

Healthy Homes Assessment

Completed: Achieved



Property Address	3 Drummond Street, North Dunedin, Dunedin
Client	Cutlers
Assessor	Addie Dale
Date of Inspection	10th October 2025 - With supporting evidence provided by Agent

Purpose of the Healthy Homes Report

The purpose of this Healthy Homes Report is to determine whether the property complies with the Residential Tenancies (Healthy Homes Standards) Regulations 2019. This inspection report will document the current state of compliance and, where necessary, outline the actions required for the Person Conducting a Business or Undertaking (PCBU) to achieve full compliance with the applicable Healthy Homes Standards.

Important Note: The inspector is an independent party and conducts the assessment impartially and without bias at all times.

From 1st July 2021, private landlords must ensure that all rental homes comply with the Healthy Homes Standards within 120 days of any new or renewed tenancy. By 1st July 2025, all rental homes must comply with the Standards, regardless of when the tenancy began. For properties subject to the new heating formula introduced on May 12th 2022, the heating compliance date is February 12th 2023. Private & confidential 1/62 FINES: Landlords that don't meet their obligations under the Healthy Homes Standards are in breach of the Residential Tenancies Act 1986. They may be liable for exemplary damages of up to \$7,200.

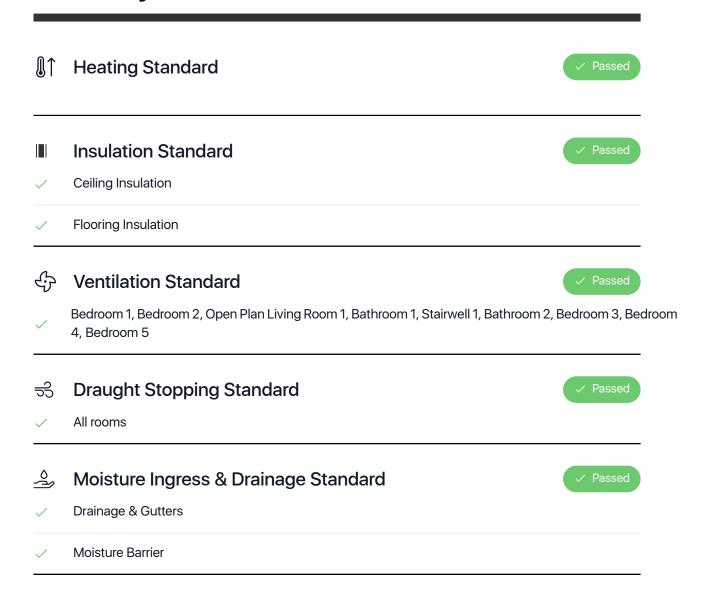
This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited

This report uses Tether Tick.

The inspector has determined that the Healthy Homes element complies (by meeting the minimum required standard) with the Residential Tenancies (HealthyHomes Standards) Regulations 2019.	✓ Passed
The inspector has determined that the healthy homes element does not meet the minimum required standard of the Residential Tenancies (Healthy Homes Standards) Regulations 2019. Work is required to meet compliance.	× Failed



Summary





1 Heating Standard



Regulation 34 of Healthy Homes Standards

Open Plan Living Room 1 + Landing 1	Required heating capacity: 7.08kW Room volume: 161.70m³
Heating source	Heat pump
Туре	Primary
Heat capacity	5.5kW
Installation Date	Before 1 July 2019
Heating source	Small electric heater
Туре	Secondary
Heat capacity	2kW
Installation Date	October 2025
Total heating capacity	7.5kW

Notes and photos in appendix*

Insulation Standard



Regulation 35 of Healthy Homes Standards	
Property Complies	Yes
Ceiling Insulation	
R-value	4.0
Туре	Glasswool
Flooring Insulation	
Exempt	
Access is impractical or unsafe	

Notes and photos in appendix*



⇔ Ventilation Standard



Regulation 36 of Healthy Homes Standards

Rooms that meet the 5% openable requirement

Bedroom 1, Bedroom 2, Open Plan Living Room 1, Stairwell 1, Bedroom 3, Bedroom 4, Bedroom 5

Notes and photos in appendix*

Exhausts

Room	Bathroom 1
ROOM	DatiiiOiii i
Installation date	Before 1 July 2019
Good working order	Yes
Extracts to the outside	Yes
Room	Bathroom 2
Installation date	Before 1 July 2019
Good working order	Yes
Extracts to the outside	Yes
Room	Open Plan Living Room 1
Installation date	Before 1 July 2019
Good working order	Yes
Extracts to the outside	Yes



➡ Draught Stopping Standard



Regulation 37 of Healthy Homes Standards

Rooms with no draughts

All rooms	
Fireplaces	
Room	Bedroom 1
Blocked	Yes
Room	Bedroom 2
Blocked	Yes
Room	Bedroom 5
Blocked	Yes

Notes and photos in appendix*

Moisture Ingress & Drainage Standard



Regulation 38 of Healthy Homes Standards

Drainage & Gutters

Meets the standard requirements

Yes

Notes and photos in appendix*

Moisture Barrier

Exempt

Not practical to install flooring insulation



Appendix

Notes, proof and photos from assessment





Note: An additional 2kW electric heater has been installed in the lounge area











Raw calculations for the required heating capacity

Open Plan Living Room 1



Total Volume	131.20 m³
Total Floor Area	25.23 m ²
Thermal Envelope Heat Loss	64.47 W
Transmission Heat Loss	3519.22 W
Ventilation Heat Loss	981.35 W
Internal Boundary Heat Loss	190.99 W
External Temperature	-4.00 °C
Required kW	5.51 kW
Landing 1	
Total Volume	3
iotai voiume	30.50 m³
Total Floor Area	30.50 m ²
Total Floor Area	5.98 m ²
Total Floor Area Thermal Envelope Heat Loss	5.98 m ² 14.45 W
Total Floor Area Thermal Envelope Heat Loss Transmission Heat Loss	5.98 m² 14.45 W 1105.65 W
Total Floor Area Thermal Envelope Heat Loss Transmission Heat Loss Ventilation Heat Loss	5.98 m ² 14.45 W 1105.65 W 228.13 W



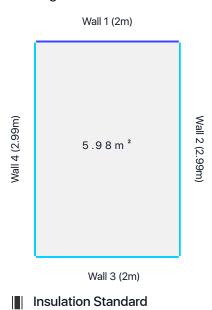
Main Living Room + Connected Rooms layout



Open Plan Living Room 1



Landing 1



3 Drummond Street, North Dunedin, Dunedin, New Zealand







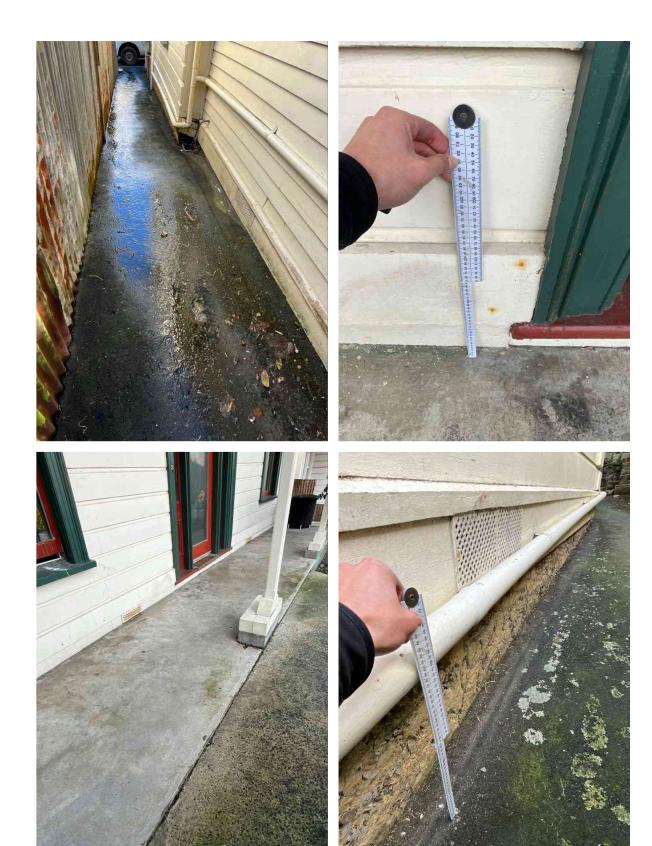












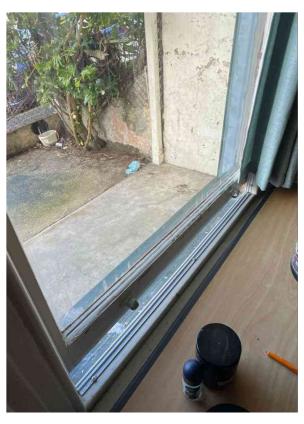
⇔ Ventilation Standard

Bedroom 1



Note: 4.57 x 3.68

Window 2.0 by is 0.96 opening 1.1 x 0.96



Bedroom 2

Note: 4.2 x 4.52

Window one 2.1 x 1.0 opening 1.1x 1.0 **■** x2







Stairwell 1

Note: 2.1x 1.1 opening 1.04 x 1.1 ■





Bedroom 3

Note: 3.9x3.5

opening window one 0.83 x 0.65 same as window opening

window two opening 1.3 x 0.53 **■**









Bedroom 4

Note: 4.25 x 4.4

Window one 0.96x0.67 🛭 doesn't open

Window two 2 2.0 x 0.96 2 x2 opening 1.02 by 0.96×2 2

Bedroom 5

Note: 3.7 x 4.6 Window one 2.0x0.93







Open Plan Living Room 1 Exhaust







Bathroom 1 Exhaust





Bathroom 2 Exhaust





Rooms that meet the 5% openable requirement

Bedroom 1

Room assessed to be compliant and accepted risk

Bedroom 2

Room assessed to be compliant and accepted risk

Open Plan Living Room 1

Room Area	25.23 m²
Openable Area	4.12 m ²
Openable Area Percent	16.35 %

Stairwell 1

Room assessed to be compliant and accepted risk

Bedroom 3

Room assessed to be compliant and accepted risk

Bedroom 4

Room assessed to be compliant and accepted risk

Bedroom 5

Room assessed to be compliant and accepted risk

Bedroom 1





Bedroom 2







Open Plan Living Room 1















Bathroom 1





Stairwell 1





Bathroom 2





Bedroom 3





Bedroom 4







Bedroom 5





Moisture Ingress & Drainage Standard

Drainage









60 Marion St Macandrew Bay Dunedin New Zealand admin@dunedinelectricians.nz +640223130968



TAX INVOICE INV-1223

Cutlers Real Estate 709 Great King Street Dunedin North

Duneain Nor

Otago 9016

New Zealand

Site

3 Drummond St JB00483

Job Number J Job Address 3

b Address 3 Drummond Street

Dunedin North Otago Region

9016

New Zealand

Reference Heating

 Invoice Date
 09 October 2025

 Due Date
 16 October 2025

 GST Number
 135-238-376

-Supply and install new 2kw Compact CK20 Plus Stiebel Eltron Heater

Description	Quantity	Unit Price	Amount
Labour + Materials	1	490.00	490.00
Vehicle Charge	1	25.00	25.00
		Subtotal	515.00
	To	otal 15% GST	77 25

Total NZD 592.25

Bank Details : Dunedin Electricians Ltd Westpac

03-0883-0043628-000

Reference: Customer Name or Address

Payment Advice

60 Marion St Macandrew Bay

Dunedin

New Zealand

admin@dunedinelectricians.nz

+640223130968

Customer

Cutlers Real Estate INV-1223

Invoice No Amount Due Due Date

592.25 16 October

Amount Enclosed

2/2

Definitions

- 1 "Supplier" means Smarter Homes NZ Limited, its successors and assigns or any person acting on behalf of and with the authority of Smarter Homes NZ Limited.
- 1 "Customer" means the person/s buying the Goods as specified in any invoice, document or order, and if there is more than one Customer is a reference to each Customer jointly and severally.
- 1 "Goods" means all Goods or Services supplied by the Supplier to the Customer at the Customer's request from time to time (where the context so permits the terms 'Goods' or 'Services' shall be interchangeable for the other).
- 1 "Price" means the Price payable for the Goods as agreed between the Supplier and the Customer in accordance with clause 2 below.

2. Price and Payment

- 2 The Price shall be as indicated on invoices provided by the Supplier to the Customer in respect of the Goods supplied.
- 2 Time for payment for the Goods shall be of the essence and will be stated on the invoice, quotation, or any other order forms. If no time is stated then payment will be due seven (7) days following the date of the invoice.
- 2 Unless otherwise stated the Price does not include GST. In addition to the Price the Customer must pay to the Supplier an amount equal to any GST the Supplier must pay for any supply by the Supplier under this or any other agreement for the sale of the Goods.

3. Title to Goods (Including any incidental items supplied as part of any Services)

- 3.1 The Supplier and the Customer agree that ownership of the Goods shall not pass until:
- (a) the Customer has paid the Supplier all amounts owing to the Supplier; and
- (b) the Customer has met all of its other obligations to the Supplier.

Receipt by the Supplier of any form of payment other than cash shall not be deemed to be payment until that form of payment has been honoured, cleared or recognised.

4. Default and Consequences of Default

- 4 Interest on overdue invoices shall accrue daily from the date when payment becomes due, until the date of payment, at a rate of two and a half percent (2.5%) per calendar month (and at the Supplier's sole discretion such interest shall compound monthly at such a rate) after as well as before any judgment.
- 4 If the Customer owes the Supplier any money the Customer shall indemnify the Supplier from and against all costs and disbursements incurred by the Supplier in recovering the debt (including but not limited to internal administration fees, legal costs on a solicitor and own client basis, the Supplier's collection agency costs, and bank dishonour fees).
- 4 Further to any other rights or remedies the Supplier may have under this contract, if a Customer has made payment to the Supplier by credit card, and the transaction is subsequently reversed, the Customer shall be liable for the amount of the reversed transaction, in addition to any further costs incurred by the Supplier under this clause 6 where it can be proven that such reversal is found to be illegal, fraudulent or in contravention to the Customer's obligations under this agreement.

5. Privacy Act 1993

- 5 The Customer authorises the Supplier or the Supplier's agent to:
 - (a) access, collect, retain and use any information about the Customer;
 - (i) (including any overdue fines balance information held by the Ministry of Justice) for the purpose of assessing the Customer's creditworthiness; or
 - (ii) for the purpose of marketing products and services to the Customer.
 - (b) disclose information about the Customer, whether collected by the Supplier from the Customer directly or obtained by the Supplier from any other source, to any other credit provider or any credit reporting agency for the purposes of providing or obtaining a credit reference, debt collection or notifying a default by the Customer.
- 5 Where the Customer is an individual the authorities under clause 8.1 are authorities or consents for the purposes of the Privacy Act 1993.
- 5 The Customer shall have the right to request the Supplier for a copy of the information about the Customer retained by the Supplier and the right to request the Supplier to correct any incorrect information about the Customer held by the Supplier.

6. Scope of Inspection

- 6 The Healthy Homes Assessment conducted by Smarter Homes NZ, the Supplier, is a visual, non-invasive inspection carried out in accordance with the Residential Tenancies (Healthy Homes Standards) Regulations 2019.
- 6 The purpose of this assessment is to determine compliance with the Healthy Homes Standards, and it includes the evaluation of the following key areas: Heating, Insulation, Ventilation, Moisture ingress and drainage, Draught stopping.
- 6 This assessment is not a comprehensive building inspection and does not constitute a structural, plumbing, electrical, or weathertightness report.

7. General Limitations of Inspection and Report

- 7 The assessment is limited to areas that are safe and reasonably accessible at the time of inspection.
- 7 Non-invasive procedures, dismantling of structures, or movement of personal property, fixtures, or furniture will be undertaken.
- 7 The report is based solely on observations made during the inspection and reflects the condition of the property at that specific time.
- 7 The assessment does not assess compliance with other legislation, including but not limited to the Building Code, Resource Management Act, or local council bylaws.
- 7 This report is not a warranty, guarantee, or prediction of future performance or condition.

8. Weather-tightness and Moisture Intrusion Limitations

8 This assessment does not constitute a weathertightness report. Issues related to moisture ingress or structural dampness often require specialist testing (e.g. thermal imaging or invasive moisture testing), which falls outside the scope of a Healthy Homes Assessment.

Where concerns arise, we recommend consultation with a qualified building surveyor or specialist.

9. Reasonable Access Requirements

- 9 "Reasonable access" is defined in accordance with NZS 4306:2005 and includes:
 - a) Ceiling space: A minimum access opening of 450mm x 400mm and 610mm x 610mm crawl space.
 - b) Subfloor: A minimum access opening of 500mm x 400mm and 500mm vertical clearance.
 - c) Access must be safe, unobstructed, and achievable using a 3.6m ladder.

Areas not meeting these criteria will be excluded from inspection unless alternative arrangements are made in advance.

10. Health and Safety Compliance

- 1 All inspections are conducted in accordance with the Health and Safety at Work Act 2015.
- 1 Inspectors reserve the right to refuse entry to areas where access poses a health or safety risk, including the presence of hazardous materials, unsafe structures, or aggressive animals.
- 1 The Customer is responsible for ensuring safe access is provided prior to inspection.

11. Confidentiality

- 1 This report is prepared exclusively for the named Customer and is confidential.
- 1 It must not be disclosed to or relied upon by any third party without the prior written consent of Smarter Homes NZ Limited.
- 1 Unauthorized sharing, use, or reliance may void any associated warranties, indemnities, or limitations of liability.

12. Limitation of Liability

- 1 To the maximum extent permitted by law, Smarter Homes NZ accepts no liability for any direct, indirect, or consequential loss, damage, or injury arising from reliance on this report.
- 1 If liability is established, it shall be limited strictly to the amount of the assessment fee paid.
- 1 Customers are encouraged to obtain independent legal or professional advice before acting on this report.