

Healthy Homes Standard Report

+ Smoke Alarms



Account: Markham Management
Contact: Sonia Markham
Date Assessed: 19/07/2023
Assessor: Dave Hunt
Job #: Job21369

Reported property:
32 Vogel Street, ,

The content of this report are designed to meet:
Residential Tenancies (Healthy Homes Standards) Regulations 2019

Overall Results:

Heating	Meets Required Standard
Insulation	Meets Required Standard
Ventilation	Meets Required Standard
Moisture Ingress & Drainage	Meets Required Standard
Draught Stopping	Meets Required Standard
Smoke Alarm	Meets Required Standard

See below for detailed results for each category.

Heating Results

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*. There are various heaters that can be used including woodburners, pellet fires, heat pumps, electric (with thermostat) and flued gas. Open fires are not acceptable.

*Extract(s) from www.tenancy.govt.nz/healthy-homes

Overall Results: **Meets Required Standard**

Period House Built	1977 or earlier
Room Identified As Main Living Room	Open Lounge, Dining, Kitchen
Compliant heater present	Yes
Kw Requirement From Calculator	6.5
Existing Heater Type	Heat Pump
Existing Heater KW	Existing
Compliant Heater One KW	5.8
Compliant Heater Two KW	
Additional Heater KW required to comply	
Overall Heating Result	Meets Required Standard
Comments including reason for any exemptions and exemption type	The existing heat pump has a capacity of 5.8kw which is within 90% of the required 6.5kw and is therefore compliant.

Insulation Results

Where it is reasonably practicable, ceiling and underfloor insulation must be installed in rental homes since 1 July 2019. It must meet the standards set out in the regulations and be installed safely. Wall insulation is not compulsory* Depending on location, ceiling insulation needs to meet minimum R-values ('R' stands for resistance – an R-value is a measure of how well insulation resists heat flow).*

*Extract(s) from www.tenancy.govt.nz/healthy-homes

Overall Results: **Meets Required Standard**

Ceiling Insulation

Ceiling Result	Meets Required Standard
Date Ceiling Insulation Installed if known	2020-03-04
Date Ceiling Insulation last inspected if known	2020-03-04
Type Of Insulation	Segment-/Blanket
Lowest Thickness (mm)	185
Insulation R Value Label Present	Yes
R Value from Label	3.6
Condition	Excellent
Remedial Work Required	No
Damaged (Removal Required)	No
Badly Soiled (Removal Required)	No
Area Installed	All Areas
Comments on Ceiling including exemption comment	The existing pink batts, earth wool and yellow rock wool installed throughout the ceiling area is in average dry condition however it measures below the 70mm thickness requirement to comply with the RTA or the 120mm thickness requirement for the Healthy Homes Standard insulation requirements. Insulation has now been installed and meets with HH Requirements.

Underfloor Insulation

Underfloor Result	Meets Required Standard
Date Underfloor Insulation Installed if known	2020-03-04
Date Underfloor Insulation last inspected if known	2020-03-04
Type Of Insulation	Segment-/Blanket

Insulation R Value Label Present	Yes
R Value from Label	1.5
Thickness	120
Condition	Excellent
Damaged (Removal Required)	No
Badly Soiled (Removal Required)	No
Area Installed	All Areas
Remedial Work Required	No
Comments on Underfloor Insulation including exemption comments	There is no insulation installed in the underfloor area of this house and therefore it does not comply with the RTA or the Healthy Homes Standard insulation requirements. Insulation has now been installed and meets with HH Requirements.

Overall Result

Overall Result	Meets Required Standard
Overall Comments including exemption reason	Both ceiling and underfloor areas need full new layers of insulation for this house to be brought up to standard with the RTA and the Healthy Homes Standard. Meets required standard

Ventilation Results

All habitable rooms in a rental property must have at least one window, door or skylight which opens to the outside and can be fixed in the open position*

In each room, the size of the openable windows, doors and skylights together must be at least 5% of the floor area of that room*

Each window door, window or skylight must be openable and must be able to remain fixed in an open position*

All kitchens and bathrooms must have an extractor fan vented to the outside*

*Extract(s) from www.tenancy.govt.nz/healthy-homes

Overall Results: **Meets Required Standard**

Overall Result	Meets Required Standard
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Room Results

1. Lounge, kitchen,dinner

Openable	Yes
Over 5%	Yes
Can Be Fixed Open	No
Action Required	Latch To Hold Window(s) Open
Comments	Windows require security stay that can be securely left in the open position.

2. Hallway

Openable	Exempt
Over 5%	Exempt
Can Be Fixed Open	Exempt
Action Required	Meets Required Standard
Comments	This is not a habitable area and is therefore exempt.

3. Bedroom 1 anti clockwise

Openable	Yes
Over 5%	Yes
Can Be Fixed Open	No
Action Required	Latch To Hold Window(s) Open
Comments	Windows require security stay that can be securely left in the open position.

4. Kitchen ventilation,.

Openable	Yes
Over 5%	Yes
Can Be Fixed Open	No
Action Required	Multiple Actions Required - See Comments
Comments	See comments for lounge, kitchen and diner
Existing Working Fan Present	Yes
Fan Diameter	150mm> Correct
Ducting To Exterior	Yes
Ducting Diameter	150mm> Correct
Overall Result	
Overall Result	Meets Required Standard
Comments	New fan extractor has been fitted but no electric at the house so were unable to test fan at the time of this assessment.

5. Bedroom 2 anti clockwise

Openable	Yes
Over 5%	Yes
Can Be Fixed Open	No
Action Required	Latch To Hold Window(s) Open
Comments	Windows require security stay that can be securely left in the open position.

6. Bedroom 3 anti clockwise

Openable	Yes
Over 5%	Yes
Can Be Fixed Open	No
Action Required	Latch To Hold Window(s) Open
Comments	Windows require security stay that can be securely left in the open position.

7. Bathroom

Existing Working Fan Present	Yes
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Fan Diameter	120mm> Correct
Ducting To Exterior	Yes
Ducting Diameter	120mm> Correct
Overall Result	
Overall Result	Meets Required Standard
Comments	We were unable to test the new fan in the Bathroom as there was no electric on the house at the time of this assessment.

Moisture Ingress & Drainage Results

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 rental property must: > efficiently drain storm water, surface water and ground water to an appropriate outfall; and > include appropriate gutters, downpipes, and drains to remove water from the roof*

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. *

If a home has a suspended floor (i.e. there is a cavity under the floor), and the subfloor space under the home is enclosed, then the home requires a ground moisture barrier

*Extract(s) from www.tenancy.govt.nz/healthy-homes

Overall Results: **Meets Required Standard**

Weather condition on day of assessment	Fine
Ground Moisture Barrier	
Ground Moisture Barrier Meets Standard	Exempt - See Comments
Installed but Remedial Work Required	NA
Comments	This house has a slatted side subfloor which allows airflow though the subfloor space and is therefore exempt.
Rainwater Spouting	
Rainwater Spouting Overall Result	
Rainwater Spouting present and undamaged	Yes
Damaged - Action Required	None
Rainwater Spouting Clear of obstructions	Yes
Clear obstructions - Action required	None
Rainwater Spouting connected to outfall	Yes
Outfall Action Required	None
Comments	All guttering and downpipes were all in good condition at the time of this assessment .
Ground Water Observations	
Land Profile	Flat
Land Condition	Dry
Drainage	No Observed or obvious drainage issues
Overall Result	
Overall Result	Meets Required Standard

Comments

Underfloor exempt from moisture Barrier sheet because of slatted sides and guttering and down pipes were in good condition at the time of this assessment.

Draught Stopping Results

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*

Further guidance information is being developed that explains how landlords and tenants can assess if a gap that causes a draught is unreasonable. This will be available on this page shortly* as of September 2019

*Extract(s) from www.tenancy.govt.nz/healthy-homes

Overall Results: **Meets Required Standard**

Open Fire

Number of Open Fires Present	No Open Fires
Open Fire(s) Blocked	No Open Fires
Action Required	None

Overall Result

Overall Result	Meets Required Standard
Comments	There are several gaps on windows and some doors throughout this house that need some attention to stop draughts and bring up to the Healthy Homes Standard All draught stopping has been remedied and meets required HH standard.

Room Results

1. Lounge, kitchen,dinner

Room is free from unintentional and unreasonable gaps or holes in the building elements that allow draughts in. No

Comments	There are several gaps on all windows and back door when in the closed position that would allow draughts .
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2. Kitchen ventilation,.

Room is free from unintentional and unreasonable gaps or holes in the building elements that allow draughts in. No

Comments	See comments for lounge, kitchen and diner
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3. Hallway

Room is free from unintentional and unreasonable gaps or holes in the building elements that allow draughts in. Yes

Comments

4. Bedroom 1 anti clockwise

Room is free from unintentional and unreasonable gaps or holes in the building elements that allow draughts in. No

Comments

There are several gaps on all windows when in the closed position that would allow draughts in.

5. Bedroom 2 anti clockwise

Room is free from unintentional and unreasonable gaps or holes in the building elements that allow draughts in. Yes

Comments

The windows in this bedroom were free of draught gaps at the time of this assessment .

6. Bedroom 3 anti clockwise

Room is free from unintentional and unreasonable gaps or holes in the building elements that allow draughts in. No

Comments

There are several gaps on all windows when in the closed position that would allow draughts in.

7. Bathroom

Room is free from unintentional and unreasonable gaps or holes in the building elements that allow draughts in. No

Comments

There are several gaps on all windows when in the closed position that would allow draughts in.

Smoke Alarm Results

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.*

*Extract(s) from www.tenancy.govt.nz/healthy-homes

Overall Results: **Meets Required Standard**

Main Dwelling

Smoke Alarms in Correct Areas	Yes - Working Smoke Alarms in Correct Area
Action Required	Needs to fit smoke alarm. None present at the time of this assessment. Smoke alarm has been installed at the beginning of new tenancy and is now HH compliant.
Sleep Out or Self Contained Caravan Present	No

Sleepout-/Self Contained Caravan

One working smoke alarm present

Overall Result

Overall Result	Meets Required Standard
Comments	No smoke alarms. Now meets HH Requirements, Smoke alarm installed at beginning of new tenancy.

Documents to be retained by landlord

Extracts from Residential Tenancies (Healthy Homes Standards) Regulations 2019

Subpart 2—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).

End of extract

Further definitions continue on this topic in the regulations

Report Scope and Warranties

- This report has been created to assess the current status of the property against the Healthy Homes Standards.
- The report is completed based on visual, non invasive inspection on one particular day.
- 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 rain can be helpful, or alternatively, speak to tenants to see if they have observed any issues during wet weather
- 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 woodburner 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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