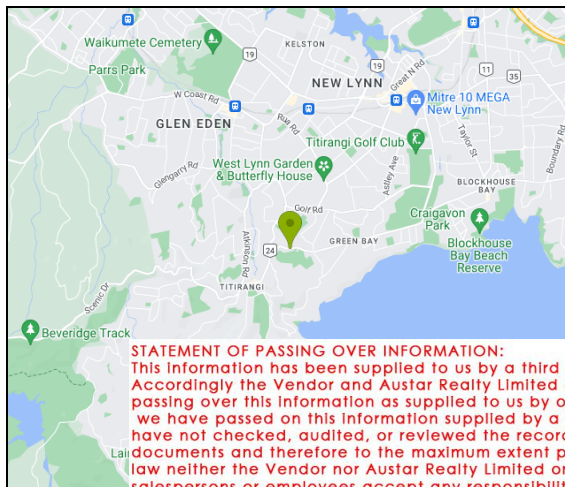



















Certificate of Assessment and Compliance for Healthy Homes



STATEMENT OF PASSING OVER INFORMATION:
 This information has been supplied to us by a third party. Accordingly the Vendor and Austar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited, or reviewed the records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its salespersons or employees accept any responsibility for the accuracy of the materials. Intending purchasers are advised to conduct their own investigation.

Job: #13003	Address: 196 Godley Road, Titirangi, Auckland 0604	Client: Rhian Parker
Status: Completed		Company: 360 Property Management Limited
Building Age: 1977	Date of Original Assessment: 25 June 2020	Consultant: Sarah Stenning (BSc - Environmental Science)

Summary of Assessment:

 Moisture & Drainage	
Moisture Barrier	 EXEMPTION APPLIES
Drainage	 COMPLIANT
 Insulation	
Ceiling Insulation	 EXEMPTION APPLIES
Underfloor Insulation	 COMPLIANT
 Heating	
Heating	 COMPLIANT
 Ventilation	
Kitchen	 COMPLIANT
Bathroom	 COMPLIANT
Openable Windows	 COMPLIANT
 Draught Stopping	
Fireplace	 COMPLIANT
Gaps and Holes	 COMPLIANT

Scope

The purpose of this survey is to ensure that the rental property inspected meets the healthy homes standards set out in Subparts two [2] to six [6] of the Residential Tenancies (Healthy Homes Standard) Regulations 2019 and the Residential Tenancies (Healthy Homes Standard) Amendment Regulations 2022. This standard came into effect on 1 July 2019. The Amendments Standards came into effect on 12 May 2022. This report details the minimum standards for heating, insulation, ventilation, moisture ingress and drainage and draught stopping and whether these have been met or not.

Specific details and images are captured during the assessment process. Refer to the Appendices for further information.

This report has been completed under the premise that Regulation 30 & 31 from the Residential Tenancies (Healthy Homes Standards) 2019 does not apply. I.e. The current tenant is not the former owner AND the premise is not due to be demolished or substantially rebuilt.

Impartiality Statement

The All Clear Group is proudly committed to independence and impartiality in all our dealings with clients, vendors, suppliers and partners.

Every member of our team is aware of this requirement as part of their duties and responsibilities.

This, combined with our objectivity and pragmatism ensures freedom from any conflict of interest.

Asbestos Statement

This property has been identified as being constructed prior to January 1st 2000. As a result, it has a Medium to High Risk of Asbestos Containing Material (ACM) being used in its construction. If this report identifies remediation work required that may disturb possible ACM's or involve a risk of exposure to respirable asbestos fibres, the property may require an Asbestos Survey and the issuance of an Asbestos Management Plan - please [contact us](#) for more information

Further Details on Asbestos is [here](#) - The WorkSafe information page on Asbestos is [here](#).

References

1. [Residential Tenancies \(Healthy Homes Standards\) Regulations 2019](#)
2. [Residential Tenancies \(Healthy Homes Standards\) Amendment Regulations 2022](#)
3. [Tenancy Services - Healthy Homes](#)
4. [Residential Tenancies \(Smoke Alarms and Insulation\) Regulations 2016](#)
5. [New Zealand Standard \(Energy efficiency - Installing bulk thermal insulation in residential buildings\) 2016.](#)



MOISTURE INGRESS AND DRAINAGE

A rental property must have a drainage system that:

- efficiently drains storm water, surface water and ground water to an appropriate outfall*, and
- includes appropriate gutters, downpipes and drains to remove water from the roof

**An appropriate outfall may include the storm water system provided by your local council. Alternatively it may also be a properly working soakage system, natural watercourse, adequate water storage system or other constructed water way.*

Rental properties with suspended floors, where the subfloor space is enclosed, must have a ground moisture barrier (unless it is not reasonably practicable to install one).

Drainage:



COMPLIANT

Finding: The Property as at 25 July 2022 was re-assessed to be **compliant** with the Drainage Requirements of Residential Tenancies (Healthy Homes Standards) Regulations 2019. Guttering was assessed to be clear of debris and foliage during this assessment, however ongoing maintenance will be required to ensure ongoing compliance.

Comments: The property was deemed to have appropriate gutters and down-pipes that efficiently drain storm water, surface water and ground water to an appropriate outfall. The report has been updated as per the invoice received from Taylor'd Plumbing & Gas Limited.

Please refer to the Photos in Appendix A for further information

Moisture Barrier:



EXEMPTION APPLIES

Finding: The Property as at 26 June 2020 was assessed to be **Exempt** with the Moisture Ingress Requirements of Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Reason: **The Sub-floor is not enclosed creating adequate ventilation to the sub-floor. No Moisture barrier required.**

Please refer to the Photos in Appendix A for further information

Please note: This exemption ceases to apply if, during the term of the tenancy, it becomes reasonably practicable to install a ground moisture barrier so as to comply with the regulations - [Please contact us](#) for more information.



INSULATION

Ceiling and underfloor insulation has been compulsory in all rental homes since 1st July 2019. The Healthy Homes Insulation Standard builds on the current insulation requirements. Under the Healthy Homes Insulation Standard, existing insulation may need to be topped up or replaced if it is not in a reasonable condition. Existing ceiling insulation needs to be at least 120mm thick. If ceiling insulation needs to be topped up, it needs to meet minimum R-values for ceiling insulation as set out in the 2008 Building Code. Underfloor insulation needs a minimum R-value of 1.3.

Ceiling Insulation:



EXEMPTION APPLIES

Finding: The Property as at 26 June 2020 was assessed to be **Exempt** of the Ceiling Insulation Requirements of Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Please refer to the Photos in Appendix A for further information

Reason: **No ceiling access by design. Sloping ceiling.**

Please Note: This exemption ceases to apply if, during the term of the tenancy, it becomes reasonably practicable to install qualifying ceiling insulation so as to comply with the regulations - [Please contact us for more information.](#)

Underfloor Insulation:



COMPLIANT

Finding: The Property as at 26 June 2020 was assessed to be **compliant** with the Underfloor Insulation Requirements of the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Please refer to the Photos in Appendix A for further information



HEATING

Heating capacity required: 15.9 kW

Total Heating capacity: 16 kW

Device 1: ASTG24KMTC/I Heat pump 8 kW

Device 2: ASTG24KMTC/I Heat pump 8 kW

Floor area: 69.031 sqm

Link to heating assessment inputs: <https://www.tenancy.govt.nz/heating-tool/result/00yvm9zx7ndkj8wmjem541golwe3r2pq>

Tenancy services will only store this data for 60 days from when the assessment took place. After this time the link will no longer work. The full heating report including all measurements taken onsite can be found as an appendix to this report.

The Heating Standard requires landlords to provide one or more fixed heater(s) that can directly heat the main living room of every rental property to at least 18°C. It must be an acceptable type of heater and also needs to meet a required minimum heating capacity. The heater CAN NOT be an open fire, unflued gas heater or other unflued combustion heater.

The main living area within a property is any habitable space that can be used for general everyday living. This also includes any other space that is always open to the living area such as hallways, open -plan kitchens or stairwells. A space will only be considered to always be open if there is no solid barrier such as a door or window between the spaces. By reducing the overall floor area the heating requirements will also be lower. This could be achieved by adding in doors to open hallways or stairwells etc.

A specialised assessment tool was used to determine the heating capacity required and subsequently the type of heating device required for compliance.



COMPLIANT

Finding: The Property as at 25 July 2022 was re-assessed to be **compliant** with the Heating Requirements of Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Comments: The current heating device meets or exceeds the heating capacity required for the living area, as well as meeting all of the general requirements for heaters laid out in appendix B. The report has been updated as per the invoice received from Oxygen Air Heat Pumps and Air Conditioning

Please refer to the Photos in Appendix A for further information



VENTILATION

Openable Windows + Doors:

Each habitable space within a property must have openable windows, doors or skylights that can remain open to the outside in a fixed position. The size of each openable area must be at least 5% of the floor area of that room.



COMPLIANT

Finding: The Property as at 26 June 2020 was assessed to be **compliant** with the Ventilation - **Openable windows or external doors** Requirements of the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Please refer to the Photos in Appendix A for further information

	Openable Doors & Windows	Floor Area	Openable Area
Bed 1	5.704m ²	17.883m ²	31.90%
Bed 2	2.775m ²	12.882m ²	21.54%
Bed 3	0.738m ²	9.44m ²	7.82%
Open plan living/kitchen	11.456m ²	69.031m ²	16.60%

Kitchen Extractor Fan:

Installed from 1st July 2019: An appropriately sized extraction fan or rangehood must be installed in rooms with indoor cooktop (>150mm OR 50 litres/s). The fan must be vented externally.

Installed before 1st July 2019: Fan or rangehood must be in a good working order and vented externally.

Kitchen 1

Cooktop Installed: Yes

Current Extraction Fan Installed: Yes

Externally Vented: Yes

Diameter: 150 mm



COMPLIANT

Finding: Kitchen 1 as at 1 August 2022 was re-assessed to be **compliant** with the Ventilation - Kitchen Extractor Fans Requirement of the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Comments: The kitchen has an existing extraction system which is in a good working order and vented externally. The report has been updated as per the invoice received from Cleven Electrical

Please refer to the Photos in Appendix A for further information

Bathroom Extractor Fan:

Installed from 1st July 2019: An appropriately sized extraction fan must be installed in rooms with a bath or shower (>120mm OR 25 litres/s). The fan must be vented externally.

Installed before 1st July 2019: Fan must be in a good working order and vented externally.

Bathroom 1

Current Extraction Fan Installed: Yes

Externally Vented: Yes

Diameter: 1 mm



COMPLIANT

Finding: Bathroom 1 as at 26 June 2020 was assessed to be **compliant** with the Ventilation - Bathroom Extractor Fans Requirement of the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Please refer to the Photos in Appendix A for further information



DRAUGHT STOPPING

Any gaps or holes in walls, ceilings, windows, floors and doors that cause unreasonable draughts must be blocked. This includes all unused open fireplaces and chimneys.

Fireplaces:



COMPLIANT

Finding: This Property as at 26 June 2020 was assessed to be **compliant** with the Draught stopping Requirement of the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Gaps/Holes:



COMPLIANT

Finding: The Property as at 26 June 2020 was assessed to be **compliant** with the Draught stopping Requirement of the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Please refer to the Photos in Appendix A for further information

Conclusion:

The Property is assessed to be **compliant** with the **Drainage Requirements** of Residential Tenancies (Healthy Homes Standards) Regulations 2019.

The Property is assessed to be **Exempt** with the **Moisture Ingress Requirements** of Residential Tenancies (Healthy Homes Standards) Regulations 2019.

The Property is assessed to be **Exempt** of the **Ceiling Insulation** Requirements of Residential Tenancies (Healthy Homes Standards) Regulations 2019.

The Property is assessed to be **compliant** with the **Underfloor Insulation** Requirements of the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

The Property is assessed to be **compliant** with the **Heating Requirements** of Residential Tenancies (Healthy Homes Standards) Regulations 2019.

The Property is assessed to be **compliant** with the **Ventilation - Openable windows or external doors** Requirements of the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Kitchen 1 is assessed to be **compliant** with the **Ventilation - Kitchen Extractor Fans** Requirement of the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Bathroom 1 is assessed to be **compliant** with the **Ventilation - Bathroom Extractor Fans** Requirement of the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

This Property is assessed to be **compliant** with the **Draught stopping - Fireplaces** Requirement of the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

The Property is assessed to be **compliant** with the **Draught stopping - Gaps/Holes** Requirement of the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Action Required:

As this house was built in 1977 and is over 20yrs old we recommend that this is reassessed every 5 years to ensure compliance is maintained. Full Reassessments or interval assessments are \$173.86 Excl GST. Please [contact us](#) for more information.

From the 1st of July 2021 onwards, all rental properties must comply with all five [5] healthy homes categories within 90 days of any new, or renewed tenancy. For buildings subject to the new heating formula, the compliance date is 12 February 2023.

This report can be furnished to any third party interested in the property

Please note, our Terms of Service applies to all services provided by All Clear Group Limited.

A copy of these Terms is available on our website:

<http://www.allclear.nz/pages/terms-of-service>

Client Disclosure

The client is required to inform the assessor of any existing issues that they are aware of that have been an issue in the past or may become an issue in the future or at the time of the assessment.

Confidentiality and limitation of liability

The contents of the report, or any other work prepared by us is confidential and has been prepared solely for our client and may not be relied upon by any third parties. All Clear Group Limited will accept no responsibility for anything done or not done by any third party in reliance, whether wholly or partially, on any of the contents of the report.

Subject to any statutory provisions, if All Clear Group Limited become liable to you, for any reason, for any loss, damage, harm or injury in any way connected with the completion of the assessment, our liability shall be limited to a sum not exceeding the cost of the assessment. All Clear Group Limited will not be liable to you for any consequential loss whatever the nature suffered by you or any other person injured and indemnify us in respect of any claims concerning any such loss.

Certificates & reports provided, results obtained, and all correspondence is considered confidential between All Clear Group Limited and the client.

Grace Isherwood (BSc)

Head of Field Services & Science



Adam Gordon

Co-Founder & Director



All Clear is built on customer feedback - We would love to get yours!

Please click [here](#) to provide a review of our services.

Appendix A: Photographs taken during the Assessment

MOISTURE INGRESS AND DRAINAGE

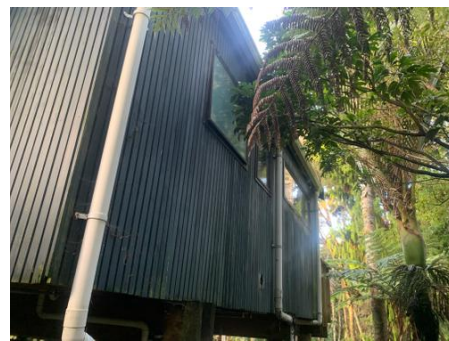


Waste pipes leading to drain



Right hand side

Tree growing into gutter, needs to be cleared



Context of right hand side gutter



Pipes connected to gully trap



Down pipe connected to drain



Front property

Leaves blocking gutter needing to be cleared



Context of leaves blocking gutter

Recommend adding leaf guards



Effective gutter system



Effective gutter system



Rear property

Down pipe not connected to drain



Down pipe off garage not connected to drain

MOISTURE BARRIER



Open sub floor



Open sub floor
No moisture barrier installed or required

CEILING INSULATION



Sloping ceiling-no ceiling access



Sloping ceiling



Sloping ceiling

UNDER FLOOR INSULATION



Sub floor insulation present
Good condition



Sub floor insulation thickness
55mm



Sub floor context



Sub floor insulation context

HEATING



Down stairs open living
Recommend door between levels



Wood burner



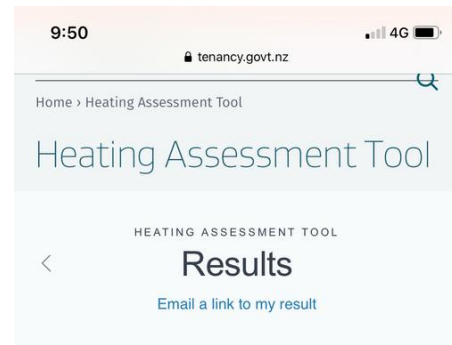
Wood burner specs



Open plan dining required to heat



Open plan living required to heat



How to provide this heating requirement

You need **15.9kW** of heating capacity to heat your living room

This is the minimum required heating capacity you need to meet the healthy homes standards, based on the information you supplied. It takes into account your local climate and the design and construction of your home. The tool makes some assumptions to keep things simple.

Your heaters need to provide this heating capacity with an outdoor temperature of **1°C**

Heat pump installers need to know the

Heating requirement
15.9kW



Main living area open by stairs

VENTILATION: OPENABLE DOORS & WINDOWS



Bed 1



Bed 2



Bed 3



Open plan living down stairs



Open plan living upstairs

VENTILATION: KITCHEN EXTRACTOR FANS



Cook top where extractor required
Practical to install box vent



Kitchen context



Practical to install external vent

VENTILATION: BATHROOM EXTRACTOR FANS



Extractor fan
Good working order



Bathroom context



External vent
Flap opens when extractor in use

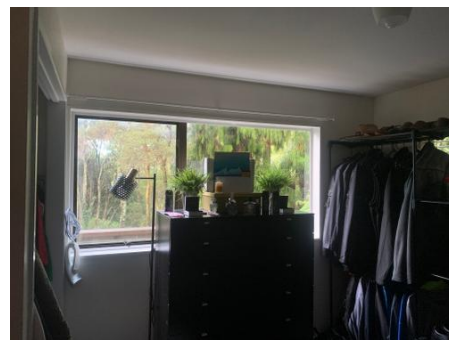
DRAUGHT STOPPING: GAPS + HOLES



Bed 1 compliant



Bed 2 compliant



Bed 3 compliant



Front door compliant



Dining compliant



Kitchen compliant



Living compliant

Appendix B: Heating Requirements

General requirements for heaters (from Tenancy.govt.nz)

- The heater is located in the living room or provides heat directly to the living room e.g. through a duct or vent
- The heater is fixed to the home
- The heater has a heating capacity of at least 1.5kW
- The heater has a thermostat if it is an electric heater or heat pump
- The heater is not an open fire, unflued gas heater or other unflued combustion heater
- If the main living room's heating capacity is more than 2.4kW, the heater must not be an electric heater (except heat pump), unless it is used to top up an existing heater that was installed before July 2019

Appendix C:

Drainage

Drainage Invoice



Taylor'd Plumbing & Gas Limited
4 Karaka Road, Beachlands
Auckland, 2018
office@taylordplumbingandgas.com
02041598867

360 Property Management
Kingsland
437 New North Road
Kingsland
Auckland, 1021

Site Address
196 Godley Road
Titirangi,
Auckland, 0604

Invoice Number: INV-04177
Job Number: 1-4329
Invoice Date: 6th Apr 2021
Due Date: 13th Apr 2021
GST Number: 125-841-902

Tax Invoice | INV-04177

Plumbing services provided at 196 Godley
RBWO019908

Name	Quantity	Price	Total
1-4329 Reconnect downpipe as quoted			
Labour and materials as quoted	1.00	\$471.78	\$471.78
			\$471.78

Replace laundry taps

Labour	0.75	\$65.00	\$48.75
710483 RAYMOR AXIS WM TAP AX LT PAIR	1.00	\$98.75	\$98.75
513859 HEMP PLUMBERS DRESSED 1M ROLL	1.00	\$12.05	\$12.05
			\$159.55

Subtotal	\$631.33
GST Amount	\$94.70
Total	\$726.03

Thank you for your business.

Invoices are due to be paid by the due date. Please include your invoice number as reference.

Any queries on this invoice should be notified to us within 7 days.

Invoices that remain unpaid 20 days after the due date may incur late payment penalties and may incur interest charges of 2.5% per month compounding as per terms of trade.

This is a PAYMENT CLAIM under the Construction Contracts Act 2002.

Bank Account **12-3615-0060054-00** Invoice Number **INV-04177**

Appendix D:

Heating

Heat Pump Invoice

Tax Invoice

GST Registration Number: 117375021

Tax Invoice No: INV09238

BILL TO: 360 Property Management Unit 1/597 Great South Road Manukau City Centre Auckland NEW ZEALAND Attn: Siobhan Brunton			SHIP TO: 360 Property Management 196 Godley Road Titirangi Auckland NEW ZEALAND Attn: Siobhan Brunton		
SALESPERSON	YOUR ORDER NO	REFERENCE	OUR ORDER NO	TERMS	DATE
Brent Daglish		SO06882	SO06882	Cash Only	12/07/2021
QTY.	ITEM NO.	DESCRIPTION	UNIT PRICE	DISC.	EXTENDED PRICE
2.00	ASTG24KMTC/I	WALLINV 7.1/8.0KW HIWALL INVERTER SYSTEM INDOOR	625.00	0%	1,250.00
2.00	ASTG24KMTC/O	WALLINV 7.1/8.0KW HIWALL INVERTER SYSTEM OUTDOOR	1,875.00	0%	3,750.00
2.00	INSTALL	Installation	1,147.50	0%	2,295.00

Our preferred method of payment is internet banking

03-1509-0074883-000

Sub Total: 6,343.48

Full payment is required 2 business days prior to installation
 Ownerships of all property and good supplied shall not pass onto the purchaser until payment is received in full. We reserve the right to recover installed systems and materials/or costs incurred in recovering monies owed, including collection agency fees. Oxygen NZ Ltd reserves the right to charge interest at a rate of 3% per month on overdue accounts. Outstanding debts may be passed on to an appropriate agency for collection.

GST: 951.52

Total: **7,295.00**

PAID: **0.00**

AMOUNT: **7,295.00**

Appendix E:

Ventilation: Kitchen 1

Rangehood Invoice



Invoice: IV00000010144

Tax Invoice

Invoice date: 05/05/2022

360 Property Management Ltd.

Ship to:
360 Property Management Ltd.
20b Coronation Rd,
Mangere Bridge, Auckland, NZ.

Due: 19/05/2022

Purchase Order: RBWO023612

ITEM	DESCRIPTION		UNITS	UNIT PRICE (ex GST)	TAX TYPE	AMOUNT (ex GST)
	SITE ADDRESS: 196 Godley Road, Titirangi, Auckland, 0604, New Zealand	Qty	1	0.00	GST	0.00
46	600mm S/S Rangehood with ducting to exterior grill (Supplied and Installed)	Qty	1	699.00	GST	699.00
49	Over Height charge	Qty	1	90.00	GST	90.00

Sub-Total (ex GST): \$789.00
GST: \$118.35
Total (inc GST): \$907.35
Amount Paid: \$907.35
AMOUNT DUE: \$0.00

Notes

*** Terms of trade: Payment of invoice is due within 14 days. All goods remain the property of Cleven Electrical Ltd until payment is received in full.

GST Number 113-384-611

How to pay



Bank Deposit

Bank Name: ASB
Account Number: 12-3031-0415202-00
Account Name: Cleven Electrical Ltd
Reference: IV00000010144



Mail

Make your cheque payable to:
Cleven Electrical Ltd

Detach this section and mail with your cheque to:
PO Box 202010
Southgate, Takanini Auckland 2112

Appendix F:

Ventilation: Kitchen 1

Email from Cleven

Re: Work order [RBWO023612] - 196 Godley Road, Titirangi

Cleven Electrical LTD <office@clevenelectrical.co.nz>
To: Siobhan Brunton <siobhan.brunton@raywhite.com>

28 July 2022 at 09:36

Hi Siobhan,

This job was completed on 04/05/22. The rangehood was installed on 26/04/22 and the outside ducting was done on 04/05/22 as we had to have a clear day.

Ducting is 150mm.

Please see attached photos of the rangehood installation.

Many thanks,

Laken



Laken Currey - Office Administration

Cleven Electrical Ltd

P: 09 238 5374 ext. 2

E: office@clevenelectrical.co.nz

W: www.clevenelectrical.co.nz



Ordinary working hours 8:30am - 4:30pm Monday - Friday

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[Quoted text hidden]

5 attachments

20220426_113757.jpg
900K



20220426_113801.jpg
967K

20220426_113812.jpg



565K



20220426_113806.jpg
563K



IMG_2022-05-04-01-26-11.jpg
1150K