

HEALTHY HOMES REPORT



4/3 McAndrew Street, Kihikihi,

Inspection Prepared for: Stuart Parker Holdings Ltd

Date of Inspection: 2-8-2024 Time: 11:30 AM

Age of Home: Size: 0 m2

Weather:

Order ID: 1654

Inspector: Paul Overwater

QSPlus 

Advice You Can Depend On



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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.



Summary

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Heating Compliance

The heating standard requires landlords to provide one or more fixed heater(s) that can directly heat the main living room of every rental property to at least 18degC. It must be an acceptable type of heater and also needs to meet a required heating capacity. We recorded in the above spaces all of the ceiling, wall and floor measurements, identified areas that are either internal or external and also measured any windows (single or double glazed), skylights (single or double glazed), door pane and cat door to these measurable areas.

For more information:

<https://www.tenancy.govt.nz/assets/Uploads/Tenancy/heating-guide.pdf>



Heating Assessment

1. Heating Assessment

Observations:

- The current heating requirements based on the Healthy Homes Website recommendations is: 4.5kw

- Heater Capacity: 6.0KW
- [Type of heating:](#)
- Heatpump - Wall mounted.
- Location: Living room

• Result of assessment - PASS



6.0KW

Natural Ventilation:

The following habitable spaces have had the ratio of openable window space to floor measured. Any windows that have less than 5% openable windows are not compliant under the Healthy Homes Standards. Any rooms that are marked "remedial required" have enough windows that can be opened to meet the HHS, but need work to make the windows openable and/or remain in a fixed open position.

For more information:

<https://tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-ventilation.pdf>



Ventilation Assessment

1. Ventilation Assessment

Observations:

- **Result of assessment - PASS**



Kitchen



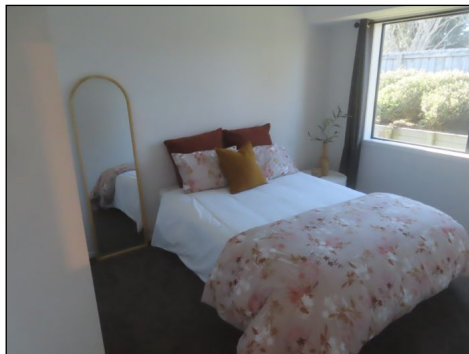
Kitchen



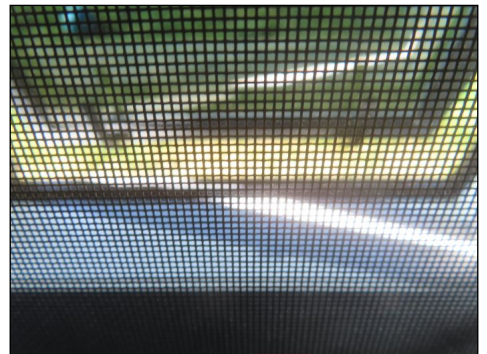
Living Room



Living Room



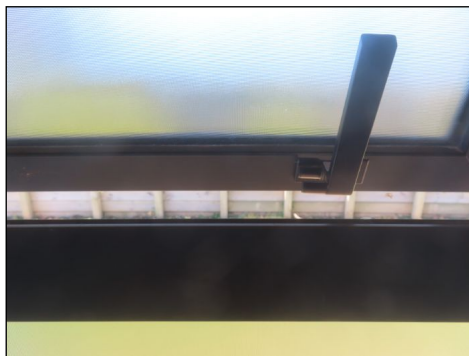
Bed 1



Bed 1



Toilet



Toilet



Bathroom

Ventilation Assessment (continued)



Bathroom



Bed 2



Bed 2



Bed 3



Bed 3



Bed 4



Bed 4



Ensuite



Ensuite

Insulation requirements:

Existing ceiling insulation minimum requirements of R2.9 or 120mm or within 70% of its original nominated thickness (even if it is below 120mm) if able to be proved.
Existing underfloor insulation minimum requirements of R1.3 or to be in reasonable condition.

FOIL insulation to subfloor:

Repair or Installation of Foil Insulation is Banned

DANGER WARNING: Foil insulation poses a serious danger to your safety as it may conduct electricity from live wires. You should turn off mains power at your premises before inspecting foil insulation and/or consult a qualified professional insulation expert.

Due to the danger posed by foil insulation, installation or repair of it is now banned. This means that landlords are now prohibited from:

Installing new Foil Insulation - landlords cannot install new foil insulation.

Replacing or Repairing Foil Insulation - landlords cannot repair foil insulation that does not meet the new requirements - if the foil insulation is not in reasonable condition and does not have a high enough R-value, then it must not be repaired or replaced with foil insulation. It must be replaced with non-foil insulation.

You may only continue to use foil insulation if it was installed before 1 July 2016 **and** it is in reasonable condition **and** meets the R-value requirements.

FOR LANDLORDS ref EECA website:

For more information:

<https://tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-draught-insulation.pdf>.

Ceiling Insulation

1. Insulation Properties

Materials: R value (based on thickness - Approx) - R2.9. (Approx 125mm)

Observations:

- **Result of assessment - PASS.**



Floor Insulation

1. Insulation Properties

Observations:

- **Result of assessment - EXEMPT (Concrete floor).**

Smoke Alarms

The New Zealand Building Code requires a house to be fitted with a working smoke detector on each level if a multi levelled house. There must also be a working smoke detector in every sleeping space or within 3.0m of every sleeping space. Smoke alarms must be listed or approved by a recognised authority as complying with at least one of the following standards: UL 217, ULC S531, AS 3786 and BS 5446 Part 1. Smoke alarms must be located on the escape routes on all levels within the house and be located in areas where people sleep, either in every sleeping area or within three metres of every bedroom door. The alarms must be audible to sleeping occupants on the other side of the closed door. Smoke alarms are to be installed on or near the ceiling, in accordance with the manufacturer's instructions.



Smoke Alarms

1. Smoke Alarms

Observations:

- Hallway x 2
- Kitchen

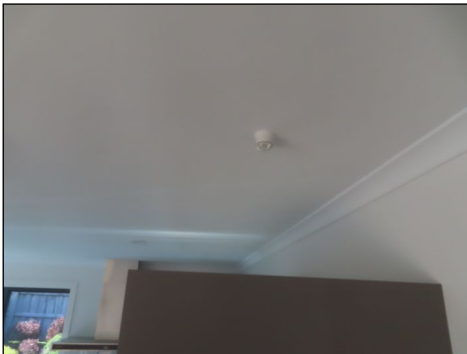
• **Result of assessment - PASS.**



Hallway



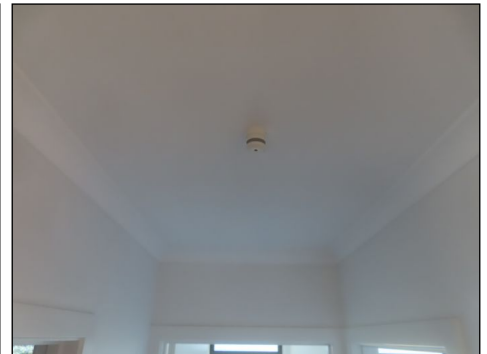
Expiry date - 2030



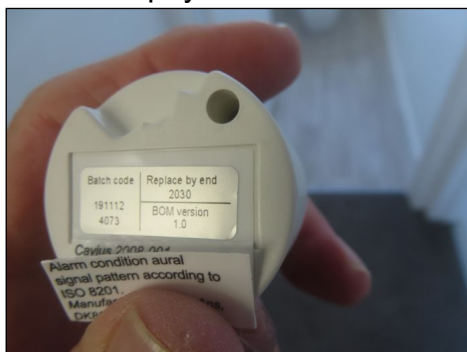
Kitchen



Expiry date - 2030



Hallway



Expiry date - 2030

Kitchen and Bathroom Extraction system Requirements

KITCHEN

Installed From 1st July 2019: The fan and all exhaust ducting must have a diameter of at least 150mm OR the fan and all exhaust ducting must have an exhaust capacity of at least 50 litres per second. The Fan must vent extracted air to the outdoors.

Installed before 1 July 2019: No minimum size or performance requirements but fans must be in good working order and ventilate to the outdoors. This means that the range hood or extractor fan must not vent back into the kitchen, roof space or other space. Any ducting must be connected, intact (i.e. without tears or holes) and installed so that extracted air can flow freely through it (e.g. no unnecessary kinks or compressionss). Any grills or filters must be unclogged.

BATHROOM

Bathroom has an existing external connected extractor fan that is in working order. If it is installed after 1-7-2019 it needs at least 25L/s or have 120mm exhaust ducting. (Property owner to provide proof of install date and spec.)



Bathroom Extraction

1. Bathroom Extraction

Observations:

- TYPE AND SIZE:
- 120-150mm

- **Result of assessment - PASS.**



Ensuite Extraction

1. Ensuite Extraction

Observations:

- TYPE AND SIZE:
- 120-150mm

- **Result of assessment - PASS.**





Kitchen Extraction

1. Kitchen Extraction

Observations:

- TYPE AND SIZE:
- Rangehood - venting to exterior of dwelling

- **Result of assessment - PASS.**



Draught Stopping

The full extent of the gaps can be difficult to visually assess with furniture or household goods blocking or occupying areas that are difficult to move. The report on draught air gap is based on the condition at the time of observation. This is a visual observation only where possible.

The following area of intended gaps are omitted from our inspection and are allowed under HHS:

- * Trickle vents - some modern windows have small vents to let fresh air trickle in
- * Key holes
- * Built in openings for the drainage of condensation from windows and door joinery
- * Wall vents which let small amounts of fresh air into rooms
- * Ventilation devices including extractor fans
- * Gaps or holes needed for the safe operation of devices such as chimneys or flues for heating devices or certain recessed lights
- * Openings in power sockets that enable a device to be plugged in
- * Vents or drainage openings in the outside cladding of external walls, roof , soffit/eaves or in the perimeter walls of a subfloor space

For more information:

<https://tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-draught-stopping.pdf>

Draft Stopping

1. Draft Stopping

Observations:

- RECOMMENDATION: Large gap under internal garage door which requires a draft stop to comply with HH draft prevention.

- **Result of assessment - PASS.**



Internal door between garage and dwelling

Moisture Barrier and Drainage

Rental properties must have efficient drainage for the removal of storm water, surface water and ground water.

Ground moisture barrier:

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.

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 by one or more of the following:

- › a masonry foundation wall
- › fibre cement sheets, timber skirting, or other cladding
- › other parts of the building or any adjoining structure(s)
- › any other permanent or semi-permanent structure that significantly obstructs airflow
- › rock, soil, or other similar material.

Even where vents are built into the subfloor perimeter walls, airflow into and out of the space is usually significantly obstructed, and a ground moisture barrier is required.

If your subfloor has perimeter cladding such as baseboards, you should ensure there is a minimum 20mm gap between each board, and also ensure the gap runs along the entire length of each board of the entire subfloor perimeter. At least two continuous gaps are recommended around the perimeter of a subfloor for adequate airflow. Cladding such as trellis does not significantly obstruct airflow.

If a property has adequate ventilation but still experiences a damp subfloor due to naturally occurring water sources, a ground moisture barrier is recommended to reduce moisture entering the home.

Moisture can be a large source of dampness in a home. This dampness can lead to poor health outcomes for tenants and can be destructive to the quality of a house.

For more information:

<https://www.tenancy.govt.nz/healthy-homes/moisture-and-drainage-standard/>



Moisture Barrier and Drainage

1. Moisture Barrier

Observations:

- **Result of assessment - EXEMPT (Concrete Floor).**

2. Ground Surface Water Drainage

- **Result of assessment - PASS.**

Downpipes and Gutters

The functionality of guttering, downpipes and drainage can be difficult to visually assess during dry weather or light rain. This report on drainage system is based on the condition at the time of observation. This is a visual observation only with no further testing tools or equipment.

We check around the house and in the subfloor space that there are:

- ›no leaking water pipes, gully traps or waste pipes
- ›no downpipes discharging rainwater under the floor or onto the ground adjacent to the house
- ›no leaks from wet areas inside the house
- ›no surface water from surrounding ground, paths or driveways flowing under the building
- ›no water rising up through damaged brick, concrete masonry or concrete foundations, or concrete floors

The drainage system must ensure the rental home, including the land that it sits on, is not subject to periodic flooding during or after normal rain.

When assessing your property to see if it complies, look for damage to your existing drainage systems or any need for maintenance to keep it all working properly. In particular, you may wish to look for the following specific things.

For gutters and downpipes we check that:

- ›appropriate gutters are present to carry away water and prevent any build-up of storm water, surface water or ground water
- ›all gutters are connected to a downpipe (directly or via another connected gutter)
- ›all gutters and downpipes are of sufficient size to not overflow during normal rainfall
- ›gutters have sufficient fall for water to flow into the connected downpipe (no stagnant water)
- ›gutters and downpipes are intact (not broken, corroded or with pieces missing) and fixed well to the home (not loose)
- ›gutters and downpipes are not obstructed or blocked (with leaf matter or other debris).
- ›all downpipes direct water to an appropriate outfall.

A rental property must efficiently drain storm water, surface water and ground water to an appropriate outfall.

For more Information:

<https://tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-moisture-ingress-drainage.pdf>



Gutters and Downpipes

1. Gutters

- Result of assessment - PASS



2. Downpipes

- Result of assessment - PASS



Final Comments

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.

The report is based on our observations and measurements on the day of our site assessment. The assessment is limited to a visual inspection only of the components required by the HHS, which the Inspector has reasonable access to and which is in their clear and unobstructed line of site. Excluded from inspection are any areas of the premises, which cannot be visually inspected due to concealment or obstructions. Any changes to the site after our visit may affect this report.

Please read this report carefully. Any suggestion or recommendations contained in the report are suggestions only and it should be the responsibility of the person or persons carrying out the work to ensure the most appropriate remedy is carried out in conjunction with any further discoveries, warranty's, and any necessary local authority consents obtained prior to proceeding with remedial work.

Landlord/Property manager confirms that the following general exemption rules do not apply to this property. If it does, this report only becomes valid from the date of the exemption period.

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.

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.

QPlus does not accept responsibility or liability for damage caused or attributable to the nature and condition of the construction of the property.

Signed by:

Your Inspector
Paul Overwater

QPlus Home Assessments and Quantity solutions—
AHIT graduate / Member of InterNACHI
Member Master Inspector Association - Registered Master Inspector



Property Info

1. Persons present

Persons present: No one present

Services available: Electricity was on

2. Building type

Style of building: Family home

Weather at the time of inspection: Fine

3. Occupancy

Occupancy and Access Empty - Unoccupied but furnished.

Contemporary - architect designed

Accessibility: All rooms were accessible.

Heating report

Report Details

This report was generated by
Paul

Address of rental property
**4-3 McAndrew
Street
Kihikihi**

Name of landlord
Stuart Parker

Report was generated on
03 August 2024 11:54am

Landlords should keep this report as a record of compliance. This will help prove a rental home meets the heating requirements of the healthy homes standards.

How to provide this heating requirement

You need 4.5kW of heating capacity to heat your living room

This is the minimum required heating capacity you need to provide in the main living room 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.

Your heating needs to provide this heating capacity with an outdoor temperature of -3°C

Heat pump installers need to know the outdoor temperature to work to. This is because the heating capacity of a heat pump reduces with colder outdoor temperatures. If you live somewhere cold, you may need a particular model of heat pump to give enough heating capacity.

Choose the right type and size of heater

You can provide this heating capacity using one or more heaters. But each heater must meet the requirements in the healthy homes standards.

Your heater(s) must be fixed and not portable. They must each be at least 1.5 kW in heating capacity.

Your heater must not be an open fire or an unflued combustion heater, eg portable LPG bottle heater. If you use a heat pump or an electric heater, it must have a thermostat. You cannot use an electric heater for a required heating capacity over 2.4 kW unless you're 'topping up' existing heating. Smaller 'top up' heaters must meet certain conditions (see below).

The healthy homes standards treat heat pumps differently from other electric heaters. Where the tool refers to an 'electric heater', this means an electric heater that is not a heat pump.

In most cases, the right type of heater will be a larger fixed heating device like a heat pump, wood burner, pellet burner or flued gas heater. In some cases, eg small apartments or some modern, well-insulated homes, a smaller fixed electric heater will be enough. Properties (mainly in Rotorua) which use direct geothermal heating to heat the main living room, that do not have a stated heating capacity also satisfy the heating standard. For more information about different heating options visit the [Gen Less website](#).

You can still use heaters that don't meet these requirements. They won't need to be removed but they can't contribute to the heating capacity you need to meet the healthy homes standards.

Top up existing heating