



RED LBP HEALTHY HOMES REPORT

- ✓ **Completed by a trade professional**
- ✓ Healthy Homes assessment report detailing heating, insulation, ventilation, moisture ingress, drainage, and draught stopping
- ✓ Follows Healthy Home Standards
- ✓ Rental property compliant
- ✓ Recommendations for any identified issues



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HEALTHY HOMES





40 Malvern Street, Woodhaugh, Dunedin.

Date of inspection

13th of February 2024

Time of inspection

1pm

Client Name

Yana

People present

Inspector Owner

Weather

Sunny

Temperature approx

21°

Inspectors name

Brett Hastie

Company name, trading as RedLBP

Conarch Te Wai Pounamu Limited

Booking Number

349719

House occupied

Yes

Decade home built

1900s



RESULT OVERVIEW

The Healthy Homes standards became law on 1 July 2019.

The Healthy Homes standards introduce specific and minimum standards for heating, insulation, ventilation, moisture ingress and drainage, and draught stopping in rental properties.

Heating	Pass
Insulation	Pass
Ventilation	Pass
Draught Stopping	Pass
Moisture Barrier	Exempt
Moisture and Drainage	Pass
Smoke Alarms	Pass

SUMMARY

Passes to satisfaction of Healthy Homes standards. Completing this form does not negate the requirement since 1 July 2019 to include a statement in new, renewed or varied tenancy agreements that confirms landlords will or already do comply with the Healthy Homes standards as required by either section 45(1)(bb) – residential tenancies, or section 66(1)(bb) – boarding house tenancies, of the RTA 1986 (the ACT) 1.

HEALTHY HOMES ASSESSMENT COMPLIANCE CERTIFICATE

This property has had the following items checked and tested
to see if they comply with the current Residential Tenancies
(Healthy Home Standards) Regulations 2019.

Address 40 Malvern Street, Woodhaugh, Dunedin.

Date of inspection 13th of February 2024

Certificate number 349719

Heating



Insulation



Ventilation



Draught stopping



Moisture and Drainage



Smoke alarms



Additional comments

Inspector

Brett Hastie NZCD-Arch LBP# 137855
Red LBP - Dunedin

All noted items have been given the Red LBP tick of compliance. Valid for 3 years from date of compliance as above.



HEATING

Landlords must provide one or more fixed heaters that can directly heat the main living room. The heater(s) must be acceptable types and meet the minimum heating capacity required for your main living room.

Available options for heating are wood burners, pellet fires, heat pumps, electric with thermostat, and flued gas with thermostat. **Open fires are not acceptable.**

Main living area	28sqm
Main heating source	Heat pump
KW requirement	5.2
Current KW	6.8
Additional heaters	No
Does the property have exemptions?	No
Top-up heating required	No
Comments	-

SUMMARY

Passes HH Standards for Heating.



INSULATION

Ceiling and underfloor insulation has been compulsory in all rental homes since 1 July 2019.

The Healthy Homes insulation standard builds on the current regulations, and some existing insulation must be topped up or replaced.

CEILING

Results	Pass
Install date if knows	-
Type of insulation	Polyester
Average thickness	+ 250mm
R-value if known	3.3
Condition	OK
Work required	No
Exceptions	No
Comments	Pass

UNDERFLOOR

Results	Pass or Exempt
Install date if knows	-
Type of insulation	Polyester
Average thickness	-
R-value if known	1.3
Condition	-
Work required	No
Exceptions	Partial



Comments

The sub-floor is inaccessible for the installation of insulation to some areas.

SUMMARY

Passes HH Standards for Insulation.



VENTILATION AND DRAUGHT STOPPING

Rental homes must have openable windows in the living room, dining room, kitchen, and bedrooms. Kitchens and bathrooms must have extractor fans vented to the outdoors.

Mould and dampness caused by poor ventilation harm tenants' health and landlords' property. The ventilation standard targets mould and dampness in rental homes. Kitchen vent ducting must be a minimum of 150mm. Bathroom vent ducting must be a minimum of 120mm.

Landlords must make sure the property does not have unreasonable gaps or holes in walls, ceilings, windows, skylights, floors, and doors, which cause noticeable draughts. All unused open fireplaces must be closed off, or their chimneys must be blocked to prevent draughts.

Draughts increase the likelihood of lower house temperatures, making it more expensive for tenants to heat their homes.

LOUNGE

Windows/doors openable	Yes
Stay open	Yes
Any unreasonable gaps	No
Comments	Pass

DINING

Windows/doors openable	Yes
Stay open	Yes
Any unreasonable gaps	No
Comments	Pass

KITCHEN

Windows/doors openable	Yes
Mechanical ventilation	Yes
Vented to the exterior	Yes
Any unreasonable gaps	No



Comments	Pass
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BATHROOM 1

Windows openable	Yes
Mechanical ventilation	Yes
Vented to the exterior	Yes
Any unreasonable gaps	No
Comments	Pass

BATHROOM 2

Windows openable	Yes
Mechanical ventilation	Yes
Vented to the exterior	Yes
Any unreasonable gaps	No
Comments	Pass

BATHROOM 3

Windows openable	N/A
Mechanical ventilation	Yes
Vented to the exterior	Yes
Any unreasonable gaps	No
Comments	Pass

BATHROOM 4

Windows openable	N/A
Mechanical ventilation	Yes
Vented to the exterior	Yes



Any unreasonable gaps	No
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Comments	Pass
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BEDROOM 1

Windows/doors openable	Yes
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Stay open	Yes
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Any unreasonable gaps	No
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Comments	Pass
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BEDROOM 2

Windows/doors openable	Yes
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Stay open	Yes
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Any unreasonable gaps	No
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Comments	Pass
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BEDROOM 3

Windows/doors openable	Yes
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Stay open	Yes
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Any unreasonable gaps	No
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Comments	Pass
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BEDROOM 4

Windows/doors openable	Yes
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Stay open	Yes
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Any unreasonable gaps	No
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Comments	Pass
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BEDROOM 5



Windows/doors openable	Yes
Stay open	Yes
Any unreasonable gaps	No
Comments	Pass

BEDROOM 6

Windows/doors openable	N/A
Stay open	
Any unreasonable gaps	
Comments	

SUMMARY

Passes HH Standards for Ventilation and Draft Stopping. 5 Bedrooms, all ensuites comply.



MOISTURE AND DRAINAGE

Rental properties must have efficient drainage to remove stormwater, surface water and groundwater. Rental properties with an enclosed sub-floor space must have a ground moisture barrier.

Moisture can be a significant source of dampness in a home. This dampness can lead to poor health outcomes for tenants and can be destructive to the quality of a house.

GROUND MOISTURE BARRIER

Meets standard	Exempt
Remedial work required	No
Comments	The sub-floor is inaccessible for the installation of insulation.

RAINWATER SPOUTING

Installed and not damaged	Yes
Damaged – needs repair	No
Spouting clear	Yes
Spouting connected to downpipes	Yes
Downpipes connected to drains	Yes
Comments	-

GROUNDWATER

Land Profile	Flat
Land condition	Good
Drainage	No
Comments	-

SUMMARY

Passes HH Standards for Moisture and Drainage.



SMOKE ALARMS

Working smoke alarms are compulsory in all rental homes.

New smoke alarms must be photoelectric, have a long battery life, or be hard-wired.

Smoke alarms in the correct areas	Yes
Action required	No
Comments	https://fireandemergency.nz/home-and-community-fire-safety/smoke-alarms/



LANDLORD DOCUMENTS TO BE KEPT

Residential Tenancies (Healthy Homes Standards) Regulations 2019

Documents to be retained by landlords

- (1) For the purposes of section 123A(1)(ca) of the Act, a landlord must retain sufficient relevant records or documents as reasonably provide evidence of the landlord's compliance with the healthy homes standards in relation to the tenancy.
- (2) However, subclause (1)—
 - (a) only requires the landlord to retain records or documents that the landlord has possession of at the commencement of the tenancy or acquires possession of during the tenancy; and
 - (b) does not require the landlord to create or obtain a record or document merely for the purpose of retaining it for the purposes of section 123A(1)(ca).

Report Scope and Warranties

- This report has been created to assess the status of the property against the Healthy Homes Standards.
- The report is completed based on visual, non-invasive inspection on one particular day. Nothing was moved.
- No warranty is provided for damage or defect that was not visible at the time of the inspection.
- This report is in no way a warranty as to the future performance or condition of the items inspected.
- There are circumstances beyond our control that can change the result reported at the time of assessment. As an example, Tenancy Services publish this regarding Moisture Ingress and Drainage:

The functionality of guttering, downpipes and drainage can be difficult to visually assess during dry weather or light rain. Checking the system visually from ground level during times of moderate rainfall can be helpful.

Where specific and required information cannot be ascertained, that item will be marked accordingly, and further information will be required from the client to enable the report to be completed. An example could be the KW rating of a wood burner with no label.

- Where possible we identify items that may require attention / maintenance that are not included in the Healthy Home Requirements.
- No warranty is provided from this report, inspection, or service provider, that items assessed will not fail at some stage in the future.
- This report is, in no way, a representation of compliance to any building codes or legislation requirements other than the Healthy Homes Standards and other items specifically named in the report, such as smoke alarms.

Confidentiality

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