Wardrobe 1

Location in property
The walk in wardrobe is off bedroom two.

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**

Draught Stopping

- 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? **10mm or greater**
- Can you feel a draught? **No**

Evidence provided

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TAX INVOICE
Repair Preparation

Invoice Date: 31 May 2024
Invoice Number: 194-0026
Reference: 191-18 Repair, Place
GST Number: 121 516 222

Repair My Home Limited
221 Pukekohe Street
Lowerwood 3210
NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
191-18 Repair, Place			
Scope: Installation of self-stopping draught report			
Adjustment to be operational			
Labour	5.00	80.00	400.00
Materials	1.00	80.00	80.00
		Subtotal	480.00
		TOTAL GST 15%	62.25
		TOTAL NZD	542.25

Due Date: 30 Jun 2024
Bank Charges in NZD: 3195 00 17215 00
BANK OF NEW ZEALAND

INTEREST WILL BE CHARGED ON OVERDUE ACCOUNTS
CUSTOMER ATTENTION: Ownership of the goods will only be transferred to the purchaser upon full payment of money due in respect of the purchase. Unless you have alternative arrangements, the resale, purchase of the goods and delivery of the goods will be void if the balance is not paid on the date stated on the invoice issued in respect of the goods and/or services provided.

External Doors

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

Bedroom 3

Location in property

Bedroom three is on the second story. It 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**

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?

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

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TAX INVOICE
Repair Properties

Invoice Date: 31 May 2024
Invoice Number: INV-02024
Reference: 10 U Rtgwne Place
GST Number: 024 104 302

Repair My Home Limited
25 Fulton Street
Dunedin
Invercargill 9810
NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
10 U Rtgwne Place			
Scope: No draft or air seeping on your report. Adjusted latches to fit together.			
Labour	5.00	60.00	300.00
Materials	1.00	90.00	90.00
		Sub total	410.00
		TOTAL GST 15%	62.25
		TOTAL NZD	472.25

Due Date: 30 Jun 2024
Direct Deposit to A/C B: 10 2195 00 17219 00
We thank you for your business.

NET PAYEE WILL BE CHARGED ON OVERDUE ACCOUNTS.
CREDITORS ATTENTION: Consents of the goods will only be transferred to the purchaser upon full payment of money due in respect of the purchase. Unless specified otherwise, arrangements and mode of payment of the contract price will be as any deduction is due to be made from 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?

No

Bedroom 4

Location in property

Bedroom four is on the second storey. It 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

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

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Draught Stopping

External Doors

Are there any external doors? **No**

Staircase 1

Location in property

The staircase connects both hallways. It 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

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**

Storage Area 1

Location in property

The storage area is under the stairs off the hallway.

Floor to wall connection

Is there any gaps? **No**

Wall to ceiling connection

Draught Stopping

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**

Toilet 1

Location in property

The seperate 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? **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

Hallway 1

Location in property

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

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

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TAX INVOICE
Repair Properties

Invoice Date: 31 May 2024
Invoice Number: INV-0076
Reference: 10 Lifford Place
GST Number: 123 456 789

Repair My Home Limited
20 Fenton Street
Sandhurst
Auckland 1010
NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
10 Lifford Place			
Scope: Installation of draught stopping and repair of window latches to be operated			
Labor	5.00	65.00	325.00
Materials	1.00	90.00	90.00
		Sub total	415.00
		TOTAL GST 10%	62.25
		TOTAL NZD	477.25

Due Date: 30 June 2024
Bank EFT to NZD 123 456 789 00.
We thank you for your business.

INTEREST WILL BE CHARGED ON OVERDUE ACCOUNTS.
CUSTOMER ATTENTION: Details of the goods will only be available to the purchaser upon full payment of money due in respect of the purchase. Details supplied at no cost as arrangements are made, payment of the invoice price without any deduction in value to be made from the value listed on the invoice except in respect of the goods and services provided.

Is there any broken or cracked panes of glass?

No

Is there a gap surrounding the window joinery?

No

External Doors



Draught Stopping

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

Laundry 1

Location in property

The laundry is through the back door and is the first room on the right 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?	5mm
----------------------	-----

Can you feel a draught?	No
-------------------------	----

Windows

Are there any windows?	Yes
------------------------	-----

Type of joinery	Wooden
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Are the hinges and latches in good condition?	No
---	----

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

Draught Stopping

Evidence provided

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TAX INVOICE
Repair Preparation

Invoice Date 31 May 2024	Repair My Home Limited 25 Pukekohe Street Glenfield Lower Hutt 5010 NEW ZEALAND
Invoice Number RM-0200	
Reference 19 11 Pukekohe Place	
CRST Number 121 104 309	

Description	Quantity	Unit Price	Amount NZD
19 Living Room			
Scope As defined in all ongoing repair report Adjusted to be for operational			
Labour	5.00	60.00	300.00
Materials	1.00	60.00	60.00
		Sub total	410.00
		TOTAL GST 10%	62.25
		TOTAL NZD	472.25

Due Date: 30 Jun 2024
Direct Deposit to A/C: 12 7000 00 07200 00
We thank you for your business.

INTEREST WILL BE CHARGED ON OVERDUE ACCOUNTS
CUSTOMER ATTENTION: Ownership of the goods will only be transferred to the purchaser upon full payment of money due in respect of the purchase. Unless specified otherwise in any agreement, the costs, charges of the goods will only be reduced from the total bill when the date is paid on the due date on the invoice issued in respect of the goods and service provided.

- 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

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TAX INVOICE
Repair Preparation

Invoice Date 31 May 2024	Repair My Home Limited 25 Pukekohe Street Glenfield Lower Hutt 5010 NEW ZEALAND
Invoice Number RM-0200	
Reference 19 11 Pukekohe Place	
CRST Number 121 104 309	

Description	Quantity	Unit Price	Amount NZD
19 Living Room			
Scope As defined in all ongoing repair report Adjusted to be for operational			
Labour	5.00	60.00	300.00
Materials	1.00	60.00	60.00
		Sub total	410.00
		TOTAL GST 10%	62.25
		TOTAL NZD	472.25

Due Date: 30 Jun 2024
Direct Deposit to A/C: 12 7000 00 07200 00
We thank you for your business.

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External Doors

Draught Stopping

Are there any external doors?

No

Lounge 1

Location in property

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

Floor to wall connection

Is there any gaps?

Yes

Where is the gap?

Half way up the internal wall between the lounge and hallway.

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.



TAX INVOICE
Repair Properties

Invoice Date: 31 May 2024
Invoice Number: INV-0204
Reference: 10 Lounge Place
GST Number: 123 456 789

Repair My Home Limited
25 Pukekohe Street
Sudborne
Invercargill 9810
NZBN Z5441414

Description	Quantity	Unit Price	Amount NZD
10 Lounge Place			
Scope: As defined in all shipping and repair report and all invoices to be operational			
Labour	5.00	60.00	300.00
Materials	1.00	90.00	90.00
		Subtotal	410.00
		TOTAL GST 10%	62.25
		TOTAL NZD	472.25

Quick Order: 70 Jun 2024
Direct Deposit to A/C 12 3456 00 12345 00
We Bank you for your business.

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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

Draught Stopping

External Doors

Are there any external doors? **No**

Open Plan Kitchen/Dining 1

Location in property

The open plan kitchen dining lounge 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**

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? **3mm**

Can you feel a draught? **No**

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**

Draught Stopping

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?

Less than 3mm

Can you feel a draught?

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?

7.5

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 GE42VA

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?
Hallway 2

What type of heating is in place?

Wall fixed electric heater

Photograph of heating source



Heating

What is the kW capacity?

2.2

Other Heating 3 Details

Where is the heating?

Lounge 1

What type of heating is in place?

Open fire

Photograph of heating source



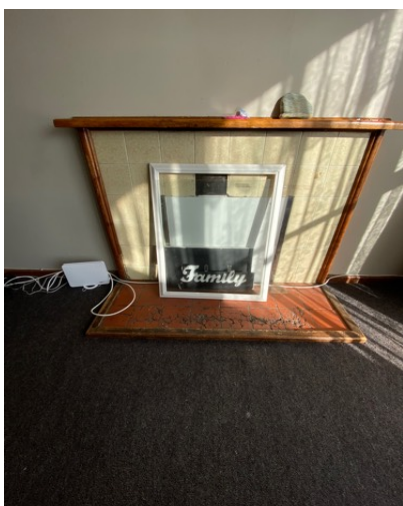
Has the chimney been blocked?

Yes

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

Yes

Photograph fireplace



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, Storage
Area 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,
Bedroom 4, Hallway 2,
Staircase 1**

Are the remaining rooms exempt?

Yes

Reason: No access

Photograph

Insulation



Insulation



How many layers of insulation are there?

3 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?

20 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?

100 mm

Ceiling Insulation material
Glasswool(batts and rolls)

Ceiling Layer 3

What is the R value of the ceiling insulation?

4

What is the thickness of the ceiling insulation at the lowest point?

150 mm

Ceiling Insulation material
Glasswool(batts and rolls)

Insulation

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

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