

We make compliance easy

G-Force We Install specialises in providing a Healthy Homes Standard assessment, supply and installation services for rental property owners and managers to ensure that their properties meet the new requirements of the Residential Tenancy Act (Healthy Homes Standards).

What we can do for you.

We Install will take the hassle and guess work out of making your rental property compliant with the new HHS requirements of the RTA, we can manage the assessment, installation and documentation required to ensure your property has met the legal requirements of the RTA well ahead of the first compliance date of July 2021.

Areas that we service

We can provide all Healthy Homes Standards services in Auckland, Waikato, Bay of Plenty and Christchurch.

Our Service:

We believe in offering our clients flexibility and choice in how they manage getting their properties up to the required standard. We have three different service options to choose from:

Option 1

Assessment and compliance certification only service.

As part of this service we provide the following:

- **Complete HHS assessment** – A full report is provided that shows which sections of the standard the property is compliant with, and which that it is not. Our reports contain the following detail:
 - Clear indication of which areas of the property are compliant or not. Making it easy for owners to understand what work is required.
 - Photos of all non-compliant issues. We provide photographic evidence as proof for any parts of the property we deem to be non-compliant. This allows the owners to easily understand why we have assessed the property as non-compliant.
 - Sub-contractor ready information – Our reports can be used by other sub-contractors to quote on the required work without having to visit the site. We detail the type of work required to make the property compliant. This includes measurements of GVB and insulation, details of install type for heat pumps and ventilation, details of draught proofing and drainage issues.
- **Certificates of Compliance** – For each individual section of the HHS that the property is compliant with when we complete the assessment i.e. if the property is compliant for heating and ventilation when we assess, we will provide 2 compliance certificates. These certificates can be used as proof to MBIE that the property complies with the regulations.
- **Certificate of compliance re-visit** – Once the required work has been completed by your contractor or the property owner, we will re-visit the property for a fee to re-assess and issue compliance certificates.
- **Record keeping** – We will retain copies of all assessments and compliance certificates in our secure job management system.

Benefits of this option

- **We are experts in the Healthy Homes Standards.** We have now completed over 5000 assessments of rental properties across the country.
- **We assess exactly to the standard** – We will only assess for what is required for the standard.
- **We are transparent with our information** – Our reports show you and the property owner photographic evidence of non-compliant issues. We can justify why we have assessed the property as being non-compliant.
- **We are insulation experts** – Insulation is the most difficult aspect of the new standard. This is the area where there is the most risk of an assessment being done incorrectly.

- We look at whether the insulation has been installed to the building standard. A lot of inspection companies just look at the depth of the insulation. We look to see if it has been installed correctly. This is a critical part of the standard. If a downlight or extraction fan has been covered in the property this is a potential fire hazard.
- **We are the only HHS inspection company that provides a report with all the information that is required for a contractor to price the job** – The contractor does not need to re-visit the site.
 - You don't have to arrange for multiple contractors to visit the site to quote and then arrange for multiple contractors to visit the site to complete the work.
 - You minimise disruption to the tenants and don't impede their quiet enjoyment of the property.
 - You look after you existing contractors by giving them good information and not mucking them around.
 - When we near the HHS deadlines, the industry is going to become very busy. Contractors will not have enough time to visit properties just to quote work. This limits your ability to get a competitive quote.

Pricing:

Initial assessment

The cost of us completing an assessment will be \$175 + GST. This includes us providing a full report for the property as well as compliance certificates for all compliant sections of the property upon the initial assessment.

Re-Assessment

The cost of us re-assessing a property once the required work has been completed by your contractor or the owner is \$75.00 + GST per visit. This includes the certificates of compliance.

Option 2

Installation service only

If you choose to assess the property yourself or through another company, we can provide a quote and full installation service for any of the work that is required. Our team of tradespeople can complete any work required:

- **Complete supply and installation service at competitive rates** – We can provide you with a quote to complete any of the required work to make the property compliant:
 - Insulation
 - Heat pumps
 - Extraction Fans
 - Ground Vapour Barriers
 - Draught Proofing
 - Drainage Maintenance and repairs*

Benefits of this option

- **Competitive installation rates** – Our pricing is extremely competitive.
- **Trusted provider** – We have been working in the rental space for the past 4 years and have an excellent track record of getting the job done to a high standard
- **Qualified tradespeople** – We only employ qualified and trained tradespeople to complete the required work.
- **Audited work** – We audit all the work that is completed by our tradespeople to ensure our high standards are met.
- **Full public liability insurance** – We are insured for \$25,000,000 of public liability cover.

Note: Please be aware that with this option we may need to visit the property to be able to provide a quote if enough install information isn't provided to us.

Pricing

We will provide a quote for all work requested to be carried out

Option 3

Full assessment, installation and documentation service.

This is our premium option. We take care of everything to make the property compliant:

- **Complete HHS assessment** – A full report is provided that shows which sections of the standard the property is compliant with, and which that it is not. Our reports contain the following detail:
 - Clear indication of which areas of the property are compliant or not. Making it easy for owners to understand what work is required.
 - Photos of all non-compliant issues. We provide photographic evidence as proof for any parts of the property we deem to be non-compliant. This allows the owners to easily understand why we have assessed the property as non-compliant.
- **Complete supply and installation service** – We will provide you with a quote to complete all the required work to make the property compliant:
 - Insulation
 - Heat pumps
 - Extraction Fans
 - Ground Vapour Barriers
 - Draught Proofing
 - Drainage Maintenance and repairs*
- **We manage the whole process to minimise disruption** to the landlord and tenant.
 - We manage all communication with tenants to arrange assessment and installation appointments.
 - We minimise visits and the number of tradespeople that will visit the property to complete the work.
- **Certificates of Compliance** for each individual section of the HHS that the property is compliant with when we complete the assessment i.e. if the property is compliant for heating and ventilation when we assess, we will provide 2 compliance certificates. These certificates can be used as proof to MBIE that the property complies with the regulations.
- **Certificates of compliance once the work is completed** – Once we complete the required work we will provide certificates of compliance at no additional charge.
- **Reporting** – We will track the compliancy status of your properties through our job management system
- **Record keeping** – We will retain copies of all assessments and compliance certificates in our secure job management system.

Benefits of this option:

- **We are experts in the Healthy Homes Standards** – We have now completed over 5000 assessments of rental properties.
- **We assess exactly to the standard** – We will not give you any other information about the property that is not relevant to the standard.
- **We are transparent with our information** – Our reports show you and the property owner photographic evidence of non-compliant issues. We can justify why we have assessed the property as being non-compliant.
- **We can save you a lot of time in getting the required work completed on the property:**
 - Assessing the property is only half the job. Once an assessment is complete you still need to be able to arrange the work to be completed.
 - We co-ordinate all the tradespeople that are required to complete the work.
- **Our team of tradespeople can complete all required work to make you property compliant.** You do not need to go to multiple contractors to get the work completed.
 - Heat pump and ventilation installs

- Insulation and Ground vapour barriers
- Draught proofing – Building work, window and door joinery repairs, replacement windows
- Drainage – Spouting repairs and gutter cleaning.
- **Trusted provider** – We have been working in the rental space for the past 4 years and have an excellent track record of getting the job done to a high standard.
- **No revisit cost when we are engaged to complete the work required** – If we have assessed the property and completed work on it, we will provide you with a compliance certificate at no extra charge.
- **We are insulation experts** – Insulation is the most difficult aspect of the new standard. This is the area where there is the most risk of an assessment being done incorrectly.
 - We look at whether the insulation has been installed to the building standard – A lot of inspection companies just look at the depth of the insulation. We look to see if it has been installed correctly. This is a critical part of the standard. If a downlight or extraction fan has been covered in the property this is a potential fire hazard.
- **We audit our work** – Our installers take photos of their completed installs which we store on our cloud-based system and audit regularly to ensure our service levels continue to meet our high standards.
- **Full public liability insurance** – We are insured for \$25,000,000 of public liability cover.

Pricing

The cost of us completing an assessment will be \$175 + GST. This includes us providing a full report for the property as well as compliance certificates and tenancy statements for all compliant sections of the property.

All required work will be quoted on a per property basis and will be split up according to each individual section that was assessed.

For more information or to book an assessment phone us on 0508 088 888 or sales@weinstall.co.nz