



Complete Property
Healthy Homes | Maintenance

Complete Property Ltd.
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HEALTHY HOME INSPECTION SUMMARY

43C HAMILTON ROAD CAMBRIDGE, 3434

Photograph of property



Year Built

1967

Inspector

Josh Williams

Date/time

15/09/2022 10:08 (12 GMT)

General notes/information

No comments

Heating Standard	Pass	
Ventilation Standard: Kitchen	Pass	
Ventilation Standard: Bathroom	Pass	
Ventilation Standard: Windows	Pass	
Draught stopping Standard: Fireplace	N/A	
Draught Stopping Standard: Gaps and Holes	Pass	
Insulation Standard: Ceiling	Pass	
Insulation Standard: Subfloor	Pass	
Moisture ingress and Drainage Standard: Moisture Barrier	Pass	
Moisture ingress and Drainage Standard: Drainage and guttering	Pass	
Smoke Alarm/s meet legal requirements	Pass	

HEATING STANDARD:

All rental properties must have one or more fixed heaters, which can directly heat the main living room to at least 18°C and can maintain this temperature all year round. Certain heating devices that are inefficient, unaffordable or unhealthy will not meet the requirements of this standard.

Room identifier:	Living
Result	Pass
Is there a compliant heater in the living area?	Yes
Type of compliant heating?	Wood and Pellet Burners
Heating Capacity of compliant heater (KW)	6.00KW Heating
Heating Assessment: Required Heating Capacity (KW)	3.90KW Heating
Meets the heating standard?	Yes
Comments	Based on size, a conservative estimate would be around 6kw. Heating assessment based on top up on insulation of r2.9 blanket on top of existing. Heat pump. Also present at 4kw. Either heat pump or working and maintained fireplace.
Photos	   
Further Considerations	

VENTILATION: KITCHEN EXTRACTOR/S

All kitchens and bathrooms must have an extractor fan that ventilates externally.

Kitchen Identifier:	Main Kitchen
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Result	Pass
Kitchen extractor present?	Yes
Extractor is in good working order?	Yes
Extractor vents outside?	Yes
Fan and ducting has a diameter of at least 150mm?	Yes
Fan capable of at least 50 liters per second?	
Meets the ventilation standard?	Yes
Comments	No comments.
Photos	 
Further considerations	

VENTILATION: BATHROOM EXTRACTOR

All kitchens and bathrooms must have an extractor fan that ventilates externally.

Bathroom Identifier:	Main Bathroom
Result	Pass
Bathroom extractor present?	Yes
Extractor is In good working order?	Yes
Extractor Vents outside?	Yes
Fan and ducting Diameter of at least 120mm?	Yes
Fan capable of 25 Liters/second	
Meets the ventilation standard?	Yes
comments	No comments

Photos**Further Considerations**

VENTILATION: WINDOWS

Rental properties must have at least one door or window (including skylights) that opens to the outside in all bedrooms, dining rooms, living rooms, lounges and kitchens. The openable windows and doors must have a total area of at least five per cent of the floor area in each respective room. The windows or doors must be able to be fixed in the open position

Area Identifier	Living
Result	Pass
Is there at least 1 openable windows/doors/skylights that can be fixed open?	Yes
Floor size: M2	21.00 Square meters
Window / door size (combined & OPENABLE ONLY) M2:	3.00 Square meters
Percentage of window size to floor area: Must exceed 5%	14% of floor area
Meets the standard?	Yes
Comments	No comments.
Photos	
Further Considerations	
Area Identifier	Kitchen
Result	Pass

Is there at least 1 openable windows/doors/skylights that can be fixed open?	Yes
Floor size: M2	9.70 Square meters
Window / door size (combined & OPENABLE ONLY) M2:	3.50 Square meters
Percentage of window size to floor area: Must exceed 5%	36% of floor area
Meets the standard?	Yes
Comments	No comments.
Photos	
Further Considerations	
Area Identifier	Bedroom 1
Result	Pass
Is there at least 1 openable windows/doors/skylights that can be fixed open?	Yes
Floor size: M2	7.46 Square meters
Window / door size (combined & OPENABLE ONLY) M2:	1.00 Square meters
Percentage of window size to floor area: Must exceed 5%	13% of floor area
Meets the standard?	Yes
Comments	No comments.

Photos	
Further Considerations	
Area Identifier	Bedroom 2
Result	Pass
Is there at least 1 openable windows/doors/skylights that can be fixed open?	Yes
Floor size: M2	12.28 Square meters
Window / door size (combined & OPENABLE ONLY) M2:	1.00 Square meters
Percentage of window size to floor area: Must exceed 5%	8% of floor area
Meets the standard?	Yes
Comments	No comments.
Photos	
Further Considerations	

DRAUGHT STOPPING: OPEN FIREPLACE

Open fireplaces must be blocked unless the tenant and landlord agree otherwise.

Result	N/A
Does the dwelling contain an open fireplace?	No

DRAUGHT STOPPING: GAPS AND HOLES

Landlords must block any unreasonable gaps (greater than 3mm or of significant airflow) and holes in walls, ceilings, windows, floors and doors that cause noticeable draughts.

Area identifier	House Side
Result	Pass
Meets the standard?	Yes
Comments	
Photos	

INSULATION: CEILING

Ceiling and underfloor insulation has been compulsory in all rental homes since 1 July 2019, where it is reasonably practicable to install.

Area Identifier	All Areas
Result	Pass
Is the ceiling cavity considered an accessible?	Yes
Types of inaccessible ceiling	
Does the Ceiling have insulation?	Yes*
Is the insulation in good condition and otherwise free of observable damage/displacement or dampness?	Yes*
Is the insulation consistent throughout the space and otherwise compliant with relevant standards?	Yes*
Spec sheet present?	Yes*
Insulation R Value?	4.1*
Insulation Thickness?	195.00mm
Meets the insulation standard?	Yes*
Comments	*Updated 22/12/2022. Information has been provided to Complete Property by the owner or agent of the owner which has been added to this document after the point of assessment. Complete Property Limited takes no responsibility for the accuracy of the information provided. Information will be retained for future reference. *Certificate and invoice provided for install of modern insulation, earthwool. Specifications added above.

Photos



Further Considerations:

INSULATION: SUBFLOOR

Ceiling and underfloor insulation has been compulsory in all rental homes since 1 July 2019, where it is reasonably practicable to install

Result	Pass
Is there an access point?	Yes
is the subfloor an legally accessible (350mm in height)	Yes
Underfloor insulation present?	Yes
Product Specification sheet present?	Yes
Insulation Material type?	Polyester Blankets
Insulation thickness?	100.00MM
Insulation R Value?	

Meets the insulation standard?	Yes
comments	Mammoth r1.5
Photos	
Further Considerations	

MOISTURE AND DRAINAGE: GROUND MOISTURE BARRIER

If the rental property has an enclosed subfloor, a ground moisture barrier must be installed if it is reasonably practicable to do so.

Result	Pass
Is there an enclosed subfloor?	Yes
Can the subfloor be accessed with at least 350mm clearance.	Yes
Ground moisture barrier present?	Yes*
Is the Ground moisture barrier in good condition with no pooling of water and otherwise compliant with the relevant standards?	Yes*
Meets the moisture and drainage standard?	Yes*
Comments	*Updated 22/12/2022. Information has been provided to Complete Property by the owner or agent of the owner which has been added to this document after the point of assessment. Complete Property Limited takes no responsibility for the accuracy of the information provided. Information will be retained for future reference.

	*Invoice provided for install of GVB 250 micron barrier.
Photos	
Further considerations	

MOISTURE AND DRAINAGE: DRAINAGE AND GUTTERING

Rental properties must have efficient drainage for the removal of storm water, surface water and ground water, including an appropriate outfall. The drainage system must include gutters, downpipes and drains for the removal of water from the roof.

Result	Pass
Weather conditions	Clear
Gutters present for entire roof?	Yes
Gutters connected to a down pipes?	Yes
Gutters are fixed well to the house?	Yes
Gutters in good condition?	Yes
Gutters free from obstructions?	Yes
Sufficient fall for in gutters to direct water to downpipes?	Yes
All down pipes direct water to an appropriate outfall?	No
Pipes/gully traps or waste pipes are free from leaks?	Yes
Dwelling free from surface water flowing underneath?	Yes
Dwelling free from water rising up through ground?	Yes
Dwelling free from leaks in wet areas indoors?	Yes
Meets the moisture and drainage standard	Yes
Comments	Storage shed excluded from assessment as it is shared use for 3 units in complex. Should be maintained collectively.
Photograph Any issues	

SMOKE ALARM/S

Working smoke alarms or detectors are compulsory in all rental homes. New smoke alarms must be photoelectric and have a long battery life or be hard-wired. Alarms must be within 3 meters of each bedroom door, or in every room, on each level of multi-story home.

Location	hallway
Smoke alarm legally required?	Yes
Within 3 meters of bedroom or on additional level	Yes
Smoke alarm type	10 Year smoke alarm
Currently Working	Yes
Expiry Date	01/01/2027
Comments	Covers both bedrooms.
Alarm specifications / position	
Location	living
Smoke alarm legally required?	No
Within 3 meters of bedroom or on additional level	
Smoke alarm type	Photoelectric
Currently Working	Yes
Expiry Date	01/01/2025

Comments

Expires after 10 years. Should be replaced at next battery change with a 10 year alarm if it's to remain in place.

Alarm specifications / position



TIMELINES FOR COMPLIANCE

FROM 1 DECEMBER 2020 (EXTENDED)

- ☑ Landlords must include a **this statement** of their current level of compliance with the healthy homes standards in any new, varied or renewed tenancy agreement.

FROM 1 JULY 2021

- ☑ Private landlords must ensure their rental properties comply with the healthy homes standards within 90 days of any new, or renewed, tenancy.
- ☑ All boarding houses (except Kāinga Ora (formerly Housing New Zealand) and Community
- ☑ Housing Provider boarding house tenancies) must comply with the healthy homes standards.

FROM 1 JULY 2023

- ☑ All Kāinga Ora (formerly Housing New Zealand) houses and registered Community Housing Provider houses must comply with the healthy homes standards.

FROM 1 JULY 2024

- ☑ All rental homes must comply with the healthy homes standards

WHAT YOU NEED TO KNOW

1. Please read and understand the general exemptions which may apply to your situation which Complete Property Ltd may or may not be aware of. These can be found in summarized, at the end of this document.
2. Please read and understand the “further considerations” section of each assessment item which may apply to the property but which Complete Property Ltd may not be aware of.
3. It is the responsibility of the owner or representative of the property to which this report pertains to attach information which may be relevant such as professional opinion to support this document where applicable. Best efforts will be made to add notes and information to the sections that may require this to occur to support the claim of compliance.
4. At the very least, landlords must still take all reasonable steps to ensure the rental property or building complies with the healthy homes standards to the greatest extent reasonably practicable.

GENERAL EXEMPTIONS

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. More information about this exemption is available in regulation 31 of the **Residential Tenancies (Healthy Homes Standards) Regulations 2019.3**
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.
3. If a rental property is part of a building and the landlord does not own the entire building (for example, if a landlord owns an apartment). The landlord will be **partially** exempt from complying with parts of the standards if their ability to comply with the healthy homes standards is not possible because:
 - a. They need to install or provide something in a part of the building where the landlord is not the sole owner, or
 - b. They need access to a part of the building that they are not the sole owner.
4. Where the exemption is because of a pending application for a resource or building consent and this is refused then the landlord will have 90 days to comply with the healthy homes standards, unless the landlord challenges the refusal. The exemption will be reinstated while the challenge is determined.
5. It will not be reasonably practicable to install an item to achieve compliance with the healthy home standard where;
 - a. an experienced professional installer cannot access the location
 - b. substantial building work or without causing substantial damage to the premises
 - c. an experienced professional installer cannot install the item without creating risks to the health or safety of any person that are greater than the risks that are normally acceptable when an experienced professional installer is installing an item.

LIMITATIONS OF INSPECTION

1. The inspection was restricted to visual inspection only and was not invasive in nature and may have been constrained by health and safety requirements of surveyors and occupants. Where compliance is not obvious, we will endeavor to make an assessment based on the available information. It is therefore the responsibility of the landlord or agent acting on the landlords behalf to provide information that may be relevant to this assessment and if aware of any contradictory information, make it available to Complete Property Ltd immediately.
2. Any element that has not been correctly concluded is the landlord or agent acting on behalf of the landlords responsibility to highlight any error. If items such as building or electrical element has been relied upon for the surveyors assessment, it will be the responsibility of the landlord or agent acting on behalf to notify .
3. The drainage inspection is limited to obvious issues, however an accurate assessment may not be possible until significant rainfall has occurred thus making any issues obvious. This report should not be relied upon for as a guarantee that there are no drainage or moisture issues with the property only that they were not observed during the inspection.
4. Complete Property Ltd property inspectors will endeavor to provide accurate information in regards to the property/dwellings compliance with the relevant standards, however will not be responsible for any damage, physical or otherwise incurred as direct or indirect result of this assessment.

INSURANCE

Complete Property Ltd holds up to \$1,000,000 in general liability insurance covering work conducted by employees and contractors. A copy of the policy can be made available upon request.