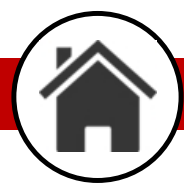




GFORCE
WEINSTALL

Healthy Homes Report for
73 MORROW AVE, ST ANDREWS



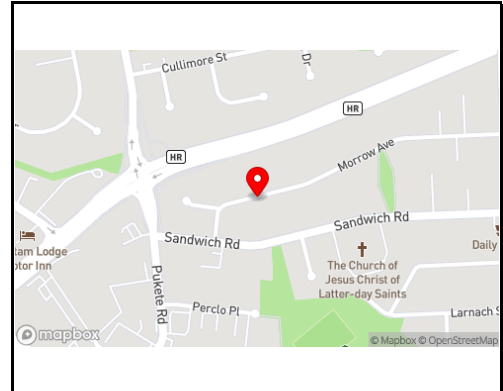
Address of Property 73 MORROW AVE, ST ANDREWS
Client Name Waikato Real Estate

Assessment Date 27/06/2024
Assessors Name Jonah Poloa

Photo of Front of House



GPS Location of Property



Healthy Homes Standards Overall Summary

• Insulation Standard

PASS

Ceiling Insulation

Property is Compliant

The property currently has a Ceiling Insulation Rating of at least R2.9 and meets the intent of the NZS4246 standards.

PASS

Underfloor Insulation

Property is Compliant

The property currently has an Underfloor Insulation Rating of at least R1.3 and meets the intent of the NZS4246 standards.

PASS

Wall Insulation

Property is Compliant

Wall Insulation is currently complaint and/or status & condition cannot be determined without potential damage to the property or liability to the company or assessor.

• Heating Standard

PASS

Heating

Property is Compliant

The property contains a qualifying heat source that meets or exceeds the minimum heating requirements, or meets 80% of requirements if installed prior to July 2019.

• Moisture Ingress & Drainage Standard

PASS

Vapour Barrier

Property is Exempt

The On-Ground Vapour Barrier is currently EXEMPT from meeting the minimum insulation requirements as stated in NZS4246.

PASS

Drainage System

Property is Compliant

The property has an efficient drainage system, designed to remove excess water efficiently away from the property.

• Ventilation Standard

PASS

Extraction Fans

Property is Compliant

All Bathrooms and Kitchens have a qualifying, functioning extraction fan fitted that is vented to the outdoors.

PASS

Openable Windows

Property is Compliant

Each habitable space has 1 or more qualifying openable window(s) or door(s) and/or room(s) meet alternative ventilation requirements at time of lawful build.

• Draught Stopping Standard

PASS

Doors & Windows

Property is Compliant

The property is free from unintentional and unreasonable gaps between, and holes in, building elements that allow draughts into or out of the premises.

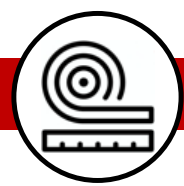
• Smoke Alarms (Residential Tenancy Act)

FAIL

Smoke Alarms

Property is NOT Compliant

The property DOES NOT contain smoke alarm(s) within 3 metre of each bedroom and/or contains one on each property level.



Ceiling Insulation

Ceiling and Underfloor Insulation has been compulsory in all rental homes since 1 July 2019. 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 must meet minimum R-values for ceiling insulation as set out in the 2008 Building Code. Underfloor insulation needs to meet a minimum R-value of 1.3. If Foil insulation is installed it must be in good condition with significant no holes or tears.

HHS Compliance

PASS

Property is Compliant

The property currently has a Ceiling Insulation Rating of at least R2.9 and meets the intent of the NZS4246 standards.

Existing Insulation	GreenStuf
Existing R-Rating (if known)	R2.9
Existing Thickness	170mm
Overall Insulation Condition	Good
Install Date (if known)	---

Additional Comments:

Underfloor Insulation

HHS Compliance

PASS

Property is Compliant

The property currently has an Underfloor Insulation Rating of at least R1.3 and meets the intent of the NZS4246 standards.

Existing Insulation Type	Polyester
Existing Depth or R-Rating	R1.5
Overall Insulation Condition	Good
Install Date (if known)	---

Additional Comments:

Wall insulation

Wall insulation is not a requirement of the Healthy Homes Standard, however it is a requirement that you include in the Healthy Homes Compliance Statement the level of insulation present in the walls of the property. If you are unable to find out what level of insulation is in the walls (and have made all reasonable steps to find out), then it is acceptable to declare on the compliance statement that the level is unknown and give a reason.

HHS Compliance

PASS

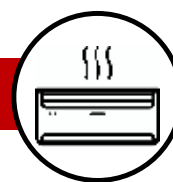
Property is Compliant

Wall Insulation is currently complaint and/or status & condition cannot be determined without potential damage to the property or liability to the company or assessor.

Existing Insulation Type	Unknown
Existing R-Rating	Unknown

Additional Comments:

Heating



Heating

A rental home must have a fixed heating device (or devices) that can directly heat the main living room. This may be via a duct or vent located in the main living room. The fixed heating device(s) must be an acceptable type of heater and meet a required minimum heating capacity, or 80% if installed prior to July 2019. The heater CAN NOT be an open fire, un-flued gas heater or other un-flued combustion heater.

HHS Compliance

PASS

Property is Compliant

The property contains a qualifying heat source that meets or exceeds the minimum heating requirements, or meets 80% of requirements if installed prior to July 2019.

Existing Heater Present
Existing Heating Output
Clean, Legal and Functional?
Install Date or Estimation

Fireplace
16.00kW
Yes
Unknown

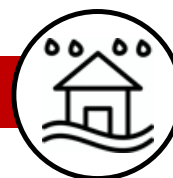
<----->

Minimum Heating Capacity Requirement
9.00kW
Based on the Tenancy Heating Calculator

Additional Comments:

The living area is equipped with a heat pump and a woodburner, while the main bedroom has an additional heat pump.

Moisture & Drainage



On-Ground Vapour Barrier

If a home has a suspended floor (i.e. there is a cavity under the floor), and the subfloor space under the home is enclosed, then the home requires a ground vapour barrier. A subfloor is considered enclosed if the airflow into and out of the space is significantly obstructed along at least 50 per cent of the perimeter of the subfloor space.

HHS Compliance

PASS

Property is Exempt

The On-Ground Vapour Barrier is currently EXEMPT from meeting the minimum insulation requirements as stated in NZS4246.

Existing Condition
Workspace Condition
Subfloor Perimeter

No O-Gvb Installed
Workspace Insufficient
Over 50% Obstructed

Additional Comments:

Drainage

A rental property must: efficiently drain storm water, surface water and ground water to an appropriate outfall; and include appropriate gutters, downpipes, and drains to remove water from the roof. These gutters and downpipes must be free from obstructions i.e. leaf matter and other debris. Note: It has been a requirement for all homes to have efficient drainage for the removal of storm water, surface water and ground water since 1947 as part of the Housing Improvement Regulations 1947.

HHS Compliance

PASS

Property is Compliant

The property has an efficient drainage system, designed to remove excess water efficiently away from the property.

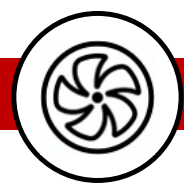
Gutter Status
Downpipes
Drainage System

Clear and Flowing
Clear and Flowing
No Evidence of Issues

--->
--->
--->

Solution:
Solution:
Solution:

Additional Comments:



Extractions Fans

The ventilation standard requires all kitchens with an indoor cooktop and bathrooms with a bath or shower need to have an extractor fan that ventilates extracted air to the outdoors and is in good working order. New kitchen fans installed after 1 July 2019 must have a minimum exhaust ducting diameter of 150mm or exhaust capacity of at least 50 litres per second. New bathroom fans installed after 1 July 2019 must have an exhaust diameter of 120mm or an exhaust capacity of 25 litres per second.

HHS Compliance

PASS

Property is Compliant

All Bathrooms and Kitchens have a qualifying, functioning extraction fan fitted that is vented to the outdoors.

Kitchen

Ventilation Present	Rangehood	---->	Solution:
Fan Condition	Fully Functional	---->	Solution:
Ducting Status	≥150mm or 50L/s	---->	Solution:
Installed Date	Unknown		

Main Bathroom

Ventilation Present	Ceiling Fan	---->	Solution:
Fan Condition	Fully Functional	---->	Solution:
Ducting Status	≥120mm or 25L/s	---->	Solution:
Installed Date	Unknown		

No Additional Room(s)

Ventilation Present		---->	Solution:
Fan Condition		---->	Solution:
Ducting Status		---->	Solution:
Installed Date			

No Additional Room(s)

Ventilation Present		---->	Solution:
Fan Condition		---->	Solution:
Ducting Status		---->	Solution:
Installed Date			

Additional Comments:

Openable Doors and Windows

To meet the healthy homes ventilation standard, the living room, dining room, kitchen and bedroom must have one or more windows, doors or skylights that are 'openable' - i.e, that open to the outdoors, allow the flow of air into and out of the property, and can be fixed in an open position. The combined area of openable windows and/or doors needs to be a minimum of 5% of that rooms floor area.

HHS Compliance

PASS

Property is Compliant

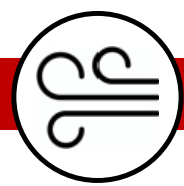
Each habitable space has 1 or more qualifying openable window(s) or door(s) and/or room(s) meet alternative ventilation requirements at time of lawful build.

Location of Door/Window Openable & Meets 5% of Floor	ALL DOORS & WINDOWS Yes
--	----------------------------

Location of Door/Window Openable & Meets 5% of Floor	---
--	-----

Location of Door/Window Openable & Meets 5% of Floor	---
--	-----

NB: Additional rooms and locations are noted on the following page



Doors and Windows

To meet the healthy homes draught stopping standard you need to block any unreasonable gaps or holes that allow draughts into or out of the property. This includes gaps or holes in walls, ceilings, windows, plumbing and electrical pipes, open fireplaces, floors and doors that are not necessary and cause noticeable draughts. These must be blocked. The standard uses the following guide to determine if a gap is unreasonable: Gaps or holes with a width greater than 3mm that let air into or out of the home will usually require blocking to prevent unreasonable draughts.

HHS Compliance

PASS

Property is Compliant

The property is free from unintentional and unreasonable gaps between, and holes in, building elements that allow draughts into or out of the premises.

Location	ALL DOORS & WINDOWS		
Any Gaps or Holes?	None or less than 3mm	----->	<input type="text" value="Solution:"/>
Opens & Meets 5% Floor	Yes		
Location	---		
Any Gaps or Holes?		----->	<input type="text" value="Solution:"/> ---
Opens & Meets 5% Floor			
Location	---		
Any Gaps or Holes?		----->	<input type="text" value="Solution:"/> ---
Opens & Meets 5% Floor			
Location	---		
Any Gaps or Holes?		----->	<input type="text" value="Solution:"/> ---
Opens & Meets 5% Floor			
Location	---		
Any Gaps or Holes?		----->	<input type="text" value="Solution:"/> ---
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Opens & Meets 5% Floor			
Location	---		
Any Gaps or Holes?		----->	<input type="text" value="Solution:"/> ---
Opens & Meets 5% Floor			
Location	---		
Any Gaps or Holes?		----->	<input type="text" value="Solution:"/> ---
Opens & Meets 5% Floor			

Additional Comments:



Smoke Alarms

Please Note: Working smoke alarms are part of the Residential Tenancies Regulations 2016 – Smoke Alarm (Regulation 5), not the Healthy Homes Standards 2019. Working smoke alarms or detectors are compulsory in all rental homes. Smoke alarms must be installed: within 3 metres of each bedroom door, or in every room where a person sleeps; in each level or story of a multi-story or multi-level home. Working smoke alarms must: be photoelectric; have a battery life of at least eight years, or be hard-wired, installed according to the manufacturer’s instructions, meet international standards and be within their expiry date.

HHS Compliancy

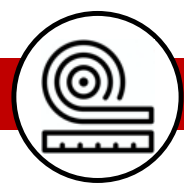
FAIL

Property is NOT Compliant

The property DOES NOT contain smoke alarm(s) within 3 metre of each bedroom and/or contains one on each property level.

Number of Working Alarms	0	----->	Alarm Location 1	None Present
# of 10 Year Alarms			Alarm Location 2	
Oldest Alarm Date			Alarm Location 3	
Earliest Replacement Date			Alarm Location 4	

Insulation



Ceiling Insulation Photos



Underfloor Insulation Photos



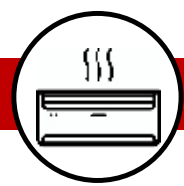
Moisture Ingress



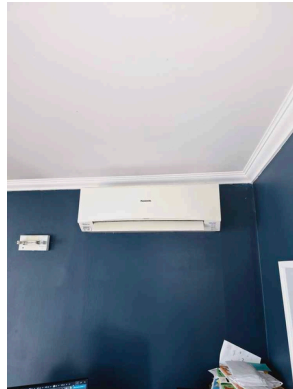
On-Ground Vapour Barrier Photos



Heating



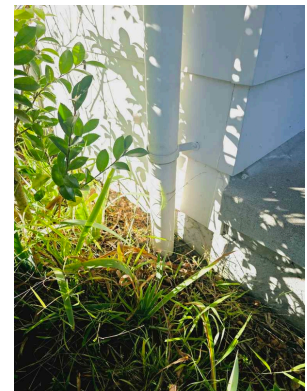
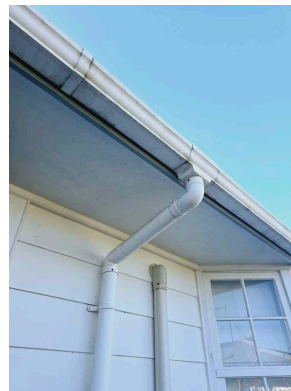
Heating Photos



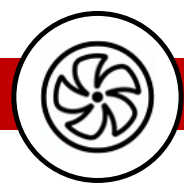
Drainage



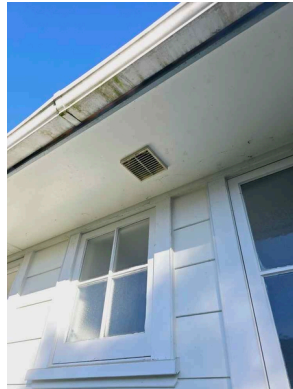
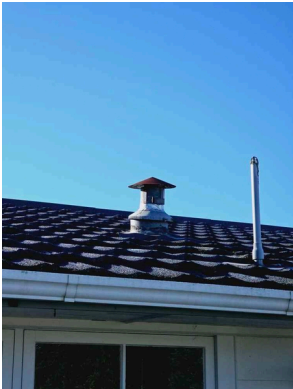
Drainage Photos



Ventilation



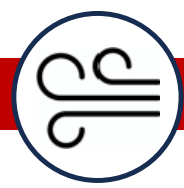
Extraction Fan Photos



Smoke Alarms



Smoke Alarm Photos



Openable Windows and Draught Proofing Photos

