

# Residential Tenancies (Healthy Homes Standards) Regulations 2019 Report



3 Goddard Lane, Havelock North

Inspection prepared for: Gareth Evans  
Date of Inspection: 14/2/2022 Time: 1:00 PM  
Age of Home: 1950's Size: 86m2  
Weather: Cloudy - 17°C  
Order ID: 1304/22

Inspector: John Potgieter

Email: [john.potgieter@abuyerschoice.com](mailto:john.potgieter@abuyerschoice.com)



# Report Inspection Summary

## 1. Report Scope

The Residential Tenancies (Healthy Homes Standards) Regulations 2019 became law on the 1st of July 2019.

This report is designed to inspect and report on all of the requirements that by law, a rental property must meet. This includes usually habited out-buildings, sleepout studio and caravans.

Report inspection Summary:

- Smoke Alarms
- Insulation
- Moisture Ingress and Drainage
- Ventilation
- Draft Stopping

Comply:

YES  
YES  
YES  
YES  
YES

## House interior rooms

### 1. Locations

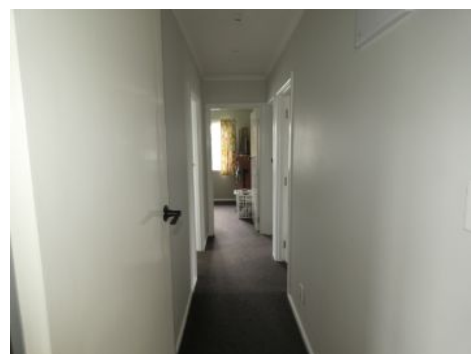
- House interior areas.



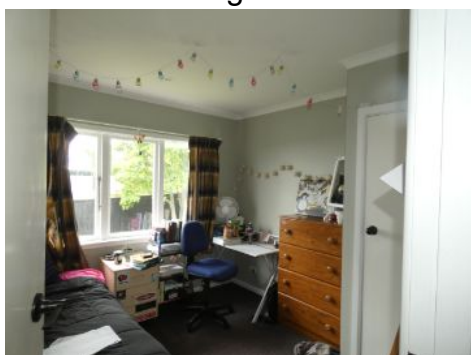
Living area



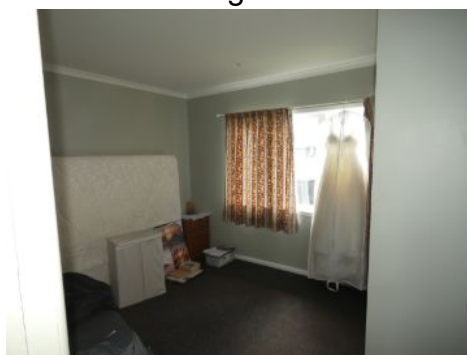
Living area



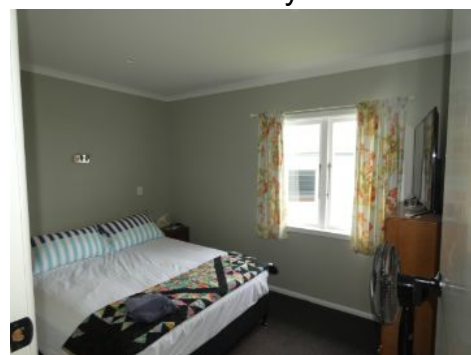
Hallway



1st Bedroom



2 Bedroom



3rd Bedroom



Bathroom



Kitchen

## Smoke Alarms

### 1. Locations

- Located in home in appropriate areas.

## Type

### 1. Type

Photoelectric

## Functioning

### 1. Functioning

Yes

## Ceiling Insulation

### 1. Location

Access area to Ceiling insulation in the hallway.

### 2. Type

- Blanket type.



### 3. Coverage

- Satisfactory



#### 4. Thickness or R Value

- 130mm approx.

#### 5. Condition

- Appears satisfactory

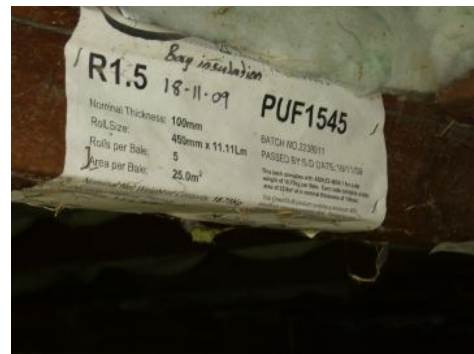
#### 6. Exempt Areas

None

## Underfloor Insulation

#### 1. Type

- Blanket Underfloor Insulation.



#### 2. Coverage

- Satisfactory



#### 3. Thickness or R Value

- R1.5
- 100mm



**4. Condition**

Observations:

- Satisfactory condition

**5. Exempt Areas**

No.

## Moisture Ingress and Drainage

### Gutters

**1. Position**

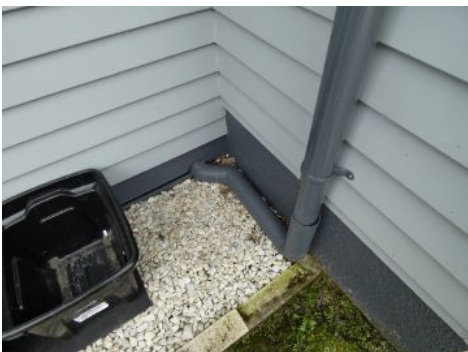
- Gutter positions - satisfactory.



### Downpipes

**1. Connection to Stormwater**

- Downpipes - satisfactory.



## Connection to Stormwater

### 1. Connection to Stormwater

- Satisfactory.

## Signs of Ponding

### 1. Signs of Ponding

- No signs of ponding observed - dry at time.

## Waterflow Towards the House

### 1. Waterflow Towards the House

- No



## Crawl space

### 1. Enclosed Sub-floor

- Access at rear of house.



## Moisture Barrier

### 1. Type

- Present.



## 2. Coverage

- Good coverage

## 3. Condition

- Satisfactory

## 4. Exempt Areas

- No.

# Ventilation

## 1. Room Ventilation

Observations:

- Qualifying windows or doors – at least 5% of floor area for each habitable space.
- Doors and windows open and close satisfactory.



# Kitchen Extraction

**1. Type**

- Rangehood

**2. Size**

- Approx 600mm wide unit.

**3. Venting Outside**

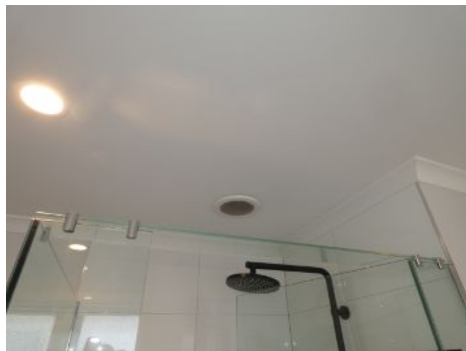
- Present - soffit area.



## Bathroom

**1. Type**

- Mechanical Extractor present and functional.

**2. Size**

- 120mm approx.

**3. Venting Outside**

- Present - soffit area.





## Heating

### 1. Type

- Heatpumps - functional.
- Bathroom under floor heating system present - not tested.
- Qualifies - YES - required heating according to calculations is approximately 3.00Kw.



### 2. Capacity

- Heating - 6.00 kW.
- Cooling 5.00 kW.



## Draft Stopping

### 1. Draft Stopping

- There is no open or closed off fireplace
- No Gaps and holes present.

## Assessor Statement

**1. Assessor Statement**

The information contained in the report is true and correct as at the date of inspection. All reasonable effort has been made to obtain the relevant information in relation to the requirements of the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Signed by:

John Potgieter - Inspector

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