



Healthy Homes Compliance Report

Property details

Date 11/02/2021
Address 12a Tither St, Huntly
Property photo



Heating

Heating guidelines Landlords must provide one or more fixed heaters that can directly heat the main living room to a maintained temperature of at least 18 degrees Celsius. The calculations for this property are based on the tenancy services heating tool results.

Does the heating at this property meet Healthy Homes requirements? Meets requirements

Based on the Healthy homes heating calculator the required amount of Kw required is 2.7kw

Is there a compliant heat source present? Yes

What is the existing heat type Heat pump

What is the existing KW's 3kw

Is additional heating required N/A

Amount of additional KW required N/A

Additional comments



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Photo

Tenancy Services

Home Heating Assessment Tool

Heating Assessment Tool

HEATING ASSESSMENT TOOL

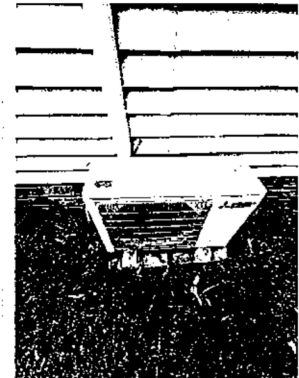
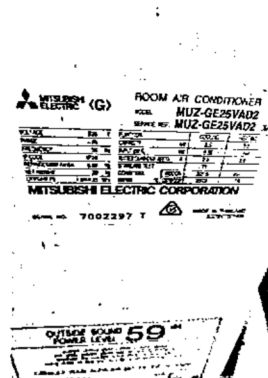
Results

Estimated heating result

How to provide this heating requirement

You need **2.7kW** of heating capacity to heat your living room

This is the minimum required heating capacity you need to meet the healthy homes standards, based on the information you supplied. It takes into account your local climate and the design and construction of your home. The tool makes some assumptions to keep things simple.



Ventilation

Ventilation Guidelines

Rental property's must have openable windows in the living room, dining room, kitchen and bedrooms. Kitchens and bathrooms must have extractor fans.

Kitchen - Ventilation

Area

Does the kitchen ventilation meet Healthy Homes requirements?

Does not meet requirements

Is a kitchen extractor fan present?

No

Is the fan in good working condition?

N/A

Is the fan ducted to outside?

N/A

Is there at least one window, door or skylight that can be opened with an area of 5% or more of the rooms total floor area?

N/A

Ducting diameter

Additional comments

There is currently no extractor fan installed in the kitchen. A new extractor fan is required and it must have a minimum diameter (including ducting) of 150mm or an exhaust capacity of at least 50 litres per second. This can be an extractor fan or range hood & must be ducted to outside



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Bathroom - Ventilation

Area

Does the bathroom ventilation meet Healthy Homes requirements? Meets requirements

Is a bathroom extractor fan present? Yes

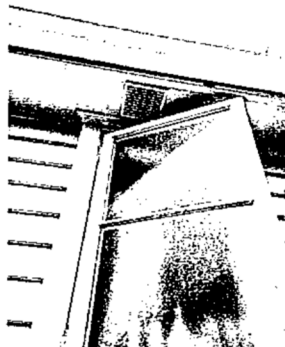
Is the fan in good working condition? Yes

Is the fan ducted to outside? Yes

Ducting diameter 150mm

Additional comments including installation date (if labeled) and ducting diameter

Photo



Additional rooms - Ventilation

Area Lounge, Dining, Bedrooms

Does the ventilation in this room meet Healthy Homes requirements? Meets requirements

Is there at least one window, door or skylight that can be opened with an area of 5% or more of the rooms total floor area? Yes



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Can the window, door or skylight be fixed open to allow ventilation?

Yes

Additional comments

Photo

Draught stopping

Draught stopping guidelines

Landlords must make sure the property doesn't 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.

Are there any open fireplaces present?

Yes

Do they require blocking to prevent draughts?

No

Additional comments

The existing open fireplace is already blocked

Photo



Additional rooms - Draught stopping

Area

Kitchen, Dining, Lounge, Bedrooms, Bathroom

Does this room meet Healthy Homes draught stopping requirements?

Meets requirements

Are there any areas where there is draughts or potential draughts could occur?

No

Additional comments

Good tight closing joinery throughout with no noticeable draughts during the assessment

Photo

Ceiling insulation

Ceiling insulation guidelines

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 insulation installed prior to 1 July 2016 must have an Rvalue of R2.9 or be consistently above 120mm in thickness. All rental property's must have underfloor insulation installed with a minimum Rvalue of R1.3.

Does the ceiling insulation at this property meet Healthy Homes requirements?

Meets Requirements

Existing insulation type

Polyester

Existing insulation R value

Unknown no label present, likely R2.9-R3.6

Existing insulation thickness

170mm

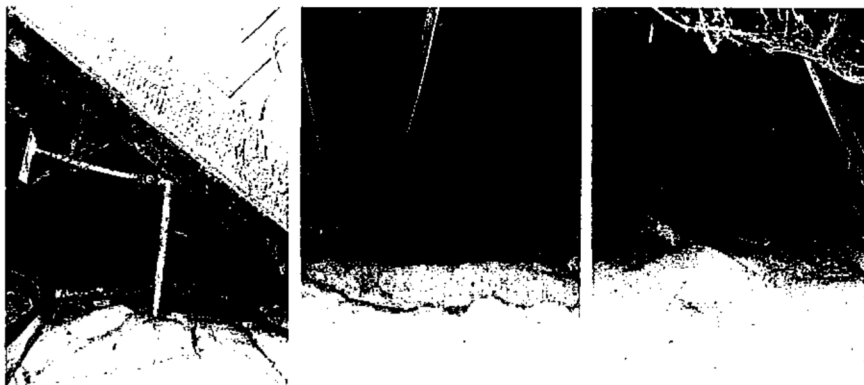
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Existing insulation condition Good

Areas where existing insulation is installed Insulation is installed throughout the ceiling space above all habital areas

Additional comments

Photo



Underfloor insulation

Underfloor insulation guidelines Underfloor insulation needs a minimum R value of 1.3 and be in reasonable condition.

Does the underfloor insulation at this property meet Healthy Homes requirements? Meets Requirements

Existing insulation type Polyester

Existing insulation R value R1.5

Existing insulation thickness 100mm

Existing insulation condition Good

Areas where existing insulation is installed Insulation is installed throughout the underfloor space below all habital spaces

Additional comments

Photo



Moisture ingress and drainage

Moisture ingress 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. A subfloor is 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. Air flow may be obstructed by wood slats , masonry walls , soil , adjoining structures etc.

Weather conditions on the day of inspection Overcast

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Guttering

Does guttering at this property meet Healthy Homes requirements?

Does not meet requirements

Are there gutters present at the property?

Yes

Are gutters in good condition with no breaks and attached to the property correctly?

Yes

Are gutters connected to down pipes correctly?

Yes

Are gutters clear of blockages and debris?

No

Additional comments

The gutters require cleaning as they are blocked full of debris. Annual maintenance is recommended due to the near by trees

Photo



Down pipes and drainage

Do the down pipes and drainage meet Healthy Homes requirements?

Does not meet requirements

Do all down pipes lead to an adequate drain?

Yes

Are drains clear of blockages and debris?

Yes