

Healthy Home Assessment

**5B James Laurie Street
Henderson
Auckland 0612**



Conducted on

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Job Number

#03304

Location

5B James Laurie Street, Henderson, Auckland,
Auckland

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Assessment Certificate

5B James Laurie Street, Henderson, Auckland, Auckland

02 June 2021

A Healthy Homes Assessment was carried out the above property. This assessment found the property to meet all requirements under the Healthy Homes Standards. The property was assessed for the following standards.

- Moisture Ingress & Drainage**
- Ventilation**
- Heating**
- Draught Stopping**
- Insulation**

Please note, these results are valid at the date of issue of this document. It is recommended these inspections are carried out every three years to assess any changes in the property. Tenants should advise landlords of any issues that arise in the meantime and landlords should continue to monitor the property during routine inspections.

For more information, please see the full assessment report or contact Snug NZ on 0800 476 8469.

Yours Sincerely

Snug NZ

Gutters

What were the weather conditions during the inspection?

Fine

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 rain can be helpful, or alternatively, speak to tenants to see if they have observed any issues during wet weather. You can also seek professional assistance from a suitably qualified building surveyor members of the New Zealand Institute of Building Surveyors (NZIBS), or Building Officials Institute of New Zealand (BOINZ), or a licensed building practitioner (plumber/drainlayer or builder).

What type of gutters are present?

External

Photograph all gutters



Moisture Ingress & Drainage



- Are gutters present to take water away from all parts of the roof? **Yes**
- Are all gutters connected to a downpipe (either directly or via a connected gutter)? **Yes**
- Do gutters appear to be of sufficient size not to overflow during normal rain? **Yes**
- Do gutters appear to have sufficient fall for water to flow? **Yes**
- Are all gutters in good condition? (all intact and all attached to the house) **Yes**
- Are there any blockages or obstructions in the gutters? **No**

Downpipes, Gully Traps and Drainage

Photograph all downpipes, gully traps and drains



Are there any obstructions or blocks in the drain?

No

Does the downpipe go to an appropriate outfall?

Council Storm Water

Moisture Ingress & Drainage

Can you identify any leaking downpipes or gully traps?	No
Are any downpipes discharging water under the floor or onto the ground next to the house?	No
Is there any surface water from surrounding ground, paths or driveways flowing under the house?	No
Is there any water rising up through damaged brick, concrete masonry or concrete foundations or concrete floors?	No
Are you able to visually identify any leaks coming from the pipes?	No

Subfloor

Photograph the external profile of the sub floor



- Does the property have an accessible subfloor? **Yes**
- Is there an existing entry point to the subfloor? **Yes**
- Can you identify any flooding, pooling or leaking pipes in the subfloor space? **No**
- Is at least 50% of the subfloor obstructed by either a masonry foundation wall, fibre cement sheets, timber skirting, other parts of the building/adjoining structures, rock/soil or any other permanent/semi-permanent structure? **Yes**
- Does the perimeter cladding contain multiple continuous gaps of more than 20mm or is it trellis? **Yes**
- As the subfloor is well ventilated a moisture barrier is not required

Open Plan Kitchen/Dining/Lounge 1

Location in property
Point of entry

Room size
40.979 (m2)

Does the kitchen have an extractor fan?

Yes, installed prior to 1 July 2019

What is the make and model?
Unable to confirm

Photograph of vent



Is the fan in good working order?

Yes

Does the fan vent to the outdoors?

Yes

Photograph of external vent



Is all ducting connected, intact and installed so that extracted air can flow freely through it?

enclosed

Ventilation

Are any grills and filters clogged?	No
Is there at least one window, skylight or door openable to the outdoors?	Yes
Can the windows/skylights/doors be fixed in an open position?	Yes
What is the total openable area of the windows, doors and skylights in the room? 7.580	
What is the openable area percentage in the room?	Greater than 5%

Bedroom 1

Location in property
First left down hallway

Room size
10.923 (m2)

Is there at least one window, skylight or door openable to the outdoors?	Yes
Can the windows/skylights/doors be fixed in an open position?	Yes
What is the total openable area of the windows, doors and skylights in the room? .696	
What is the openable area percentage in the room?	Greater than 5%

Bathroom 1

Location in property
Second left down hallway

Room size
4.89 (m2)

Does the bathroom have an extractor fan?	Yes, installed prior to 1 July 2019
What is the make and model? Unable to confirm	
Photograph of vent	



Is the fan in good working order?

Yes

Does the fan vent to the outdoors?

Yes

Photograph of external vent



Is all ducting connected, intact and installed so that extracted air can flow freely through it?

enclosed

Are any grills and filters clogged?

No

Bedroom 2

Location in property
End of hallway

Room size
11.523 (m2)

Is there at least one window, skylight or door openable to the outdoors?

Yes

Can the windows/skylights/doors be fixed in an open position?

Yes

Ventilation

What is the total openable area of the windows, doors and skylights in the room?
.986

What is the openable area percentage in the room?

Greater than 5%

Bedroom 3

Location in property
Second right down hallway

Room size
13.872 (m2)

Is there at least one window, skylight or door openable to the outdoors?

Yes

Can the windows/skylights/doors be fixed in an open position?

Yes

What is the total openable area of the windows, doors and skylights in the room?
.986

What is the openable area percentage in the room?

Greater than 5%

Ensuite 1

Location in property
Access via bedroom 3

Room size
3.857 (m2)

Does the ensuite have an extractor fan?

**Yes, installed prior to 1 July
2019**

What is the make and model?
Unable to confirm

Photograph of vent



Ventilation

Is the fan in good working order?

Yes

Does the fan vent to the outdoors?

Yes

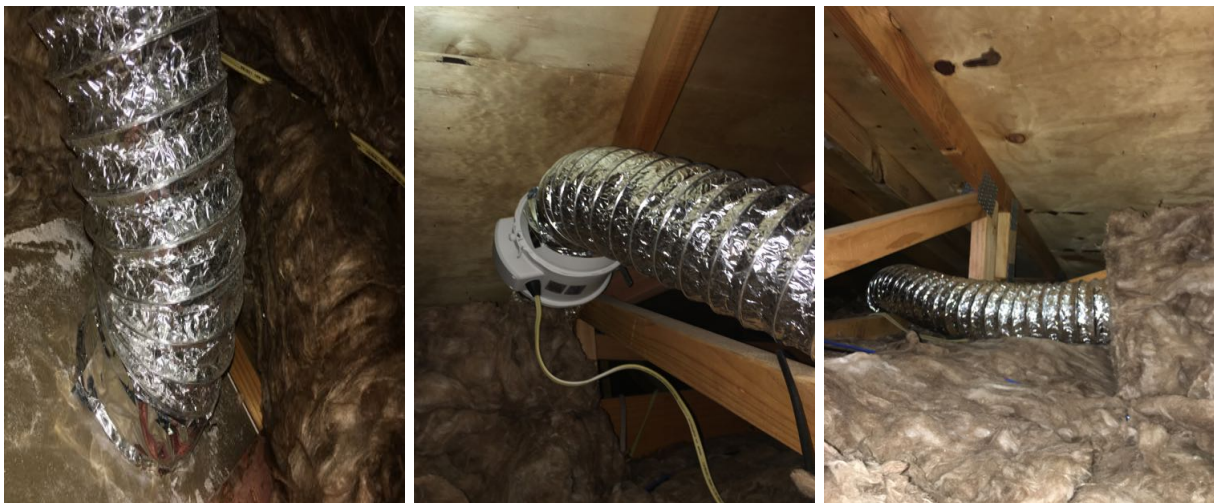
Photograph of external vent



Is all ducting connected, intact and installed so that extracted air can flow freely through it?

Yes

Photograph of ducting



Are any grills and filters clogged?

No

Open Plan Kitchen/Dining/Lounge 1

Location in property
Point of entry

Floor to wall connection

Is there any gaps? **No**

Wall to ceiling connection

Is there any gaps? **No**

Ceiling

Is there any gaps? **No**

Windows

Are there any windows? **Yes**

Type of joinery **Aluminium**

Are the hinges and latches in good condition? **Yes**

Is there any broken or cracked panes of glass? **No**

Is there a gap surrounding the window joinery? **No**

External Doors

Are there any external doors? **Yes**

Type of joinery **Aluminium**

Are the hinges and latches in good condition? **Yes**

Is there any broken or cracked panes of glass? **No**

Is there a gap surrounding the door joinery? **No**

Laundry 1

Location in property
First right down hallway (cupboard laundry)

Floor to wall connection

Is there any gaps? **No**

Wall to ceiling connection

Is there any gaps? **No**

Ceiling

Is there any gaps? **No**

Windows

Are there any windows? **No**

External Doors

Are there any external doors? **No**

Bedroom 1

Location in property
First left down hallway

Floor to wall connection

Is there any gaps? **No**

Wall to ceiling connection

Is there any gaps? **No**

Ceiling

Is there any gaps? **No**

Windows

Are there any windows? **Yes**

Type of joinery **Aluminium**

Are the hinges and latches in good condition? **Yes**

Is there any broken or cracked panes of glass? **No**

Is there a gap surrounding the window joinery? **No**

External Doors

Are there any external doors? **No**

Bathroom 1

Draught Stopping

Location in property
Second left down hallway

Floor to wall connection

Is there any gaps? **No**

Wall to ceiling connection

Is there any gaps? **No**

Ceiling

Is there any gaps? **No**

Windows

Are there any windows? **Yes**

Type of joinery **Aluminium**

Are the hinges and latches in good condition? **Yes**

Is there any broken or cracked panes of glass? **No**

Is there a gap surrounding the window joinery? **No**

External Doors

Are there any external doors? **No**

Bedroom 2

Location in property
End of hallway

Floor to wall connection

Is there any gaps? **No**

Wall to ceiling connection

Is there any gaps? **No**

Ceiling

Is there any gaps? **No**

Windows

Are there any windows? **Yes**

Type of joinery	Aluminium
Are the hinges and latches in good condition?	Yes
Is there any broken or cracked panes of glass?	No
Is there a gap surrounding the window joinery?	No

External Doors

Are there any external doors?	No
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Bedroom 3

Location in property
Second right down hallway

Floor to wall connection

Is there any gaps?	No
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Wall to ceiling connection

Is there any gaps?	No
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Ceiling

Is there any gaps?	No
--------------------	----

Windows

Are there any windows?	Yes
------------------------	-----

Type of joinery	Aluminium
Are the hinges and latches in good condition?	Yes
Is there any broken or cracked panes of glass?	No
Is there a gap surrounding the window joinery?	No

External Doors

Are there any external doors?	No
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Ensuite 1

Location in property
Access via bedroom 3

Floor to wall connection

Is there any gaps? **No**

Wall to ceiling connection

Is there any gaps? **No**

Ceiling

Is there any gaps? **No**

Windows

Are there any windows? **Yes**

Type of joinery **Aluminium**

Are the hinges and latches in good condition? **Yes**

Is there any broken or cracked panes of glass? **No**

Is there a gap surrounding the window joinery? **No**

External Doors

Are there any external doors? **No**

Room Fittings

Is there a roof/loft hatch? **Yes**

Where is the roof/loft hatch?

Open Plan Kitchen/Dining/Lounge 1

Is there a gap surrounding the hatch? **No**

Is there any electrical/plumbing passages? **No**

Is there any decommissioned ventilation system? **No**

Is there a pet door? **No**

Intentional Gaps/Holes

What intentional gaps exist in the property?

Key holes, Wall vents to let in small amounts of fresh air, Ventilation devices including extractor fans, Power sockets, Walls of a subfloor space

Based on the Healthy Homes Heating Standard what is the required kW of heating for the room?

4.9

Existing Heating

What rooms make up the main living area?

Open Plan Kitchen/Dining/Lounge 1

Does the living room have existing heating?

Yes

Existing Heating 1 Details

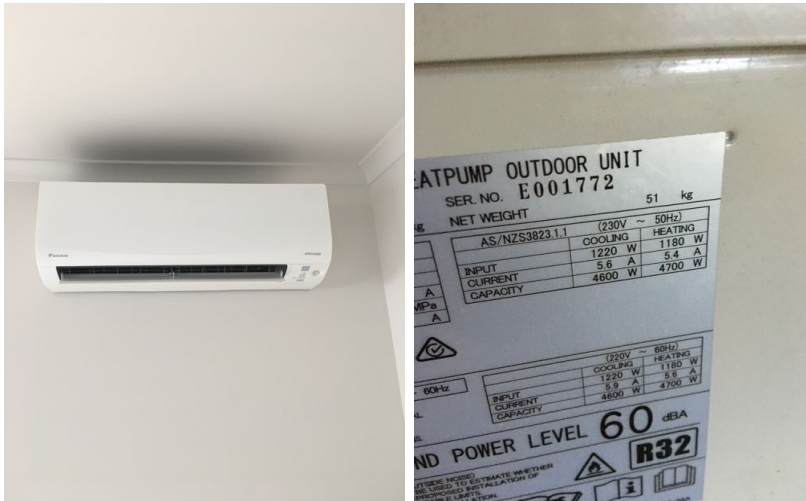
What type of heating is in place?

Heat pump

What is the make and model?

Daikin

Photograph of heating source



Is the heater located in the living room or providing heat directly to the living room (eg through a duct or vent)?

Yes

What is the kW capacity?

5.4

Does the heat source work?

Yes

Other Heating

Is there a heating device in another room?

No

Does the underfloor insulation meet the requirements of the insulation standard?

Yes

Photograph



Underfloor Insulation Type 1

Insulation

What is the R value of the underfloor insulation?

1.5

Underfloor Insulation material

Polyester blankets or segments

Is the underfloor insulation in reasonable condition (or better) and free of the following:

- > dampness, mould, water damage
- > rips, tears
- > gaps in the insulation coverage, except where safety clearances are required
- > (for foil underfloor insulation) gaps or holes that allow airflow into the spaces above the foil
- > vermin or bird nests
- > other contamination

Yes

Does the property have ceiling insulation?

Yes

Photograph





Ceiling Layer 1

What is the R value of the ceiling insulation?

3.6

What is the thickness of the ceiling insulation at the lowest point?

210 mm

Ceiling Insulation material
Glasswool(batts and rolls)

Is the ceiling insulation in reasonable condition (or better) and free of the following:

- > dampness, mould, water damage
- > rips, tears
- > gaps in the insulation coverage, except where safety clearances are required
- > (for foil underfloor insulation) gaps or holes that allow airflow into the spaces above the foil
- > vermin or bird nests
- > other contamination

Yes

Terms of use, content and scope of work

Invoiced amount should be paid in full within 7 days of the invoice date.

Payment Options:

Direct Credit: Made payable to SNUG INSULATION LTD

Bank: BNZ ACC: 02-0290-0323886-83 (or 083)

Reference: Payee Name

Cheque: Mail To: SNUG INSULATION LTD, PO Box 71165, Rosebank, Auckland 1348