



Healthy Homes Standards Report

Required by Residential Tenancies Regulations 2019
Healthy Homes Standards

16B Tupelo Place, Pukete, HAMILTON 3200

27/10/2020



Contents

Healthy Homes Standards Summary	3
General Observations	4
Insulation Compliance.....	4
Ceiling Insulation.....	4
Underfloor Insulation.....	5
Heating Compliance.....	5
Existing Heating.....	5
Ventilation Compliance.....	6
Natural Ventilation.....	7
Mechanical Ventilation	7
Kitchen	7
Bathroom	8
Moisture Compliance.....	9
Ground Vapour Barrier	9
Drainage Compliance	10
Gutters	10
Downpipes	10
Ground Surface Water Drainage	11
Draught Compliance	11
On-going Maintenance	13
General.....	13
Heating.....	13
Ground Vapour Barrier	13
Additional Comments	14
Additional Photos	14
Healthy Homes Disclaimer	15

Healthy Homes Standards Summary

This page summarises the current state of the HHS items in the property on the day of our assessment. For more information to best meet the HHS please review the full report (attached).

Insulation Compliance

Ceiling Result: **PASS**

BLOW IN WOOL

Thickness (mm): 120mm

Up to minimum standard

Underfloor Result: **PASS**

Foil

Thickness (mm): 0mm

Good condition

23/11/2016

Heating Compliance

Heating Result: **PASS**

Total Required Heating: *4.1kW*

Existing Heater Type: *Heat Pump*

Existing Capacity: *4.9kW*

Ventilation Compliance

Natural Ventilation Result: **PASS**

Kitchen Ventilation Result: **PASS**

Bathroom Ventilation Result: **PASS**

Kitchen Exemption:
(if exempt)

Bathroom Exemption:
(if exempt)

Drainage & Moisture Compliance

GVB Result: **EXEMPT**

Downpipes Result: **PASS**

Gutters Result: **PASS**

Surface Water Result: **PASS**

Exempt from Ground Vapour Barrier Requirements due to: More than 50% of the sub-floor perimeter is open space, Ground Vapour Barrier is not required.

Draught Compliance

Draught Result: **PASS**

Location of Failure(s):

Smoke Alarm Compliance

Smoke Alarm Result: **PASS**

Expiry Date: **2x 2025**

Date of Assessment: 27/10/2020

General Observations

Date of Assessment: 27/10/2020
Weather: Fine
Seasonal Conditions: Spring
Assessor's Name: Gray Reid
Assessor's Qualification(s): Trained Eco Insulation Assessor

Insulation Compliance

<https://www.tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-insulation.pdf>

Ceiling Insulation

Result of assessment: PASS

Existing ceiling insulation minimum requirements of R2.9 or 120mm or within 70% of its original nominated thickness (even if it is below 120mm) if able to be proved.

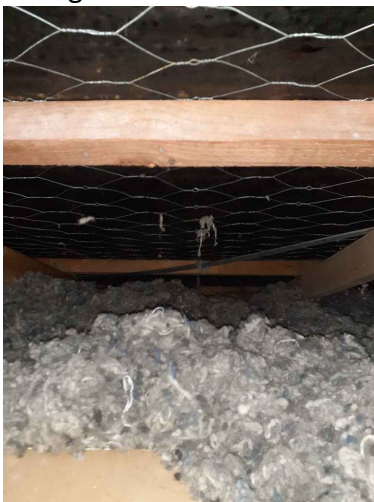
BLOW IN WOOL

Thickness (mm): 120mm

23/11/2016

NOTES: Up to minimum standard

Ceiling Insulation Photos:



Underfloor Insulation

Result of assessment: **PASS**

Existing underfloor insulation minimum requirements of R1.3 or to be in reasonable condition.

Foil

Thickness (mm): 0mm

NOTES: *Good condition*

Underfloor Insulation Photos:



Heating Compliance

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. For more information:

<https://www.tenancy.govt.nz/assets/Uploads/Tenancy/heating-guide.pdf>

Existing Heating

Result of assessment: **PASS**

We have physically measured living room sizes and the following additional open areas which connect to it:

Areas Measured: *Dining, Kitchen*

We recorded in the above spaces all of the ceiling, wall and floor measurements, identified areas that are either internal or external and also measured any windows (single or double glazed), skylights (single or double glazed), door pane and cat door to these measurable areas.

Based on the Tenancy Services HHS Heating Assessment Tool, this property requires a total heat output of: **4.1kW**

We have observed the current heater to be: **Heat Pump**

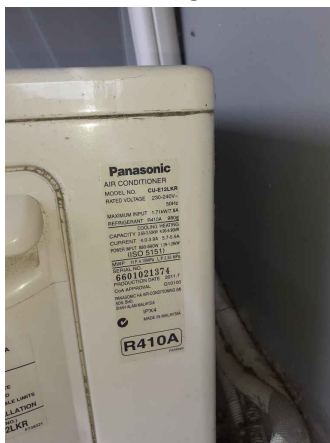
It is fixed to the wall. It is in working condition. This heater is an acceptable solution under the HHS.

Existing Heating Output: **4.9kW**

This exceeds or is within 90% of the required heating capacity: **Yes**

Heating Notes:

Photos of Heating:



Ventilation Compliance

<https://www.tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-ventilation.pdf>

Natural Ventilation

Result of assessment: **PASS**

The following habitable spaces have had the ratio of openable window space to floor area measured. Any windows that have less than 5% openable windows are not compliant under the Healthy Homes Standards. Measurements are available upon request. Any rooms marked with "remedial required" have enough windows that can be opened to meet the HHS, but need work to make the windows openable and/or remain in a fixed open position. Details noted on photos.

		<i>Remedial Required</i>	<i>Pass/ Fail</i>		<i>Remedial Required</i>	<i>Pass/ Fail</i>		<i>Remedial Required</i>	<i>Pass/ Fail</i>		
Living Room	22.8%	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	Dining	<input type="checkbox"/>	<input type="checkbox"/>		
Master Bedroom	11.2%	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Bedroom 1	13.0%	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Bedroom 2	12.9%	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bedroom 3		<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 4		<input type="checkbox"/>	<input type="checkbox"/>	Bedroom 5		<input type="checkbox"/>	<input type="checkbox"/>

Recommended Remedial Work (Natural Ventilation):

Natural Ventilation Photos:



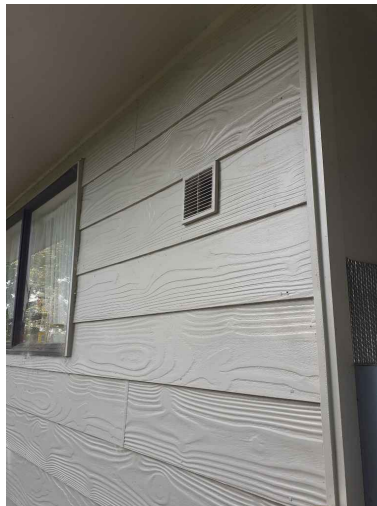
Mechanical Ventilation Kitchen

Result of assessment: **PASS**

Installed FROM 1 July 2019: The fan and all exhaust ducting must have a diameter of at least 150mm OR the fan and all exhaust ducting must have an exhaust capacity of at least 50 litres per second. The fan must vent extracted air to outdoors.

Installed BEFORE 1 July 2019: No minimum size or performance requirements but fans must be in good working order and ventilate to outdoors. This means that the range hood or extractor fan must not vent back into the kitchen, into a roof space or other space. Any ducting must be connected, intact (i.e. without tears or holes) and installed so that extracted air can flow freely through it (e.g. no unnecessary kinks or compressions). Any grills or filters must be unclogged.

Kitchen Mechanical Ventilation Photos:



Mechanical Ventilation Bathroom

Result of assessment: **PASS**

Installed AFTER 1 July 2019: The fan and all exhaust ducting must either have a diameter of at least 120mm OR the fan and all exhaust ducting must have an exhaust capacity of at least 25 litres per second. The fan must vent extracted air to outdoors.

Installed BEFORE 1 July 2019: No minimum size or performance requirements but fans must be in a good working order and ventilate to outdoors. This means that the extractor fan must not vent extracted air into a roof space or other space. Any ducting must be connected, intact (i.e. without tears or holes) and installed so that exhaust air can flow freely through it (e.g. no unnecessary kinks or compressions). Any grills or filters must be unclogged.

Bathroom 1:

PASS - Bathroom has an existing external connected extractor fan that is in working condition. If it was installed after 1/7/19 it needs to be extracting at least 25L/s or have 120mm exhaust ducting. (Property owner to provide proof of install date and spec)

Bathroom 2:

N/A

Bathroom 3:

N/A

Bathroom Mechanical Ventilation Photos:



Moisture Compliance

<https://www.tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-moisture-ingress-drainage.pdf>

Ground Vapour Barrier

Result of assessment: **EXEMPT**

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 (moisture) barrier.

Exempt from Ground Vapour Barrier Requirements due to: More than 50% of the sub-floor perimeter is open space, Ground Vapour Barrier is not required.

Ground Vapour Barrier Photos:



Drainage Compliance

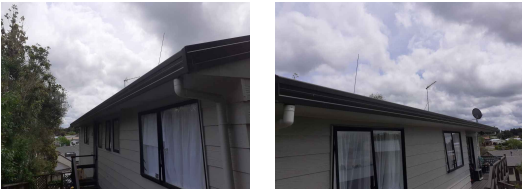
<https://www.tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-moisture-ingress-drainage.pdf>

The functionality of guttering, downpipes and drainage can be difficult to visually assess during dry weather or light rain. This report on drainage system is based on the condition at the time of observation. This is a visual observation only with no further testing tools or equipment.

Gutters

Result of assessment: **PASS**

Photos of Gutters:



Downpipes

Result of assessment: **PASS**

Photos of Downpipes:



Notes:

Ground Surface Water Drainage:

Result of assessment: **PASS**

Photos of Ground Surface Water Drainage:



Draught Compliance

<https://www.tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-draught-stopping.pdf>

Result of assessment: **PASS**

The full extent of the gaps can be difficult to visually assess with furniture or household goods blocking or occupying areas that are difficult to move. This report on draught air gaps is based on the condition at the time of observation. This is a visual observation only where possible.

The following area of intended gaps are omitted from our inspection and are allowed under HHS:

- Trickle vents – some modern windows have small vents to let fresh air trickle in
- Key holes
- Built-in openings for the drainage of condensation from window and door joinery
- Wall vents which let small amounts of fresh air into rooms
- Ventilation devices including extractor fans
- Gaps or holes needed for the safe operation of devices such as chimneys or flues for heating devices or certain recessed downlights
- Openings in power sockets that enable a device to be plugged in
- Vents or drainage openings in the outside cladding of external walls, roof, soffit/eaves or in the perimeter walls of a subfloor space

Location of Failure(s):

Ceiling Failure(s): *No Failures*

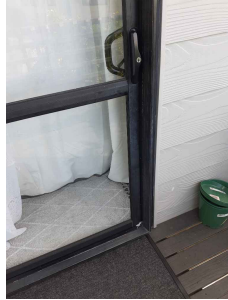
Wall Failure(s): *No Failures*

Windows Failure(s): *No Failures*

Floor Failure(s): *No Failures*

External Door Failure(s): *No Failures*

Photos of Draught Areas:



We recommend the landlord engages a professional registered licensed building practitioner to repair or make good any of the above identified defect areas.

Notes: *Aluminum Joinery*

Smoke Alarms:

Result of assessment: **PASS**

Location of Alarm(s): *Upper Level Hallway, Lounge*

Expiry Date(s): *2x 2025*

Smoke Alarm Photos:



On-going Maintenance

General

As soon as the landlord is made aware of something that is not in good working order, the landlord must repair it or organise for it to be repaired within a reasonable timeframe. A reasonable timeframe for replacement or repair will differ from situation to situation, depending on the availability of appropriate industry professionals, or replacement parts and components. It is always best to keep the tenant updated on the progress of any repairs and keep records of the repair process, for example, the dates professionals were contacted

Heating

If heating is installed or provided to meet any of the Healthy Homes Standards, it must be maintained in good working order. If it cannot be kept in good working order, it must be replaced in a reasonable time-frame. The tenant has an obligation under the Residential Tenancies Act 1986 to inform the landlord of any maintenance issues. As soon as the landlord is made aware of something that is not in good working order, the landlord must repair it or organise for it to be repaired within a reasonable time-frame. Reasonable timeframes for replacement or repair will differ, depending on the availability of appropriate industry professionals, or replacement parts and components. It is always best to keep the tenant updated on the progress of any repairs and keep records of the repair process, for example, dates professionals were contacted.

Different heaters will have different maintenance requirements. Landlords are responsible for maintenance requirements; however, tenants are required to keep the rental property reasonably clean and tidy, and this includes any heat pumps or heaters installed for the heating standard. Where it is accessible and easy to do so, a tenant must clean a device and its filters to a reasonable standard as well as keeping gardens or lawns clear of external units. It is best practice for landlords to show tenants how to clean and keep clean any accessible filters or units when doing the first inspection of the property.

Where any technical knowledge or any specific tools or skills are required or the filters are not easily accessible, the landlord is generally required to maintain the device including cleaning any filters. This comes under their obligation to keep the heater in good working order. For example, a flued gas heater must have its fixtures and fittings in good working order to ensure there is no gas leak. Additionally, a wood burner must have its flue and chimney in good working order to ensure it is safe to operate.

Ground Vapour Barrier

Generally, a ground moisture barrier does not need to be inspected regularly during a tenancy. However, if rips or tears are discovered that allow moisture to flow and pool above the barrier then they will need to be repaired or covered. As soon as the landlord is made aware of something that is not in good working order, the landlord must repair it or organise for it to be repaired within a reasonable timeframe. A reasonable timeframe for replacement or repair will differ from situation to situation, depending on the availability of appropriate industry professionals, or replacement parts and components. It is always best to keep the tenant updated on the progress of any repairs and keep records of the repair process, for example, the dates professionals were contacted.

Additional Comments

Quote(s) for works able to be undertaken by Eco Insulation will be provided seperately.

Additional Photos

Healthy Homes Disclaimer

This report is based on our observations and measurements on the day of our site assessment. The assessment is limited to a visual inspection only of the components required by the HHS, which the Inspector has reasonable access to and which is in their clear unobstructed line of sight. Excluded from inspection are any areas of the premises, which cannot be visually inspected due to concealment or obstructions. Any changes to the site after our visit may affect this report.

Please review this report carefully. Where we have offered recommendations or indicated a non-compliance we will provide a quote for services which Eco Insulation are able to undertake. Any suggestion or recommendations contained in the Report are suggestions only and it shall be the responsibility of the person or persons carrying out the work to ensure the most appropriate remedy is carried out in conjunction with any further discoveries, warranty's, and any necessary local authority consents obtained prior to proceeding with remedial work.

Landlord/Property Manager confirms that the following general exemption rules do not apply to this property. If it does, this report only becomes valid from the date of the expiration of the exemption period.

1. If the landlord intends to demolish or substantially rebuild the rental property and has applied for the relevant resource or building consent before the healthy homes compliance date. This exemption will last for up to 12 months from the healthy homes compliance date. It may end earlier in certain circumstances, for example, if the consent lapses or is terminated, or the application for consent is refused. If requested, the landlord will need to provide evidence that they have applied for the relevant resource or building consent.
2. If the tenant is the immediate former owner of the rental property and the tenancy started immediately after the landlord acquired the property from the tenant. In this situation, an exemption will apply for 12 months from the date the tenancy commences.

Eco Insulation does not accept responsibility or liability for damage caused or attributable to the nature and condition of the construction of the property.

Eco Insulation is insured under professional indemnity policy.

Our general terms and condition of trade are attached and are available on our website:
<http://www.ecoinsulation.co.nz/terms&conditions/>

Confirmation of Services for HHS Report | Health & Safety

Eco Insulation Auckland operates in a safe manner

We have been externally assessed for Health & Safety;

- SITEWISE Health and Safety GREEN Qualification 95%, and
- PREQUAL 4 star rating

ASSESSOR TRAINING

Our Auckland Assessors are professionally trained to provide objective observations and report to the Healthy Homes Standards requirements.

Training includes;

- Eco Insulation specific training for whole of house assessments
- Home Energy Awareness 'HEA' covering key issues related to energy use, moisture & maintenance of New Zealand homes
- New Zealand Green Homes Building Council 'HomeFit' training covering well researched items that ensure a home is fit for use.

Healthy Homes Standards Report
16B Tupelo Place, Pukete, HAMILTON 3200

27/10/2020

0800 400 ECO (0800 400 326)

ecoinsulation.co.nz

ecoinsulation
systems