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HEALTHY HOMES ASSESSMENT REPORT

38 Crossley Avenue, Woodend

Date of inspection
15 August 2023

Prepared for
Mike Courtney

Account Name

Weather conditions
Fine

Completed by
Gary Cassidy

LBP Registration Number
BP111186

Job Number
230022

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	Not visible.
Moisture and Drainage	Pass
Smoke Alarms	Pass

SUMMARY

Pass result achieved.

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	38 Crossley Avenue, Woodend
Date of inspection	15 August 2023
Certificate number	22
Heating	✓
Insulation	✓
Ventilation	✓
Draught stopping	✓
Moisture and Drainage	✓
Smoke alarms	✓
Additional comments	

Inspector

Gary Cassidy
Red LBP North Canterbury

All noted items have been given the Red LBP tick of compliance. Valid for 5 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 must meet the minimum heating capacity required for your main living room.

Options available for heating are, wood burners, pellet fires, heat pumps, electric with thermostat, flued gas with thermostat. Open fires are not acceptable.

Main living area	58.25 m2
Main heating source	Heatpump
KW requirement	4.9 KW
Current KW	8.0 KW
Additional heaters	No
Does property have exemptions?	No
Top up heating required	No
Comments	Heatpump in living room.

SUMMARY

Pass achieved.

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 will need to be topped up or replaced.

CEILING	
Results	Pass
Install date if knows	Original
Type of insulation	Glasswool
Average thickness	240mm
R value if known	R3.6
Condition	Acceptable.
Work required	None.
Exceptions	None.
Comments	All insulation in place.

UNDERFLOOR	
Results	Pass
Install date if knows	
Type of insulation	
Average thickness	
R value if known	
Condition	
Work required	
Exceptions	
Comments	Concrete slab.

SUMMARY

Pass achieved.

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 is harmful for tenants' health as well as landlords' property. The ventilation standard targets mould and dampness in rental homes. Kitchen vent ducting must be minimum of 150mm. Bathroom vent ducting must be 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 closed off or their chimneys must be blocked to prevent draughts.

Draughts increase the likelihood of lower temperatures in houses, and can make it more expensive for a tenant to heat their home.

LOUNGE	
Windows openable	Yes
Stay open	Yes
Any unreasonable gaps	None
Comments	Aluminium double glazed windows.

DINING	
Windows openable	Yes
Stay open	Yes
Any unreasonable gaps	None
Comments	Aluminium double glazed windows.

KITCHEN	
Windows openable	Yes
Mechanical ventilation	Yes
Vented to the exterior	Yes
Any unreasonable gaps	None
Comments	Rangehood with 150mm ducting to the exterior.

BATHROOM 1	
Windows openable	Yes
Mechanical ventilation	Yes
Vented to the exterior	Yes
Any unreasonable gaps	None
Comments	Ceiling vent is ducted to the exterior.

BATHROOM 2	
Windows openable	Yes
Mechanical ventilation	Yes
Vented to the exterior	Yes
Any unreasonable gaps	None
Comments	Ceiling vent is ducted to the exterior.

BATHROOM 3	
Windows openable	
Mechanical ventilation	
Vented to the exterior	
Any unreasonable gaps	
Comments	

BATHROOM 4	
Windows openable	
Mechanical ventilation	
Vented to the exterior	
Any unreasonable gaps	
Comments	

BEDROOM 1	
Windows openable	Yes

Stay open	Yes
Any unreasonable gaps	None
Comments	Aluminium double glazed windows.

BEDROOM 2	
Windows openable	Yes
Stay open	Yes
Any unreasonable gaps	None
Comments	Aluminium double glazed windows.

BEDROOM 3	
Windows openable	Yes
Stay open	Yes
Any unreasonable gaps	None
Comments	Aluminium double glazed windows.

BEDROOM 4	
Windows openable	Yes
Stay open	Yes
Any unreasonable gaps	None
Comments	Aluminium double glazed windows.

BEDROOM 5	
Windows openable	
Stay open	
Any unreasonable gaps	
Comments	

BEDROOM 6	
Windows openable	
Stay open	

Any unreasonable gaps
Comments

SUMMARY

Pass achieved.

MOISTURE AND DRAINAGE

Rental properties must have efficient drainage for the removal of storm water, surface water and ground water. Rental properties with an enclosed sub-floor space must have a ground moisture barrier.

Moisture can be a large 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	Not visible
Remedial work required	None
Comments	Concrete slab, council inspection notes at construction.

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	Clean spouting regularly

GROUND WATER

Land profile	Flat
Land condition	Dry
Drainage	Good
Comments	Slight fall toward the road boundary.

SUMMARY

Pass achieved.

SMOKE ALARMS

Working smoke alarms are compulsory in all rental homes.

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

Smoke alarms in the correct areas	Yes
Action required	None
Comments	Smoke detectors on hallway ceiling.

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

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.