



Healthy Home Assessment

**21 Lithgow Place East
Glengarry
Invercargill 9810**



Conducted on

📅 08th Sep, 2022 ⌚ 01:06 PM

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Prepared by
Paul Fieten

Prepared for
Inspire Real Estate Invercargill

Job Number
#42904

Location
21 Lithgow Place East, Glengarry, Invercargill,
Southland

Insurance Reference/ Work Order
RBWO028994



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Assessment Certificate

21 Lithgow Place East, Glengarry, Invercargill, Southland

20 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

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.



89 Black Road, Chesham RD5, Invercargill 9807
 03 225 122 001
 Email: clm@clm.co.nz

TAX INVOICE No: 11985
 Date: 08 July 2024
 Order: 8251

INVOICE TO:
 Daniel Spencey / Inspire Residential Limited
 c/o Inspire Real Estate

| Description | Qty | Each | Total |
|---|-----|------|---------|
| 8980000024 Complete roofing at price as per quotation 8251, 21 Litrepa Plastic Eave, Invercargill | | | 5445.00 |
| | | | |
| | | | |
| | | | |

Sub Total 5445.00
 GST 596.75
 Total 6041.75

PAYMENT INFORMATION
 GST No: 111 363 471
 Account Name: C L Mackie Roofing Ltd
 Account No: 01 0946 0112 111 000
 Reference No: 11985
 Payment due within 14 days of this invoice
 Please identify your payment with the tax invoice reference number

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

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

16.51 (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?

1.20

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 room is located directly through the front door.

Room size

19.80 (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

Ventilation

| | |
|---|--------------------------|
| 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? | Unable to confirm |
| 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? 3.15 | |
| 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

6.52 (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 the second room on right off the hallway.

Room size

6.52 (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 3



Ventilation

Location in property

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

Room size

13.00 (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 4

Location in property

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

Room size

9.59 (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%

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

Ventilation



Is the fan in good working order?

Yes

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?

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? **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? **Less than 3mm**

Can you feel a draught? **No**

External Doors

Are there any external doors? **No**

Hallway 1

Location in property

Hallway one is located directly through the back door.

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? **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? **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? **6mm**

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 25 Pukekohe Street Christchurch |
| Invoice Number RM-0247 | Invoice GST NZD 400.00 |
| Job Name 21 Living Place | NOV ESTATE |
| CRN Number 121 184 309 | |

| Description | Quantity | Unit Price | Amount NZD |
|---|----------|---------------|------------|
| 21 Living Place | | | |
| Scope Draught stopping to external back door on per healthy home requirements and weather sealed around door joint | | | |
| Supplier Quoted 2 day and weather stop (used in total on requirement of job) | | | |
| As quoted for external door stop to back door and weather sealed around door joint | | | |
| Back door 2 - replaced common 1 day and weather sealed around opening | | | |
| Labour | 5.00 | 40.00 | 200.00 |
| Materials | 1.00 | 120.00 | 120.00 |
| | | Sub total | 400.00 |
| | | TOTAL GST 10% | 47.50 |
| | | TOTAL NZD | 477.50 |

Due Date: 30 Jun 2024
Direct Debit to A/C 22 3399 00 17216 00
See BSR 200 for your accounts

INTEREST WILL BE CHARGED ON OVERDUE ACCOUNTS

CUSTOMER ATTENTION: Ownership of the goods will only be transferred to the purchaser upon full payment of invoice due in respect of the purchase. Unless you have arranged otherwise, any return, payment of the goods will be without any conditions, including any return or replacement. Please refer to the date stated on the due date on the invoice issued in respect of the goods, and no service is 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? **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

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

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 |
|--|----------|---------------|------------|
| 21 Living Room | | | |
| Drift Stopping | | | |
| Drift Stopping Strip to external back door on your healthy home requirements and weather sealed around door jamb | | | |
| Weather Stripping (Door) and Weather Strip (seal) as requested in report | | | |
| Installed brush draft door stop to front door and weather sealed around door jamb | | | |
| Door cam 2 - replaced cammen 1 day and weather sealed around opening | | | |
| Labour | 8.00 | 88.00 | 704.00 |
| Materials | 1.00 | 120.00 | 120.00 |
| | | Subtotal | 488.00 |
| | | TOTAL GST 10% | 67.50 |
| | | TOTAL NZD | 555.50 |

Due Date: 30 Jun 2024
Direct Deposit to A/C: 22 3199 00 17131 00
We thank you for your business.
GST INVOICE
GST INVOICE WILL BE CALCULATED ON THE ACCOUNTS
CUSTOMER ATTENTION: Ownership of the goods will only be transferred to the purchaser upon full payment of invoice due in respect of the purchase. Unless specified otherwise arrangements are made, payment of the invoice prior to full payment of invoice to take the title from the date stated on the due date on the invoice issued in respect of the goods and services provided.

Draught Stopping

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 room 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? **Less than 3mm**

Can you feel a draught? **No**

External Doors

Are there any external doors? **Yes**

Type of joinery **Wooden**



Draught Stopping

| | |
|--|-----|
| 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-0245
Reference: 21 Lifeline Place
CRZ Number: 123 994 500

Repair My Home Limited
26 Pakon Street
Sudburys
Invercargill 9810
NEW ZEALAND

| Description | Quantity | Unit Price | Amount NZD |
|---|----------|---------------|------------|
| 21 Lifeline Place | | | |
| Scope: Draft stopping Install draught stop to external back door on our healthy home requirements and weather sealed around door joint. Replace Quadsilol Day and Weather Strip (used in total as requested in report) Isolated for cash draft stop to front door and weather sealed around door joint. Doors 2 - replaced casement lily and weather sealed around opening | | | |
| Labour | 5.00 | 69.00 | 345.00 |
| Materials | 1.00 | 129.00 | 129.00 |
| | | Sub total | 474.00 |
| | | TOTAL GST 10% | 52.10 |
| | | TOTAL NZD | 526.10 |

Due Date: 30 Jun 2024
Direct Deposit to NZS ID: 3100 00 11210 00.
We thank you for your business.
NOTES: THIS INVOICE IS ISSUED ON BEHALF OF THE SUPPLIER. THE SUPPLIER IS RESPONSIBLE FOR THE PAYMENT OF ANY TAXES AND CHARGES IN RESPECT OF THIS INVOICE. THE SUPPLIER'S LIABILITY IS LIMITED TO THE PAYMENT OF THE GOODS AND SERVICES PROVIDED.
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Staircase 1

Location in property
The staircase is open to the hallway 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**

Windows



Draught Stopping

| | |
|--|--------|
| 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 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? | No |

External Doors

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

Bedroom 2

Location in property

From the stairs, bedroom two is the second room on 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

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-024 | Invoice Date 31 May 2024 | Invoice Number 21 Lifegate Place |
| Client Name 21 Lifegate Place | Client Address 131 044 000 | Repair My Home Limited 20 Fulton Street Auckland 10109090 NEW ZEALAND | |

| Description | Quantity | Unit Price | Amount NZD |
|--|----------|---------------|------------|
| 21 Lifegate Place | | | |
| Scope Draught Stopping Install draught stop strip to external back door on per Healthy Home standards and weather sealed around door jamb | | | |
| Replaces Quadskin Slab and Weather Strip (used in kitchen as requested in report) | | | |
| Installed for each door strip to front door and weather sealed around door jamb | | | |
| Bedroom 2 - replaced casement sash and weather sealed around opening | | | |
| Labour | 5.00 | 60.00 | 300.00 |
| Materials | 1.00 | 120.00 | 120.00 |
| | | Subtotal | 420.00 |
| | | TOTAL GST 10% | 42.00 |
| | | TOTAL NZD | 462.00 |

Due Date: 30 Jun 2024
Direct Deposit to A/C: 02 7398 00 7339 00
We thank you for your business.

HEALTHY HOMES NZ WILL BE CHARGED ON UNPAID ACCOUNTS
PLEASE CONTACT THE CREDIT CONTROLLER OF THE GROUP ONLY. The purchaser upon full payment of money due in respect
of the purchase, shall be liable for the costs and expenses of the group, payment of the due date (per all Healthy Home NZ
standards) shall be the due date on the invoice issued 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? **No**

Bedroom 3

Location in property

From the stairs, bedroom three 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**

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 three.

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? **No**

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

External Doors

Are there any external doors? **No**

Bedroom 4

Location in property

From the stairs, bedroom four 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**

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

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

Draught Stopping

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**

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? **Yes**

Photograph of break/ crack



Is the break creating a draught? **No**

Draught Stopping

Evidence provided

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TAX INVOICE

Repair Preparation

Invoice Date
31 May 2024

Invoice Number
RM-0247

Customer
211 Rigney Place
NEW ZEALAND

Repair My Home Limited
25 Pukekohe Street
Glenorchy
TOWNHALL 06100
NEW ZEALAND

CRS Number
121 184 309

| Description | Quantity | Unit Price | Amount NZD |
|---|----------|---------------|------------|
| 211 Rigney Place | | | |
| Scope Drift Stopping Install draught stop to external back door on per healthy home requirements and weather sealed around door profile | | | |
| Supplier: Quickboard Stop and Weather Strip (used in total on requirement of job) | | | |
| Material for weather door stop to back door and weather sealed around door frame | | | |
| Bedroom 2 - replaced caulk on entry and weather sealed around opening | | | |
| Labour | 5.00 | 40.00 | 200.00 |
| Materials | 1.00 | 120.00 | 120.00 |
| | | Sub Total | 400.00 |
| | | TOTAL GST 10% | 47.50 |
| | | TOTAL NZD | 477.50 |

Due Date: 30 Jun 2024
Direct Debit to A/C 12-3300-00-17215-00.
See Bank Docs for your statement.

INTEREST WILL BE CHARGED ON OVERDUE ACCOUNTS.

CUSTOMER ATTENTION: Ownership of the goods will only be transferred to the purchaser upon full payment of invoice due to respect of the purchase. Unless you hold an invoice arrangement, all items, payments of the agreed price, without any deduction, shall be due to you. The date stated on the due date on the invoice issued in respect of the goods, and no service is provided.

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 off the top of the staircase. 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

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?
Hallway 2

What type of heating is in place?

Wall fixed electric heater

Photograph of heating source



What is the kW capacity?

2.2

Other Heating 2 Details

Where is the heating?
Lounge 1

What type of heating is in place?

Heat pump

Photograph of heating source



Heating

What is the kW capacity?

5.4

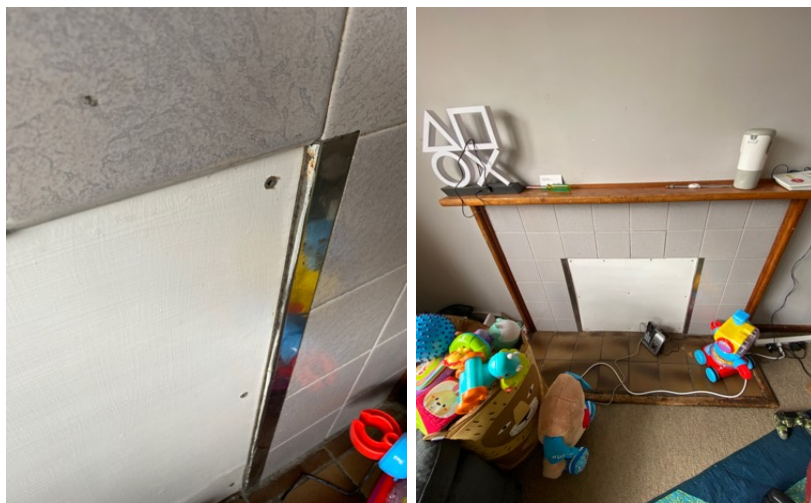
Other Heating 3 Details

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, Toilet 1**

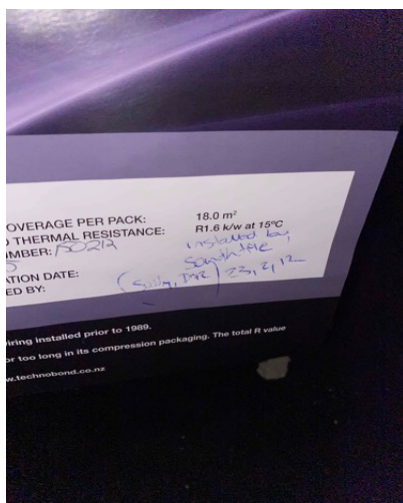
Are the remaining rooms exempt?

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, Walk in
Wardrobe 1**

Are the remaining rooms exempt?

Yes

Reason: No access

Photograph

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?

50 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)

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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