



GFORCE
WEINSTALL

Healthy Homes Standards Report

6A Otonga Road, Springfield, Rotorua, 3015



Name	Ray White Rotorua - Amtos Realty Services Ltd	Date of assessment	Wed, 18-Jan-23
Phone	(07)	Assessment time	11:50
Assessor name	Shane McCormack		

Photo of front of house



SUMMARY OF ASSESSMENT

Drainage	✓	Property is compliant <i>Compliant: The property has an efficient drainage system</i>
Openable windows or external doors	✓	Property is compliant <i>Compliant: Each habitable space has 1 or more qualifying openable window(s) or door(s) and/or room(s) met alternative ventilation requirements at time of lawful build</i>
Extraction fans	✓	Property is compliant <i>Compliant: The Bathroom has a qualifying extractor fan fitted that is vented to the outdoors.</i> Exemption applies: No
Draught Stopping	✓	Property is compliant <i>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.</i>
Smoke Alarms	✓	Property is compliant <i>Compliant: Working smoke alarms are present on each level of the property and are also located within each bedroom or within 3 metres of bedroom doors.</i>
Insulation - Ceiling	✓	Property is compliant <i>Exemption: It is not reasonably practical to install insulation in the ceiling- a professional installer cannot install insulation without carrying out substantial building work; or creating greater risks to the health and safety of the installer than are normally acceptable.</i> <i>Flat roof - skillion</i>
Wall	✓	Property is compliant <i>Wall insulation levels are unknown as we are unable to access the wall cavity without causing</i>
Insulation - Underfloor	✓	Property is compliant <i>Exemption: Underfloor insulation cannot be installed as the property has a concrete base.</i>
Ground Vapour Barrier	✓	Property is compliant <i>Exemption: Underfloor insulation cannot be installed as the property has a concrete base.</i>
Heating	✓	Property is compliant <i>Compliant: Existing qualifying heater exceeds the required heating capacity.</i>

Number of levels	1	Ceiling space	Skillion
Access to ceiling	Garage		
Roofspace design	Rafter	Roofspace height	Unsafe structure/Health & Safety
Subfloor design	Concrete	Subfloor height	Too low to insulate/GVB


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 compliant:	
Explanation	Compliant: The property has an efficient drainage system
Partial exemption	No
Weather at assessment	Dry
Gutters present/correct fall	Yes
Gutters intact/no damage	Yes
Gutters/downpipes clear	Yes
No. of levels	1
Gutters/downpipes size	Yes
Downpipe connected/intact	Yes
Downpipe connected outfall	Yes
Sub-floor: leaks or flooding	Dry
Drainage system working	Yes

Ventilation



Openable windows and doors

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 compliant



Explanation

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

Room 1

Room	Bedroom 1	Openable window or door	Yes
Room is exempt from HHS	No		

Room 2

Room	Kitchen/Dining	Openable window or door	Yes
Room is exempt from HHS	No		

Extraction Fans

Extractor fan requirement: 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 compliant



Explanation

Compliant: The Bathroom has a qualifying extractor fan fitted that is vented to the outdoors.

Exempt from HHS

No

Fan 1

HHS compliant



Explanation

Compliant: The Bathroom has a qualifying extractor fan fitted that is vented to the outdoors.

Location of extraction fan	Bathroom 1		
Pre-existing extraction fan	Yes	Fan operational	Yes
Vents to the outdoors	Yes	Exhaust ducting diameter	120mm
Property is exempt from HHS	No		

Fan 2

HHS compliant



Explanation

Compliant: The Kitchen has a qualifying extractor fan fitted that is vented to the outdoors.

Location of extraction fan	Kitchen 1		
Pre-existing extraction fan	Yes	Fan operational	Yes
Vents to the outdoors	Yes	Exhaust ducting diameter	150mm
Property is exempt from HHS	No		

Draught stopping



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 compliant



Explanation

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.

Partial exemption

No

Fireplace 1	
Gaps or holes	No
External Doors 1	
Location of door	Front door
Gaps or holes	No
Windows 1	
Room	Bedroom 1
Gaps or holes	No
Windows 2	
Room	Kitchen/Lounge
Gaps or holes	No
Pet Doors	
Gaps or holes	No
Floorboards	
Gaps or holes	No
Electrical and Plumbing Passages	
Gaps or holes	No
Decommissioned Ventilation Passages	
Gaps or holes	No
Loft Hatches/Manholes	
Gaps or holes	No
Walls	
Gaps or holes	No
Holes in Ceiling	
Gaps or holes	No
Other Holes and Gaps	
Gaps or holes	No

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 compliant



Explanation

Compliant: Working smoke alarms are present on each level of the property and are also located within each bedroom or within 3 metres of bedroom doors.

Working smoke alarms	1	Within 3m of a bedroom	Yes
Compliant smoke alarm	Yes		

Insulation



Ceiling

Ceiling and underfloor insulation has been compulsory in all rental homes since 1 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 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 compliant



Explanation

Exemption: It is not reasonably practical to install insulation in the ceiling- a professional installer cannot install insulation without carrying out substantial building work; or creating greater risks to the health and safety of the installer than are normally acceptable.

Existing insulation type	Fibreglass
Condition of insulation	Good
Compliant with HHS	Yes
HHS exemption	Not reasonably practical to install
Internal wall	No
Access to ceiling	Garage
Chimneys	No

Wall

Wall insulation is not a requirement of the Healthy Homes Standard, however it is a requirement that you include in the properties 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 compliant



Explanation

Wall insulation levels are unknown as we are unable to access the wall cavity without causing

Insulation Underfloor

HHS compliant



Explanation

Exemption: Underfloor insulation cannot be installed as the property has a concrete base.

Property is exempt	Concrete base
Subfloor design	Concrete

Moisture Ingress & Drainage



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 compliant



Subfloor grade	Flat		
Existing gvb	No	Subfloor enclosed	Yes - more than 50% of perimeter obstructed
Compliant with HHS	Yes	Compliance status	Exemption: Property has concrete base.
Subfloor design	Concrete		

Heating



Heating

Heating Requirement: 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. The heater CAN NOT be an open fire, un-flued gas heater or other un-flued combustion heater.

HHS compliant



Explanation

Compliant: Existing qualifying heater exceeds the required heating capacity.

Heater 1			
Location of heat pump	Lounge		
Required heating capacity	2.4kw	Outdoor design temperature	Hamilton city council (-3 degrees)
Pre-existing fixed heater	Yes	Property is exempt from HHS	No

Pre-Existing Fixed Heater

Heater compliant	Yes	Heater capacity	2.4kw
Heater type	Panel heater	Heater make	Goldair
Operational	Yes		

Signatory name	Shane	Signatory position	Assessor
Signing date	Shane		

Signature:

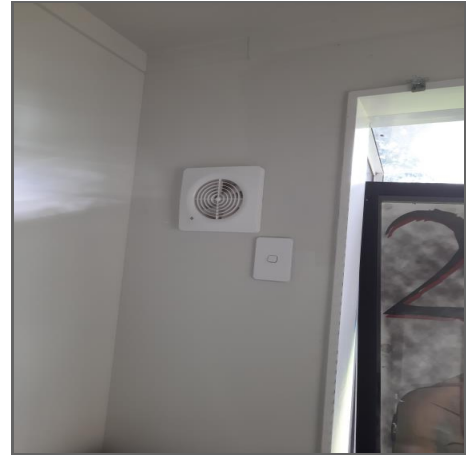
Ventilation



Bathroom 1 Ventilation (Extraction Fan) - Fan in good working order



Bathroom 1 Ventilation (Extraction Fan) - Additional photo

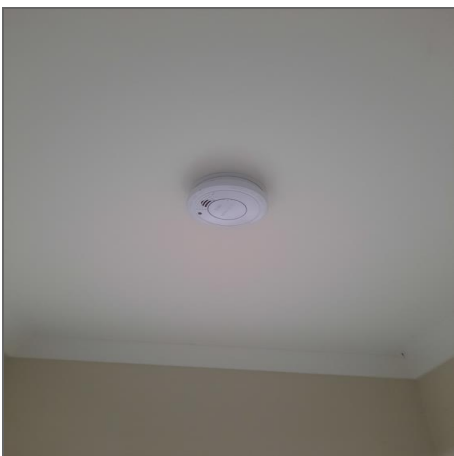


Kitchen 1 Ventilation (Extraction Fan) - Fan in good working order



Kitchen 1 Ventilation (Extraction Fan) - Additional photo

Smoke alarms



Smoke Alarms - Smoke alarms

Insulation





Ceiling - Existing insulation



Ceiling - Existing insulation



Ceiling - Existing insulation

Insulation



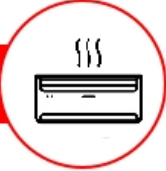
Underfloor - Subfloor

Moisture Ingress & Drainage



GVB - Subfloor perimeter

Heating





Heating - Pre-existing heater



Heating - Pre-existing heater



Heating - Pre-existing heater



Heating - Pre-existing heater



Heating - Pre-existing heater



Heating - Pre-existing heater



Heating - Pre-existing heater



Heating - Pre-existing heater

Warranty and Disclosure

Disclaimer

The content provided in our report (including but not limited to images, text, graphics, logos and any other intellectual property "Content") is the property of G-Force We Install or its designated entity.

G-Force We Install reserves the right to notify affected parties if we discover contamination or health risks during our assessment.

General Limitations - Assessment and quotations

This report and inspection are in accordance with G-Force We Install general terms and conditions.

Our inspections are non-invasive and limited to a visual inspection and may be restricted due to access to certain areas of the property and/or health and safety requirements or policies.

Where compliance is not obvious an assumption will be made by our assessor(s).

Property owners or agents hold the responsibility to contradict the assumptions if they possess information to the contrary that can nullify that decision.

Our assessments are provided in good faith and with only the visual inspection to rely upon. If the property owner or agent are in possession of information that can assist our determination, we require this information to be forwarded to us for consideration prior to the completion of the assessment.

The property owner or agent should highlight any inconsistency on receipt of their report for further consideration and/or amendment.

Any building or electrical element that has been relied upon for compliance and is not in good order (e.g. a heating device) it is the responsibility of the landlord to disclose this information.

Asbestos: Asbestos in building elements is a common occurrence in NZ properties. Where we suspect there is reasonable grounds for a building element to contain asbestos, and we believe that it is unsafe for us to complete our assessment, we reserve the right to suspend our assessment and notify the landlord that we require further proof that the building element in question is free from asbestos before we complete the assessment. We will charge for the cost of the assessment in this case, even if the assessment couldn't be completed.

If our quote is accepted, and we are completing installation work on the property, if our installer suspects that a building element containing asbestos and fixed charge of \$100 + GST per hole will apply for the safe containment and disposal of the building element. This charge is not included in our quote but will be charged at time of final invoice.

Any hazards we highlight in this report should not be relied upon as a full comprehensive risk assessment of the designated property. Information about risk assessments and PCBU (Persons Conducting Business or Undertaking) should be researched through www.worksafe.co.nz.

Provisional sums: Where indicated on our quote a 'Provisional Sum' is an estimate of the cost for completing the specified work. A provisional sum is used where the cost of completing the required work is unknown to us and requires a professional contractor to visit the site to give an accurate quote. If the quote is accepted, it is accepted on the basis that any price indicated as being a provisional sum will need to be accurately quoted (and accepted) before we proceed with the work.

Existing devices - Heat Pumps and Extraction Fans

If there is an existing heat pump or extractor fan installed in the property, for our assessment and compliance purposes, we will assume that the existing device has been installed prior to 1st July 2019. It is the landlord's responsibility to notify G-Force if this is not the case so that the assessment report can be altered.

Drainage and moisture ingress

Our drainage inspection is limited to visual assessment of the above ground elements only. All obvious visual issues will be highlighted to you. However, we cannot provide all elements in the drainage system are operating successfully due to further inspection that is required by additional service providers (e.g. camera inspection of the full outfall from the street into the property). Similarly, our assessment does not confirm or negate any weathertightness issues at the designated property.

Disclaimer of warranty

The designated property has been assessed against guidance issued by MBIE for the Healthy Home Standards. Our assessments are completed without bias, in an impartial and objective process. Our assessment staff adhere to occupational health and safety guidelines. Where required our staff are to use and wear Personal Protective Equipment (PPE). Whilst we strive to complete our assessments with accuracy and continue to improve our procedures regularly, we need to make you aware of the following restraints:

1. Our assessments are not comprehensive property evaluations. Additionally, our report(s) may not contain all information that may be relevant. The content provided in our report is only general information measured against the Healthy Home Standards guidelines. We provide no warranty or guarantee for any information provided in this report.
2. Our report is conducted with guidance from the Healthy Homes Standards guidance documents issued by Tenancy Services for the Ministry of Business and Innovation.

Limitation of liability

G-Force We Install shall not be liable - whether in contract, tort or otherwise - for any consequential, indirect or special damage or loss of any kind whatsoever suffered by you in connection with your use of reliance upon this report or its content.

