



# Healthy Home Assessment

**23 Lithgow Place East  
Glengarry  
Invercargill 9810**



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Prepared for  
Inspire Real Estate Invercargill

Job Number  
#42909

Location  
23 Lithgow Place East, Glengarry, Invercargill,  
Southland

Insurance Reference/ Work Order  
RBW0028995



# Table of Contents

<b>Assessment Certificate</b> .....	3
<b>Moisture Ingress &amp; Drainage</b> .....	4
Gutters .....	4
Downpipes, Gully Traps and Drainage .....	6
Subfloor .....	7
<b>Ventilation</b> .....	9
Open Plan Kitchen/Dining 1 .....	9
Lounge 1 .....	9
Bathroom 1 .....	10
Bedroom 1 .....	11
Bedroom 2 .....	11
Bedroom 3 .....	12
<b>Draught Stopping</b> .....	13
Open Plan Kitchen/Dining 1 .....	13
Lounge 1 .....	15
Hallway 1 .....	17
Toilet 1 .....	19
Laundry 1 .....	20
Staircase 1 .....	22
Hallway 2 .....	23
Bathroom 1 .....	24
Bedroom 1 .....	25
Bedroom 2 .....	26
Bedroom 3 .....	27
Room Fittings .....	30
Intentional Gaps/Holes .....	31
<b>Heating</b> .....	32
Existing Heating .....	32
Other Heating .....	34
<b>Insulation</b> .....	35
<b>Terms of use, content and scope of work</b> .....	39

# Assessment Certificate

**23 Lithgow Place East, Glengarry, Invercargill, Southland**

29 August 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

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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 or Wastewater System**

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**

## Open Plan Kitchen/Dining 1

Location in property

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

Room size

19.49 (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?

Manrose

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**

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?

4.53

What is the openable area percentage in the room?

**Greater than 5%**

# Ventilation

## Lounge 1

Location in property

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

Room size

17.10 (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%**

## Bathroom 1

Location in property

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

Room size

4.12 (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



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

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

Room size

12.66 (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?

1.43

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

11.48 (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**

# Ventilation

What is the total openable area of the windows, doors and skylights in the room?  
2.95

What is the openable area percentage in the room?

**Greater than 5%**

## Bedroom 3

Location in property

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

Room size

9.28 (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%**

# Draught Stopping

## 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? **5mm**

Can you feel a draught? **No**

# Draught Stopping

## Evidence provided

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**TAX INVOICE**  
Repair Preparation

<b>Invoice Date</b> 31 May 2024	<b>Repair My Home Limited</b> 25 Pukekohe Street Dunedin
<b>Invoice Number</b> RMH-0207	<b>Invoice GST</b> 100.00
<b>Address</b> 25 Pukekohe Place Dunedin	<b>NEW ZEALAND</b>
<b>CR Number</b> 121 184 309	

  

Description	Quantity	Unit Price	Amount NZD
25 Litrewoh Place			
Scope			
Install 4mm High Under Floor and Back Doors			
Install 4mm High Under Floor and Back Doors, Dining, Handover, Hallway, Bath			
Room: Living, Laundry, Bedroom, Bathroom, 2 and 3			
Install 4mm Under Floor and Back			
Product Code: 4mm Under Floor and Back			
Labour	1.00	400.00	400.00
Materials	1.00	195.00	195.00
		Subtotal	595.00
		TOTAL GST 15%	97.50
		TOTAL NZD	692.50

Due Date: 30 Jun 2024  
Direct Deposit to ASB 12 3198 06 77219 00  
We Bank you for your business.  
NET DEBIT WILL BE CHARGED TO OVERDUE ACCOUNTS  
CASH ON DELIVERY: 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, all payments are made payable to the supplier's bank account. Any debit note is valid only when the date is later than the date of the invoice.

## External Doors

Are there any external doors?	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 door joinery?	Yes
Is the gap required for the functioning of the door?	No
How wide is the gap?	3mm
Can you feel a draught?	No

# Draught Stopping

## Evidence provided

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**TAX INVOICE**  
Repair Preparation

<b>Invoice Date</b> 31 May 2024	<b>Repair My Home Line Ltd</b>
<b>Invoice Number</b> RM-0207	25 Pukekohe Street Glenfield
<b>Job Name</b> 25 Pukekohe Place	Waikato 3110
<b>CSI Number</b> 121 104 309	NEW ZEALAND

  

Description	Quantity	Unit Price	Amount NZD
25 Living Room			
Scope			
Install 10mm x 10mm x 10mm Foam and Back Doors			
Install 10mm x 10mm x 10mm Foam, Dining, Kitchen, Hallway, Back			
Door, Living, Laundry, Bedroom, Bathroom, 2 and 3			
Install 10mm x 10mm x 10mm Foam			
Material and Labour in hourly rating			
Labour	7.00	60.00	420.00
Materials	1.00	190.00	190.00
		Subtotal	610.00
		TOTAL GST 15%	97.50
		TOTAL NZD	707.50

Due Date: 30 Jun 2024  
Direct Deposit to ASB 12 3198 06 77191 00.  
We Bank you for your business.  
NET DEBIT WILL BE CHARGED TO OVERDUE ACCOUNTS.  
CASH ON DELIVERY: 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, all payments are made payment of the full price without any discount or other benefit from the date of sale on the date due on the invoice except in respect of the goods and services provided.

## Lounge 1

Location in property

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

## Floor to wall connection

Is there any gaps?

No

## Wall to ceiling connection

Is there any gaps?

Yes

Where is the gap?

Around the open fire.

How wide is the gap?

10mm or greater

Can you feel a draught?

No

# Draught Stopping

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**TAX INVOICE**  
Repair Preparation

<b>Invoice Date</b> 31 May 2024	<b>Repair My Home Limited</b> 25 Pukekohe Street Dunedin
<b>Invoice Number</b> RMH-0207	<b>Invoice GST</b> 00.00
<b>Customer</b> 2511 Pukekohe Place DUNEDIN	
<b>CRS Number</b> 121 104 309	

  

Description	Quantity	Unit Price	Amount NZD
2511 Living Room			
Scope: Install 10mm x 10mm under Floor and Back doors Install 10mm x 10mm under Window Frames, Sliding, Transoms, Holders, Holders, Back door, Sills, Latches, Handles, Bottoms, Top and Sill Install 10mm x 10mm under Sills Install 10mm x 10mm under Sills in laundry room			
Labour	1.00	400.00	400.00
Materials	1.00	195.00	195.00
		Subtotal	595.00
		TOTAL GST 15%	97.50
		TOTAL NZD	692.50

Due Date: 30 Jun 2024  
Direct Deposit to ASB 12 3198 00 77191 00  
We Bank you for your business.  
NET DEBIT WILL BE CHARGED TO OVERDUE ACCOUNTS  
CASH ON DELIVERY: 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 for a return payment of the goods will be made without any deduction in value to be made from the goods listed on the due date on the invoice except in respect of the goods and services provided.

## 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

<b>Invoice Date</b> 31 May 2024	<b>Repair My Home Line Ref</b> 25 Pukon Dr ref
<b>Invoice Number</b> RM-0209	<b>Client Ref</b> 10000000000000000000
<b>Job Name</b> 25 Pukon Place	<b>City</b> NEW ZEALAND
<b>CR Number</b> 121 104 309	

  

Description	Quantity	Unit Price	Amount NZD
25 Living Room			
Scope			
Install 4mm x 12mm x 1200mm x 2400mm Glass, Double, Hollow, Black			
Install 4mm x 12mm x 1200mm x 2400mm Glass, Double, Hollow, Black			
Install 4mm x 12mm x 1200mm x 2400mm Glass, Double, Hollow, Black			
Install 4mm x 12mm x 1200mm x 2400mm Glass, Double, Hollow, Black			
Install 4mm x 12mm x 1200mm x 2400mm Glass, Double, Hollow, Black			
Install 4mm x 12mm x 1200mm x 2400mm Glass, Double, Hollow, Black			
Labour	1.00	400.00	400.00
Materials	1.00	195.00	195.00
		Sub total	595.00
		TOTAL GST 15%	684.25
		TOTAL NZD	684.25

Due Date: 30 Jun 2024  
Direct Deposit to ASB 12 3198 00 77218 00  
We Bank you for your business.  
NET DEBIT WILL BE CHARGED TO OVERDUE ACCOUNTS  
CARD PAYMENTS: All card payments of the goods will only be transferred to the purchaser upon full payment of monies due in respect of the purchase. Unless specified otherwise, arrangements for a return payment of the goods will only be made if the cardholder is liable to make the cardholder on the due date on the invoice amount 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**

## Hallway 1

Location in property  
Hallway one is located directly through the back door. It is open to the staircase.

## 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	Repair My Home Limited 20 Papanui Street Christchurch 761002
Invoice Number 761002	Invoice Date 31 May 2024
Address 22 Lifford Place	Country NEW ZEALAND
GST Number 753 634 522	

Description	Quantity	Unit Price	Amount NZD
22 Lifford Place			
Bridge			
Install brush strip under front and back doors			
Install weather strip around kitchen, dining, bathroom, hallway, back door, toilet, laundry, bedroom, bedrooms 1,2 and 3			
Check for and replace weather seal			
Painted holes in tile corners, and hole in laundry ceiling			
Labour	7.00	65.00	455.00
Materials	1.00	100.00	100.00
		Sub total	555.00
		TOTAL GST 10%	61.05
		TOTAL NZD	616.05

Due Date: 30 Jun 2024  
Direct Debits to A/C: 0 3300 0017215 00.  
We thank you for your business.  
OUR DIRECT VENDOR CHARGED CREDIT/DEBIT ACCOUNTS.  
CAUTION: 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 the agreement, or a receipt given by the donor prior, without any restriction, unless we later find the date stated on 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

Are there any external doors? **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 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**

# Draught Stopping

## Evidence provided

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**TAX INVOICE**  
Repair Preparation

<b>Invoice Date</b> 31 May 2024	<b>Repair My Home Line Ref</b> 25 Pukon Street
<b>Invoice Number</b> RM-0207	<b>Client Ref</b> 10000000000000000000
<b>Customer</b> 25 Pukon Place NEW ZEALAND	<b>Invoice Ref</b> 10000000000000000000
<b>CRS Number</b> 121 104 309	

  

Description	Quantity	Unit Price	Amount NZD
25 Living Room			
Scope			
Install 100mm x 100mm x 10mm Foam and Back Doors			
Install 100mm x 100mm x 10mm Foam, Dining, Kitchen, Hallway, Back			
Door, Living, Laundry, Bedroom, Bathroom, 1st and 2nd			
Install 100mm x 100mm x 10mm Foam and Back			
Doors in Living Room, Bedroom, Bathroom, 1st and 2nd			
Labour	1.00	60.00	60.00
Materials	1.00	195.00	195.00
		Subtotal	650.00
		TOTAL GST 15%	97.50
		TOTAL NZD	747.50

Due Date: 30 Jun 2024  
Direct Deposit to ASB 12 3198 06 77191 00.  
We Bank you for your business.  
NET DEBIT WILL BE CHARGED TO OVERDUE ACCOUNTS.  
CARD PAYMENTS 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 for a return payment of the goods will be made without any deduction in value or loss from the date listed on the due date on the invoice except in respect of the goods and services provided.

## Toilet 1

Location in property  
The separate toilet is opposite 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**

## 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

<b>Invoice Date</b> 31 May 2024	<b>Repair My Home Line Ref</b> 25 Pukio Dr ref
<b>Invoice Number</b> RM-0207	<b>Client Ref</b> 1000000000
<b>Invoice To</b> 25 Pukio Place Pukio, Auckland	<b>Invoice To Ref</b> 1000000000
<b>QST Number</b> 121 104 309	

  

Description	Quantity	Unit Price	Amount NZD
25 Living Room			
Scope			
Install 4mm x 8mm under Floor and Back doors			
Install 4mm x 8mm under front entrance, Dining, Transoms, Hallway, Back door, Living, Laundry, Entrance, Bedroom 1,2 and 3.			
Install 4mm x 8mm under front and side			
Install 4mm x 8mm under front and side			
Install 4mm x 8mm under front and side			
Labour	1.00	400.00	400.00
Materials	1.00	195.00	195.00
		Sub total	595.00
		TOTAL GST 15%	684.25
		TOTAL NZD	684.25

Due Date: 30 Jun 2024  
Direct Deposit to ASB 12 3198 00 77218 00  
We Bank you by your business.  
NET DEBIT WILL BE CHARGED TO YOUR OVERDUE ACCOUNTS  
CARD PAYMENTS WILL ONLY BE ACCEPTED IF THE GOODS WILL ONLY BE TRANSFERRED TO THE PURCHASER UPON FULL PAYMENT OF MONEY DUE IN RESPECT OF THE PURCHASE. Unless specified otherwise, all payments are made payment in full (net price) without any deduction or issue of bill from the date of sale on the due date 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

Are there any external doors? **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?

On the ceiling above the door.

How wide is the gap? **10mm or greater**



# Draught Stopping

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**TAX INVOICE**  
Repair Preparation

<b>Invoice Date</b> 31 May 2024	<b>Repair My Home Limited</b> 25 Pukekohe Street Dunedin
<b>Invoice Number</b> RMH-0207	<b>Invoice GST</b> 100.00
<b>Address</b> 23 Littlewood Place Dunedin	<b>NEW ZEALAND</b>
<b>CRS Number</b> 121 104 309	

  

Description	Quantity	Unit Price	Amount NZD
23 Littlewood Place			
Scope			
Install 10mm x 10mm x 10mm Foam and Back Doors			
Install 10mm x 10mm x 10mm Foam, Doors, Windows, Hallways, Back			
Door, Stairs, Landings, Bedrooms, Bathrooms, 1,2 and 3,			
Install 10mm x 10mm x 10mm Foam and Seal			
Install 10mm x 10mm x 10mm Foam in Laundry rooming			
Labour	7.00	60.00	420.00
Materials	1.00	190.00	190.00
		Subtotal	610.00
		TOTAL GST 15%	97.50
		TOTAL NZD	707.50

Due Date: 30 Jun 2024  
Direct Deposit to ASB 12 3198 06 77191 00.  
We Bank you for your business.  
NET DEBIT WILL BE CHARGED TO OVERDUE ACCOUNTS  
CASH ON DELIVERY: 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, all payments are made payable to the supplier. Payment of any debit note is due no later than the date stated on the debit note on the receipt issued in respect of the goods and services provided.

## External Doors

Are there any external doors?

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?

Yes

Where is the gap?

On the wall lining above the lower stairs.

How wide is the gap?

10mm or greater

Can you feel a draught?

No

# Draught Stopping

Evidence provided

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**TAX INVOICE**  
Repair Preparation

<b>Invoice Date</b> 31 May 2024	<b>Repair My Home Limited</b> 25 Pukekohe Street Dunedin
<b>Invoice Number</b> RMH-0207	<b>Invoice GST</b> 00.00
<b>Customer</b> 25 O'Rourke Place Dunedin	<b>Invoice Date</b> 31 May 2024
<b>Customer Number</b> 121 104 309	

Description	Quantity	Unit Price	Amount NZD
25 Living Room			
Scope			
Install 10mm x 10mm Under Floor and Back Doors			
Install 10mm x 10mm Under Floor and Back Doors, Dining, Kitchen, Hallway, Back			
Door, Bath, Laundry, Entrance, Bedroom, 2 and 3			
Install 10mm x 10mm Under Floor and Back			
Doors, Bath, Laundry, Entrance, Bedroom, 2 and 3			
Labour	7.00	60.00	420.00
Materials	1.00	195.00	195.00
		Subtotal	615.00
		TOTAL GST 10%	97.50
		TOTAL NZD	712.50

Dunedin Date: 30 Jun 2024  
Direct Deposit to ASB 12 3198 06 77218 00.  
We Bank you by your business.  
NET DEBIT WILL BE CHARGED TO OVERDUE ACCOUNTS  
PLEASE CHECK ATTENTION: Contents 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 for a return payment of the goods will only be made if the goods are returned to the seller from the date of sale on the date due on the invoice except in respect of the goods and services provided.

## 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 2

Location in property

The hallway is at the top of the stairs.

## 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**

## Bathroom 1

Location in property

From the stairs, the bathroom 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**

# 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

<b>Invoice Date</b> 31 May 2024	<b>Repair My Home Limited</b> 25 Pukekohe Street Glenfield
<b>Invoice Number</b> RM-0207	<b>Invoice GST</b> 100.00
<b>Address</b> 23 Littlemore Place 1011 1014 1019	<b>NEW ZEALAND</b>

  

Description	Quantity	Unit Price	Amount NZD
23 Littlemore Place			
Scope			
Install 10mm x 10mm Under Floor and Bed Doors			
Install 10mm x 10mm Under Floor and Bed Doors, Windows, Hallways, Back			
Door, Back, Laundry, Bedroom, Bathroom, 1,2 and 3			
Install 10mm x 10mm Under Floor and Bed			
Doors, Windows & Windows, Windows in laundry room			
Labour	7.00	60.00	420.00
Materials	1.00	190.00	190.00
		Sub total	610.00
		TOTAL GST 15%	97.50
		TOTAL NZD	707.50

Due Date: 30 Jun 2024  
Direct Deposit to ASB 12 3198 06 77191 00.  
We Bank you by your Address.  
NET DEBIT WILL BE CHARGED TO OVERDUE ACCOUNTS  
CARD PAYMENTS: All card payments 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 for a return payment of the goods will be without any debit back in issue as well as the date listed 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 1

Location in property

From the stairs, bedroom one 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

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

- 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.



**TAX INVOICE**  
Repair Repairs

**Invoice Date**  
31 May 2024

**Invoice Number**  
194-0229

**Invoice Date**  
31 May 2024

**Invoice Number**  
194-0229

**Customer**  
23 Living Place  
1014 004 333

**Repair My Home Limited**  
23 Fulton Street  
Dunedin  
7010  
NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
23 Living Place			
Group			
Install Draught Stop under Front and Back Doors			
Install Draught Stop around Stairs, Dining, Transoms, Hallway, Back door, Toilet, Laundry, Bedroom, Bedroom 2 and 3.			
Install Draught Stop under Front			
Install Draught Stop under Back			
Labour	2.00	45.00	90.00
Materials	1.00	100.00	100.00
		Sub Total	190.00
		TOTAL GST 10%	209.00
		TOTAL NZD	209.00

Quote Validity: 30 Jul 2024  
Direct Debit to A/C 12 3166 00 1233 00.  
We Bank you for your business.

INTEREST WILL BE CHARGED ON OVERDUE ACCOUNTS.  
CUSTOMER ATTENTION: Consistency of the goods will only be guaranteed to the purchaser upon full payment of money due in respect of the purchase. Interest will be charged at the normal arrangements and upon payment of full cost and price without any deduction to be made from the value listed on the invoice except in respect of the goods and services provided.

## External Doors

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

## 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? **Yes**

# Draught Stopping

Where is the gap?  
Around where the new gib lining has been put up.

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: 21 May 2024  
Invoice Number: 164-0020  
Job Name: 22 Lifford Place  
GST Number: 123 456 789

Repair My Home Limited  
221 Papanui Street  
Christchurch  
8010  
NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
22 Lifford Place			
Scope: install 4x4 lip under Front and Back doors			
Install 4x4 lip under Front and Back doors			
Install 4x4 lip under Front and Back doors			
Install 4x4 lip under Front and Back doors			
Install 4x4 lip under Front and Back doors			
Install 4x4 lip under Front and Back doors			
Install 4x4 lip under Front and Back doors			
Labour	7.00	69.00	483.00
Materials	1.00	590.00	590.00
		Sub total	1073.00
		TOTAL GST 10%	97.00
		TOTAL NZD	1170.00

Due Date: 30 Jun 2024  
Direct Deposit to Bank ID: 3309 00 1733 00  
We thank you for your business.

OUR DEBIT WILL BE CHARGED ON YOUR DEBIT 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, we reserve the right to retain title until you have paid in full. We do not accept any liability for the goods until the date stated on the due date on the invoice issued in respect 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

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?

No

# Draught Stopping

## Bedroom 3

Location in property

From the stairs, bedroom three 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? **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**

# 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

<b>Invoice Date</b> 31 May 2024	<b>Repair My Home Line Ref</b> 25 Pukon Street
<b>Invoice Number</b> RM-0207	<b>Client Ref</b> 1000000000
<b>Address</b> 25 Pukon Place NEW ZEALAND	<b>City</b> 121 104 309

  

Description	Quantity	Unit Price	Amount NZD
25 Living Room			
Scope			
Install 10mm x 10mm Under Floor and Back Doors			
Install 10mm x 10mm Under Floor and Back Doors, Windows, Hallway, Back			
Door, Bath, Laundry, Bedroom, Bathroom, 1,2 and 3,			
Install 10mm x 10mm Under Floor and Back			
Doors, Windows & Windows, include in laundry room.			
Labour	1.00	400.00	400.00
Materials	1.00	195.00	195.00
		Sub total	595.00
		TOTAL GST 15%	97.50
		TOTAL NZD	692.50

Due Date: 30 Jun 2024  
Direct Deposit to ASB 12 3198 00 77191 00  
We Bank you for your business.  
NET DEBIT WILL BE CHARGED TO YOUR OVERDUE ACCOUNTS  
PLEASE TAKE CARE TO CHECK THE DETAILS OF THE GOODS AND SERVICES TO BE ORDERED TO AVOID ANY DISPUTES. ALL PAYMENTS SHOULD BE MADE TO THE SUPPLIER'S ACCOUNT. THE SUPPLIER'S ACCOUNT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

## External Doors

Are there any external doors?

No

## Room Fittings

Where is the open fireplace?  
Lounge 1

Has the chimney been blocked?

Yes

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

Yes

Evidence provided

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Description	Quantity	Unit Price	Amount NZD
23 Lounge Place			
Group			
Install 4kg under Floor and Back doors			
Install draught stop against 4 doors, Garage, Transoms, Hallway, Back door, Toilet, Laundry, Bedroom, Bedroom 2 and 3.			
Install 4kg under fireplace and door.			
Install 4kg under 2 door cases, 2x1200 in laundry ceiling.			
Labour	7.00	65.00	455.00
Materials	1.00	195.00	195.00
		Subtotal	650.00
		TOTAL GST 15%	97.50
		TOTAL NZD	747.50

Quick Quote 20 Jun 2024  
 Date Expired 30 Sep 2024 12:31:55 PM  
 We thank you for your business.  
 INTEREST WILL BE CHARGED ON OVERDUE ACCOUNTS.  
 CUSTOMER ATTENTION: Consents of the goods will only be transferred to the purchaser upon full payment of money due in respect of the purchase. Items are held at our warehouse, and main payments of full price will be without any debit back to you on sale when the date listed on the due date on the invoice is reached in respect of the goods and services provided.

Photograph fireplace



Is there a roof/loft hatch?

Yes

Where is the roof/loft hatch?  
Bedroom 2, Hallway 2

Is there a gap surrounding the hatch?

No

# Draught Stopping

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?

Yes

Where is the gap?

Open Plan Kitchen/Dining 1

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 Preparation

**Invoice Date:** 21 May 2024  
**Invoice Number:** 764-0220  
**Reference:** 23 of Home Price  
**CSI Number:** 131 104 300

**Repair My Home Limited**  
25 Pukaki Street  
Glenfield  
Auckland 1021  
NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
23 of Home Price			
Scope: Install Health & Hyg under Floor and Back doors Install door stop gap against kitchen, dining, Transoms, Hallway, Back door, Bath, Laundry, Bedrooms, Bathrooms, 2 and 3. Install 2x door thresholds and seals. Check for holes in transoms, architrave or security casing.			
Labour	7.00	65.00	455.00
Materials	1.00	195.00	195.00
		Sub total	650.00
		TOTAL GST 10%	97.00
		<b>TOTAL NZD</b>	<b>747.00</b>

Due Date: 30 Jun 2024  
Direct Deposit to ASB 12 3196 06 77219 00.  
We Bank you for your business.  
NET 60 DAYS TO BE CHARGED ON OVERDUE ACCOUNTS.  
CUSTOMER ATTENTION: Consistent of the goods will only be transferred to the purchaser upon full payment of money due in respect of the purchase. Unless specified otherwise, all engagements are a result, payment of the goods will be void and any debit note is due to issue from the date issued on the due date on the receipt except in respect of the goods and services provided.

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?

## 3.4

### Existing Heating

What rooms make up the main living area?

Lounge 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-ge42vad

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

### Existing Heating 2 Details

What type of heating is in place?

Open fire

What is the make and model?

No brand. Blocked.

Photograph of heating source



# 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

# Insulation

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

Yes

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

# Insulation

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

Yes

> (for foil underfloor insulation) gaps or holes that allow airflow into the spaces above the foil

- > vermin or bird nests
- > other contamination

Are there any internal walls?

No

Does the property have ceiling insulation?

Yes

Photograph





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?

**30 mm**

Ceiling Insulation material  
Blown-in(glasswool or rockwool)

### **Ceiling Layer 2**

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

**90 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**

# Insulation

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

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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>