

Healthy Homes Reinspection Report

Client	Property Owner C- / DPM
Property Address	21 Serpentine Avenue , Dunedin Central, Dunedin, 9016
Date of Revised Report	15/08/2022
Inspection ID	102427

REVISED INSPECTION REPORT

The purpose of this report is to update the previously issued Healthy Homes Inspection Report (Reference 102427) dated 13th July 2021.

This revised report is based on Information subsequently provided to us by the client/landlord/property manager/ other source OR a re-inspection of the property undertaken on 15th August 2022.

Please read this report in conjunction with the previous report dated 13th July 2021.

INSPECTION DETAILS

Kieran Thornton on behalf of KT Inspections Ltd trading as Betta Property Compliance
Admin Office: PO Box 11157, Hastings, 4158
Free Phone: 0800 422 388
info@bettagroup.co.nz

Invalid date
Property Owner C- / DPM
RE: HEALTHY HOMES INSPECTION

Report Requested By	Property Manager
Date of Property Reinspection	15/08/2022
Date of Original Report	13/07/2021
Reference Number	102427
Property Address	21 Serpentine Avenue , Dunedin Central, Dunedin, 9016
Inspector	Kieran Thornton on behalf of KT Inspections Ltd trading as Betta Property Compliance

Methodology

This updated report is based on a re-inspection of the property undertaken on 15th August 2022 / information provided to us and a desktop update of this report based on this information.

Limitations

- Limitations - Every care has been taken in compiling this amended Healthy Homes report to communicate an accurate record of the property's current level of compliance in accordance with the Residential Tenancies (Healthy Homes Standards) Regulations 2019.
- If the property was re-inspected, this Amended Healthy Homes report is a record of what was inspected on the day of the inspection. Compliance aspects of the house can change from time to time.
- Furniture, fixtures and fittings or any chattels in the property including the tenant's personal possessions will not be moved during the course of the inspection. This can make it difficult and at times impossible to make comment on areas of the property. If this is the case, this will be noted in the report.
- If the property was re-inspected, then this report is based on a VISUAL inspection only.
- This report is not a structural, electrical, building, asbestos or methamphetamine report, nor does it focus specifically on any other aspects of the property other than the six standards that make a healthy home (for the avoidance of doubt these are Heating, Insulation, Ventilation, Moisture, Drainage, Draught Stopping).
- The statements contained in this report are prepared solely for the purposes of determining the health of a building. It is not to be interpreted or utilized in any other manner whatsoever (including but not limited to soundness of the structure or defects)
- The report is prepared for the client to whom this report is addressed, and no liability will be accepted for any third party, incorrect use or omission.
- This report is to be read in conjunction with the Betta Property Compliance terms of trade.

Other

- If the property was re-inspected, photographs showing changes in the property since the previous inspection were taken at the time of the re-inspection unless the client expressly requested otherwise.
- Areas that could not be accessed do not form part of this report.

If you have any questions regarding the scope of the inspection, please do not hesitate to call 0800 422 386 to discuss.

Thank you for choosing Betta Property Compliance to undertake your Healthy Homes inspection report.

Kind Regards

Kieran Thornton on behalf of KT Inspections Ltd trading as Betta Property Compliance

AMENDMENTS TO PREVIOUS REPORT

The following changes have been made to the property since our previous report:

HEATING

This section of the report complies as per original report.

INSULATION

This section of the report complies as per original report.

VENTILATION

This section of the report complies as per original report.

DRAUGHTS

This section now complies as I have received photos from the property manager that proves work has been completed. Please see appendix for photos.

DRAINAGE & GUTTERING

This section of the report complies as per original report.

MOISTURE BARRIER

This section of the report complies as per original report.

AMENDED SUMMARY OF COMPLIANCE as at 15th August 2022

Below is a summary of the ratings for each compliance component based on OUR RE-INSPECTION OF THE PROPERTY / THE INFORMATION PROVIDED TO US

HEATING	
	This section of the report complies as per original report.
INSULATION	
	This section of the report complies as per original report.
VENTILATION	
	This section of the report complies as per original report.
DRAUGHTS	
	This section now complies as I have received photos from the property manager that proves work has been completed. Please see appendix for photos.
DRAINAGE & GUTTERING	
	This section of the report complies as per original report.
MOISTURE BARRIER	
	This section of the report complies as per original report.

APPENDIX - DRAUGHTS

Front door.



APPENDIX - DRAUGHTS





HEALTHY HOMES INSPECTION CERTIFICATE

Report Identification Number: 102427

Property Address: 21 Serpentine Avenue , Dunedin Central, Dunedin, 9016

Client Name: Property Owner C-/ DPM

This certifies that the above property has been inspected and meets the compliance requirements of the Residential Tenancies (Healthy Homes Standards) Regulations 2019

Issue Date: 15/08/2022

Expiry Date: 15/08/2025

Signed by the Inspector:
Kieran Thornton



**Please see below for original healthy
homes report completed on 13th July
2021**

Healthy Homes Inspection Report



Client
Property Address
Date of Report
Inspection ID

Property Owner C-/ DPM
21 Serpentine Avenue , Dunedin Central, Dunedin, 9016
13/07/2022
101168

INSPECTION DETAILS

Kieran Thornton on behalf of KT Inspections Ltd trading as Betta Property Compliance

Office: PO Box 11157, Hastings, 4158

Free Phone: 0800 422 388

info@bettagroup.co.nz

Wednesday, 13th July 2022

Property Owner C-/ DPM

RE: HEALTHY HOMES INSPECTION

Inspection date:	13/07/2022
Reference number:	101168
Property address:	21 Serpentine Avenue , Dunedin Central, Dunedin, 9016
Inspector:	Kieran Thornton

Purpose

The purpose of the Healthy Homes report is to establish whether the property complies with the Residential Tenancies (Healthy Homes Standards) Regulations 2019. The inspection report will document what is required to either confirm the PCBU is compliant with the current Healthy Homes regulations or provide enough information for the PCBU to understand what is required to make the property comply.

NOTE: the inspector is completely independent and is acting impartially at all times.

Methodology

The inspector will systematically work their way around the interior and exterior of the property documenting the six key standards of a Healthy Home (Heating, Insulation, Ventilation, Moisture, Drainage, Draught Stopping).

Limitations

- Every care has been taken in carrying out this inspection to communicate an accurate record of the property's current level of compliance with the Residential Tenancies (Healthy Homes Standards) Regulations 2019.
- The inspection is a record of what was inspected on the day of the inspection. Compliance aspects of the house can change from time to time.
- Furniture, fixtures and fittings or any chattels in the property including the tenant's personal possessions will not be moved during the course of the inspection. This can make it difficult and at times impossible to make comment on areas of the property. If this is the case, this will be noted in the report.
- The report is based on a VISUAL inspection only.
- This report is not a structural, electrical, building, asbestos or methamphetamine report, nor does it focus specifically on any other aspects of the property other than the six standards that make a healthy home (for the avoidance of doubt these are Heating, Insulation, Ventilation, Moisture, Drainage, Draught Stopping).
- The statements contained in this report are prepared solely for the purposes of determining the health of a building. It is not to be interpreted or utilized in any other manner whatsoever (including but not limited to soundness of the structure or defects)
- The report is prepared for the client to whom this report is addressed and no liability will be accepted for any third party, incorrect use or omission.
- This report is to be read in conjunction with the Betta Property Compliance terms of trade.

Other

Photographs of the property were taken at the time of the inspection unless the client expressly requested otherwise.

Areas that could not be accessed do not form part of this report.

If you have any questions regarding the scope of the inspection, please do not hesitate to call 0800 422 386 to discuss.

Thank you for choosing Betta Property Compliance to undertake your Healthy Homes inspection report.

Kind Regards

Kieran Thornton on behalf of KT Inspections Ltd trading as Betta Property Compliance

INSPECTION RESULTS INTERPRETATION

Within the report data sheets, the below color rating has been attributed to each of the Healthy Home elements.

Compliance of an element

Color Rating	Rating	Definition
	Complies	The inspector has determined that the Healthy Homes element complies (bymeeting the minimum required standard) with the Residential Tenancies (HealthyHomes Standards) Regulations 2019.
	Does NOT comply	The inspector has determined that the healthy homes element does not meet the minimum required standard of the Residential Tenancies (Healthy Homes Standards) Regulations 2019. Work is required to meet compliance.

Minimum Insulation Requirements

INSULATION MINIMUM VALUES			
Zone 1 and 2		Zone 3	
Ceiling	R2.9	Ceiling	R3.3
Underfloor	R1.3	Underfloor	R1.3

Map of climate zones



Definitions (as per the Residential Tenancies (Healthy Homes Standards) Regulations 2019).

Bathroom:

means a domestic living space in which a bath or shower is installed.

Domestic Living Space

means an interior space of a building that is a space for activities normally associated with domestic living.

Extractor Fan

means an extractor fan that vents extracted air to the outdoors.

Habitable Space

means a domestic living space excluding any bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes-drying room, or other space of a specialised nature occupied neither frequently nor for extended periods.

Kitchen

means a domestic living space in which an indoor cooktop is installed.

Living Room

means a room that consists of, or includes, a habitable space that is for use, or could reasonably be expected to be used for general everyday living, whether as a lounge room, dining room, sitting room, family room, or other similar use.

Room

room means an area within residential premises that

- (a) consists of, or includes, 1 or more habitable spaces; and
- (b) is or can be fully enclosed by the floor, the ceiling, floor-to-ceiling walls, and closeable windows and doors.

Meaning of not reasonably practicable to install

It is not reasonably practicable to install something at any premises or tenancy building if, because of the way the premises or tenancy building is designed or built,

- (a) a professional installer cannot access the relevant area of the premises or tenancy building to install the thing without
 - (i) carrying out substantial building work; or
 - (ii) causing substantial damage to the premises or tenancy building; or
- (b) a professional installer cannot install the thing without creating greater risks to the health or safety of any person than are normally acceptable when something of that kind is being installed by a professional installer; or
- (c) it is otherwise not reasonably practicable for a professional installer to install the thing.

SUMMARY

Below is a summary of the ratings for each compliance component.

HEATING <i>Refer to page 5</i> 	INSULATION <i>Refer to page 7</i> 
VENTILATION <i>Refer to page 10</i> 	DRAUGHTS <i>Refer to page 15</i> 
DRAINAGE & GUTTERING <i>Refer to page 17</i> 	MOISTURE BARRIER <i>Refer to page 20</i> 

HEATING

This section covers the heat source. Only the heat source in the main living area is assessed in this report. The functionality of the heat source was not inspected or commented on, nor was its efficiency. This report only comments on its compliance with the Residential Tenancies (Healthy Homes Standards) Regulations 2019. No heat sources were operated or tested as part of this inspection.

Where any technical knowledge or any specific tools or skills are required, the landlord is generally required to maintain the heating device including cleaning any filters. This comes under their obligation to keep the heater source in good working order. Eg. A flued gas heater must have its fixtures and fittings in good working order to ensure there is not gas leak. Additionally a wood burner must have its flue and chimney in good working order to ensure it is safe to operate. The inspector is unable to ascertain this information from the inspection and this is not reported on within this report.

In order to meet Healthy Homes compliance, gas heaters must be flued.† Approved gas heaters should have a compliance label on the side stating kW or BTU output. †If there is no label, then the landlord or property manager is required to check compliance / engage the services of a gas filter / heating specialist & ascertain safety.

Wood and pellet burners require a building consent for installation or modification and must meet council requirements, plus any National Environmental Standards for Air Quality.† This has been unable to be confirmed by the inspector, therefore this has not been commented on in this report.

Required heating capacity (calculations on Appendix One) are calculated using a custom-built calculator not the online calculator provided for the public. Results may vary slightly from online calculators.

Restrictions:

None.

Heat source type:

Heat pump.



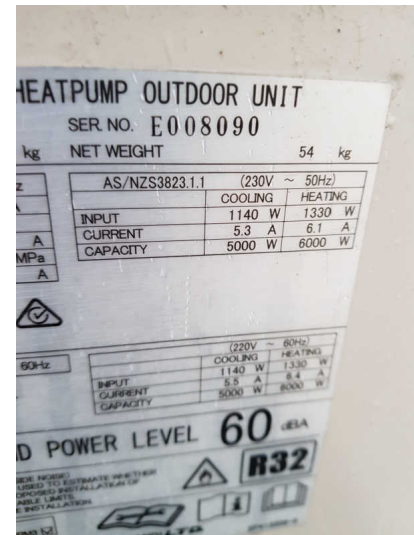
Heat source type:

Electric Heater.



Heat source make: **Daikin.**

Heat source rating/capacity: **6.0kW.**



Required heating capacity (calculations on Appendix One): **4.56kW**

Is the heat source positioned to heat the main living room: **Yes.**

Does the heat source have thermostat: **Yes.**

Heat source condition:

Compliance:



Additional comments: **As per the calculator, the Heating required for the living area is 4.56kW. The current heat source provides 6.0kW, therefore the heating complies with the Healthy Homes Standards.**

Heating requirements as documented in the (as per the Residential Tenancies (Healthy Homes Standards) Regulations 2019)

8(1) The main living room of the premises must be heated by 1 or more qualifying heaters with a total heating capacity of at least the required heating capacity for the main living room.

9(1) A heater is a qualifying heater if

- (a) it is installed as a fixture to the premises; and
 - (b) either
 - (i) the heater (or if it is a fixed heat pump, the indoor unit) is in the living room; or
 - (ii) the heater supplies heat directly into the living room (for example, through a duct or
 - (c) it has a heating capacity of at least 1.5 kW; and
 - (d) if it is an electric heater or a fixed heat pump, it has a thermostat; and
 - (e) it is not an unacceptable heater.
- (2) Each of the following is an unacceptable heater:
- (a) an open fire;
 - (b) an unflued combustion heater;
 - (c) if the required heating capacity for the living room is greater than 2.4 kW, an electric heater.
- (3) In this regulation,
- electric heater means an electric heater that is not a fixed heat pump
 - fixed heat pump means a heat pump that is permanently wired into the premises' electrical system.

INSULATION

This section covers the roof and underfloor spaces. Due to Health & Safety requirements the subfloor and roof space is only inspected from the manholes, and therefore those areas which could not be viewed from the manholes could not be commented on.

Ceiling

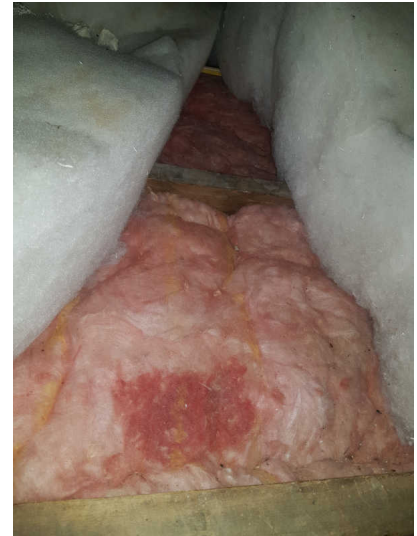
Restrictions:

The roof space inspection was limited. We could not complete a full inspection of the roof space, Our visual inspection was made from the inspection hatch. Only areas visible from the inspection hatch were observed and comments included in this report.

Insulation type:

Fiberglass batts, Polyester.

Polyester topping up batts.



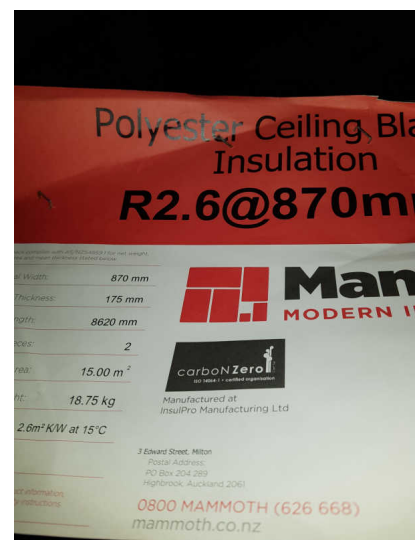
What is the thickness of the insulation: **175mm polyester**

Pack complies with AS/NZS4859.1 for net weight, area and mean thickness stated below.	
nominal Width:	870 mm
nominal Thickness:	175 mm
nominal Length:	8620 mm
Number of Pieces:	2
Total Area:	15.00 m ²
Net Weight:	18.75 kg
Thermal Resistance:	2.6m ² K/W at 15°C
NKET	

What is the thickness of the insulation: 70mm batts



Estimated R-value: R2.6 polyester
R1.6 batts.
Combined R4.2



Insulation condition: Good Condition.

Compliance:



Additional comments: The ceiling insulation complies due to the insulation exceeding the minimum R2.9 / 3.3 rating required for this climate zone.

Underfloor

Restrictions: We were unable to access the sub-floor, There was no access point.

Insulation type: N/A.

What is the thickness of the insulation?: N/A.

Estimated R-value: R0.5.

Insulation condition: N/A.

Compliance:



Additional comments:

This dwelling would be exempt from requiring underfloor insulation due to the "Inaccessible Subfloors" section of the Healthy Homes Standard. Areas of subfloor spaces that are too low to the ground for a professional installer to insulate safely are therefore not required to be insulated until such time as it becomes possible (eg, when replacing floorboards or re-piling)

General

Wall insulation details:	Unknown
Installation date for ceiling:	Unknown
Installation date for underfloor:	Unknown
Installation date for walls:	Unknown

Insulation requirements as documented in the (as per the Residential Tenancies (Healthy Homes Standards) Regulations 2019).

14 Qualifying ceiling insulation

(1) Ceiling insulation is qualifying ceiling insulation if all of the following apply:

- (a) the insulation's R-value, when it was installed, was,
 - (i) if the premises are in zone 1 or zone 2, at least 2.9; or
 - (ii) if the premises are in zone 3, at least 3.3;
- (b) the insulation was installed in accordance with NZS 4246:2016: (located on page 3 of this report)
- (c) the insulation is in a reasonable condition (or better).

(2) If the ceiling insulation for an area of ceiling consists of 2 or more products installed on top of each other, the insulation's R-value for the purposes of subclause (1)(a) is to be determined by

- (a) determining the R-value of each product when it was installed; and
- (b) adding those R-values together

16 Qualifying underfloor insulation

(1) Underfloor insulation is qualifying underfloor insulation if all of the following apply:

- (a) the insulation's R-value, when it was installed, was at least 1.3;
- (b) the insulation was installed in accordance with NZS 4246:2016: (located on page 3 of this report)
- (c) the insulation is in a reasonable condition (or better).

(2) If the underfloor insulation for an area of floor consists of 2 or more products installed on top of each other, the insulation's R-value for the purposes of subclause (1)(a) is to be determined by

- (a) determining the R-value of each product when it was installed; and
- (b) adding those R-values together

18 Determining whether insulation is in reasonable condition

(1) In determining whether insulation is in reasonable condition (or better), the following matters must be taken into account:

(2) Without limiting subclause (1), ceiling insulation is not in reasonable condition if the minimum thickness of the insulation material is less than 120 mm.

(3) However, subclause (2) does not apply if the landlord proves that

- (a) the insulation's R-value, when it was installed, was the value specified in regulation 14(1)(a)(i) or (ii) (as applicable); and
- (b) the current thickness of the insulation material is 70% or more of its thickness when it was installed (even if its current thickness is less than 120 mm).

In addition

Ceiling insulation installed before 1 July 2016 is exempt from R-Values provided the minimum thickness of the insulation material is at least 120 mm. If records show it was installed post 2016, then it will need to be topped up to meet the R2.9 / R3.3 requirement for this climate zone.

VENTILATION

This section covers the ventilation of each habitable space. This report only comments on its compliance with the Residential Tenancies (Healthy Homes Standards) Regulations 2019. No mechanical ventilation was tested as part of this inspection.

Ventilation

Restrictions:

Kitchen/s

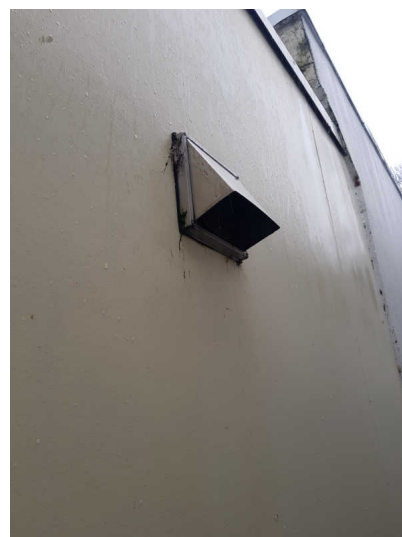
Mechanical Ventilation Type: **Rangehood.**



Mechanical Ventilation Condition: **Good.**

Is the size of the Mechanical Ventilation adequate: **Yes.**

Are all Mechanical Vents ventilating to the exterior: **Yes.**



Compliance:



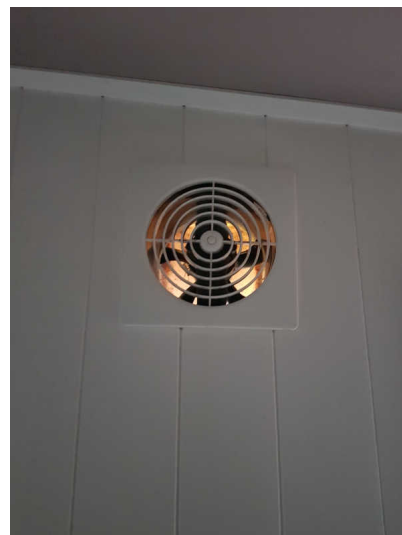
Additional comments:

Kitchen Extractor Complies with Healthy Homes standards, which state that 'kitchen extractor fans installed before 1st July 2019 have no minimum size or performance requirements but fans must be in good working order and ventilate to outdoors'. This extractor appears to comply with these requirements, however if Property Manager/Landlord is aware that the installation took place after 1/7/19 then the ducting will need to comply with the minimum of 150 mm.

Bathroom/s

Mechanical Ventilation Type:

Mechanical Extractor unit.



Mechanical Ventilation Condition:

Good.

Is the size of the Mechanical Ventilation adequate:

Yes.

Are all Mechanical Vents ventilating to the exterior:

Yes.



Compliance:



Additional comments:

Bathroom Extractor Complies with Healthy Homes standards, which state that 'bathroom extractor fans installed before 1st July 2019 have no minimum size or performance requirements but fans must be in good working order and ventilate to outdoors'. This extractor appears to comply with these requirements, however if Property Manager/Landlord is aware that the installation took place after 1/7/19 then the ducting will need to comply with the minimum of 120 mm.

Ensuite

Mechanical Ventilation Type:

Mechanical Ventilation Condition:

Is the size of the Mechanical Ventilation adequate:

Are all Mechanical Vents ventilating to the exterior:

Compliance:



Additional comments:

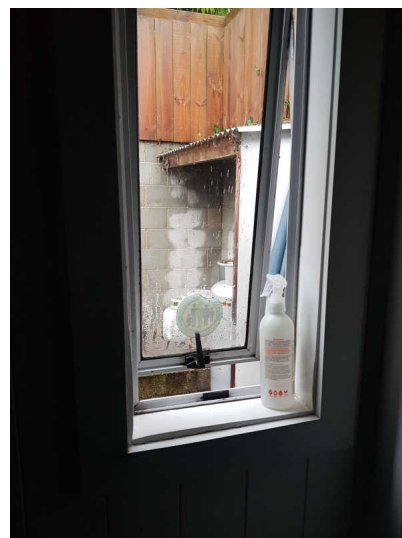
N/A

Windows

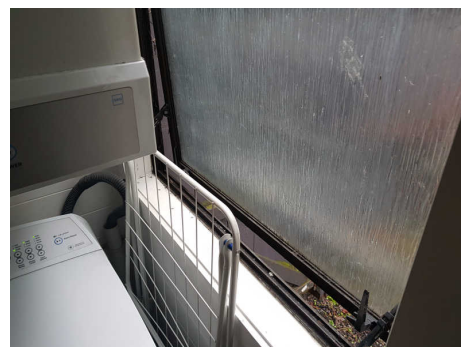
Does the area of the window meet the minimum 5% requirement of floor space in each room: **Yes.**

Is there one opening window or door in each habitable room: **Yes.**

Are all exterior opening windows and doors able to be fixed in position: **Yes. Bathroom**

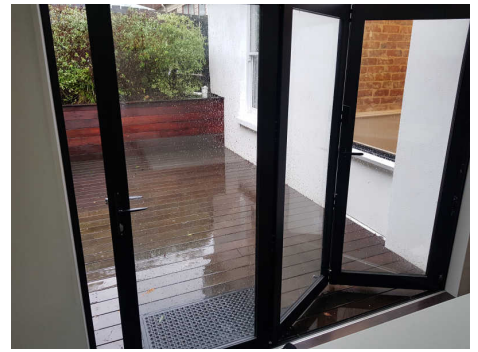


Are all exterior opening windows and doors able to be fixed in position: **Yes. Laundry**



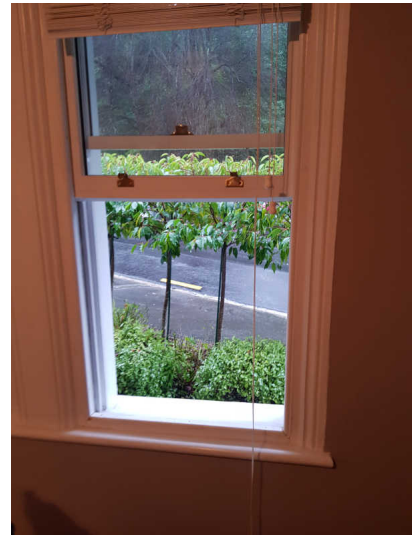
Are all exterior opening windows and doors able to be fixed in position:

Yes. Main living



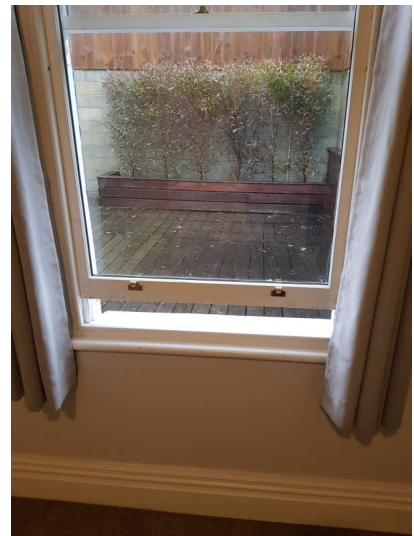
Are all exterior opening windows and doors able to be fixed in position:

Yes. Bedroom 1



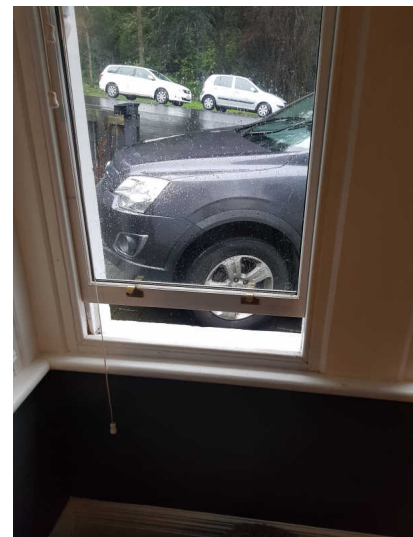
Are all exterior opening windows and doors able to be fixed in position:

Yes. Bedroom 2



Are all exterior opening windows and doors able to be fixed in position:

Yes. Bedroom 3



Compliance:



Additional comments:

The window ventilation section of the Healthy Homes Standards is fully compliant.

Ventilation requirements as documented in the (as per the Residential Tenancies (Healthy Homes Standards) Regulations 2019).

21 Openable windows or external doors

- (1) Each habitable space in the premises must have 1 or more qualifying windows or doors.
- (2) The total openable area of the qualifying windows or doors in the habitable space must be at least 5% of the floor area of the habitable space.
- (3) A window, skylight, or door is a qualifying window or door if it
 - (a) opens to the outdoors; and
 - (b) is designed and built in a way that allows it to remain fixed in the open position during normal occupation of the premises
- (4) The openable area of a qualifying window or door is its net openable area on the internal face of the building element in which it is located.

23 Extractor fans for kitchens and bathrooms

- (1) Each kitchen and bathroom in the premises must have an extractor fan installed in it.
- (2) For a kitchen,
 - (a) the fan and all exhaust ducting must have a diameter of at least 150 mm; or
 - (b) the fan and all exhaust ducting must have an exhaust capacity of at least 50 l/s.
- (3) For a bathroom,
 - (a) the fan and all exhaust ducting must have a diameter of at least 120 mm; or
 - (b) the fan and all exhaust ducting must have an exhaust capacity of at least 25 l/s.

In addition (as per tenancy services release Aug 2019) :

Extractor fans installed BEFORE 1 July 2019: No minimum size or performance requirements but fans must be in good working order and ventilate to outdoors. This means that the range hood or extractor fan must not vent back into the kitchen or bathroom, into a 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 compressions). Any grills or filters must be unclogged.

DRAUGHTS

This section covers the draughts between the interior and exterior of the building. Draughts can vary in severity depending on building movement, and may be affected by thermal expansion. Only major draughts consisting of a gap of over 3mm will be commented on.

Draughts

Restrictions:

None.

Are there any open fires located in the dwelling that are not adequately sealed:

No.

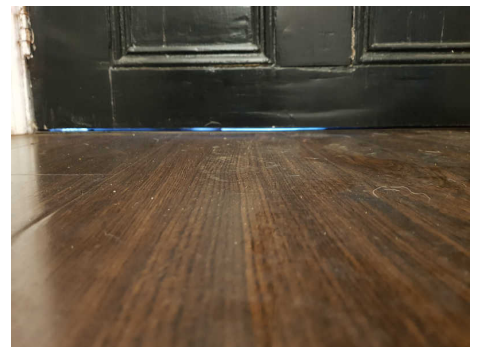
Fire place sealed adequately.



Are there any gaps or cracks larger than 3mm which may cause draughts:

Yes. Front door.

External door flap will need to be lowered.



Compliance:



Additional comments:

Front door will need to be draught proofed in order for compliance.

Draught Stopping requirements as documented in the (as per the Residential Tenancies (Healthy Homes Standards) Regulations 2019).

25 Open fireplaces to be blocked

- (1) If the premises have an open fireplace, it must be closed off, or its chimney must be blocked, in a way that prevents draughts into and out of the premises through the fireplace.
- (2) However, subclause (1) does not apply if
 - (a) the tenant requests in writing that the fireplace be available for use; and
 - (b) the landlord agrees to the request
- (3) If subclause (1) is disapplied under subclause (2), the fireplace and its chimney must be
 - (a) free from gaps or holes that allow draughts into or out of the premises and that are not necessary for the safe and efficient operation of the fireplace; and
 - (b) maintained in good working order.

26 Gaps and holes that allow draughts

- (1) The premises must be free from gaps between, and holes in, building elements that
 - (a) are not intentional parts of the construction of the premises (such as drainage and ventilation openings); and
 - (b) allow draughts into or out of the premises; and
 - (c) are unreasonable.
- (2) In determining whether a gap or hole is unreasonable for the purposes of subclause (1)(c), the following matters may be taken into account:
 - (a) the size and location of the gap or hole;
 - (b) the extent of the draught that is allowed through the gap or hole;
 - (c) if there is more than 1 gap or hole at the premises, the extent of the total draught that is allowed through those gaps and holes;
 - (d) the likely impact that a draught through the gap or hole will have on heat loss from the premises;
 - (e) any other relevant matters, subject to subclause (3).
- (3) In determining whether a gap or hole is unreasonable for the purposes of subclause (1)(c), the age and condition of the premises or tenancy building must not be taken into account.

DRAINAGE & GUTTERING

This section covers site drainage and roof water management. It does not comment on the weathertightness of the property or any water ingress. The report only comments on its compliance with the Residential Tenancies (Healthy Homes Standards) Regulations 2019. Due to the nature of some sites inspection may be limited for both the site drainage and guttering systems due to factors such as planting, elevation and site contour. The efficiency of the drainage or guttering systems where not tested. The systems were visually inspected only.

Restrictions:

Roof was inspected from the ladder, access to the roof was not gained.

Is there any evidence of stormwater pooling/ponding around the site:

Yes. But was raining at the time of inspection. Yes

Do all the roof areas have gutters & downpipes catching the roof water:

Yes.



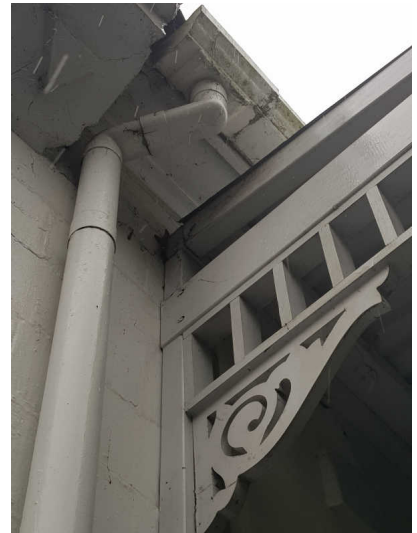
Do all the roof areas have gutters & downpipes catching the roof water:

Yes.



Gutter & Downpipe condition:

Good. All downpipes are in good working condition



Gutter & Downpipe condition: **Good.**



Do the downpipes discharge into a stormwater reticulation system: **Yes.**



Do the downpipes discharge into a stormwater reticulation system: **Yes.**



Compliance:



Additional comments:

Drainage & Guttering Complies with Healthy Homes Standards at the time of inspection.

Drainage System requirements as documented in the (as per the Residential Tenancies (Healthy Homes Standards) Regulations 2019).

27 Tenancy building to have efficient drainage system

- (1) The tenancy building must have a drainage system that efficiently drains storm water, surface water, and ground water to an appropriate outfall.*
- (2) The drainage system must include appropriate gutters, downpipes, and drains for the removal of water from the roof.*

MOISTURE BARRIER

This section covers the moisture barrier in the subfloor. It does not comment on the weathertightness of the property or any water ingress. The report only comments on its compliance with the Residential Tenancies (Healthy Homes Standards) Regulations 2019. Due to Health & Safety requirements the subfloor is only inspected from the manhole, and therefore those areas which could not be viewed from the manholes could not be commented on.

Restrictions:	We were unable to access the moisture barrier, There was no access point.
Is the subfloor enclosed:	Yes.
Is there an adequately installed ground vapour barrier:	N/A.
Is the subfloor ventilated:	Yes.



Compliance:



Additional comments:

This dwelling would be exempt from requiring a moisture barrier due to the "Inaccessible Subfloors" section of the Healthy Homes Standard. Areas of subfloor spaces that are too low to the ground for a professional installer to access safely are not required to have a ground moisture barrier until such a time as it becomes possible (eg, when replacing floorboards or re-piling). Where a subfloor is partially accessible, the accessible areas are required to have a ground moisture barrier.

Drainage System requirements as documented in the (as per the Residential Tenancies (Healthy Homes Standards) Regulations 2019).

28 Suspended floors to have ground moisture barrier

- (1) This regulation applies if
 - (a) the tenancy building has a suspended floor; and
 - (b) the subfloor space is enclosed.
- (2) The tenancy building's subfloor space must
 - (a) have a ground moisture barrier that
 - (i) is made of a material that meets the specifications for an onground vapour barrier set out in section 8 of NZS 4246:2016; and
 - (ii) was installed in accordance with section 8 of NZS 4246:2016; or
 - (b) have an alternative ground moisture barrier that
 - (i) has a vapour flow resistance of at least 50 MN s/g; and
 - (ii) was installed by an appropriate professional installer.
- 3) A subfloor space is enclosed if the airflow into and out of the space is significantly obstructed along at least 50% of the perimeter of the subfloor space by 1 or more of the following:
 - (a) a masonry foundation wall;
 - (b) cement boards, timber skirting, or other cladding;
 - (c) other parts of the building or any adjoining structure;
 - (d) any other permanent or semi-permanent structure that significantly obstructs airflow;
 - (e) rock, soil, or other similar material.

HEATING CALCULATIONS - APPENDIX ONE

The required heating capacity for a living room is to be calculated using the following formula:

$$h = [t + v + (f \times 40)] / 1000$$

Where-

- h is the required heating capacity for the living room (kW)
- t is the transmission heat loss of the living room (W)
- v is the ventilation heat loss of the living room (W)
- f is the area of the floor of the living room (m²)

Calculations:

$$h = 4.56 = [3279.40 + 435.71 + (21.03 \times 40)] / 1000$$

SUMMARY OF COMPLIANCE - APPENDIX TWO

Below is a summary of the ratings for each compliance component.

HEATING	
	As per the calculator, the Heating required for the living area is 4.56kW. The current heat source provides 6.0kW, therefore the heating complies with the Healthy Homes Standards.
INSULATION	
	The ceiling insulation complies due to the insulation exceeding the minimum R2.9 / 3.3 rating required for this climate zone. This dwelling would be exempt from requiring underfloor insulation due to the "Inaccessible Subfloors" section of the Healthy Homes Standard. Areas of subfloor spaces that are too low to the ground for a professional installer to insulate safely are therefore not required to be insulated until such time as it becomes possible (eg, when replacing floorboards or re-piling)
VENTILATION	
	Kitchen Extractor Complies with Healthy Homes standards, which state that 'kitchen extractor fans installed before 1st July 2019 have no minimum size or performance requirements but fans must be in good working order and ventilate to outdoors'. This extractor appears to comply with these requirements, however if Property Manager/Landlord is aware that the installation took place after 1/7/19 then the ducting will need to comply with the minimum of 150 mm. Bathroom Extractor Complies with Healthy Homes standards, which state that 'bathroom extractor fans installed before 1st July 2019 have no minimum size or performance requirements but fans must be in good working order and ventilate to outdoors'. This extractor appears to comply with these requirements, however if Property Manager/Landlord is aware that the installation took place after 1/7/19 then the ducting will need to comply with the minimum of 120 mm. N/A The window ventilation section of the Healthy Homes Standards is fully compliant.
DRAUGHTS	
	Front door will need to be draught proofed in order for compliance.
DRAINAGE & GUTTERING	
	Drainage & Guttering Complies with Healthy Homes Standards at the time of inspection.
MOISTURE BARRIER	
	This dwelling would be exempt from requiring a moisture barrier due to the "Inaccessible Subfloors" section of the Healthy Homes Standard. Areas of subfloor spaces that are too low to the ground for a professional installer to access safely are not required to have a ground moisture barrier until such a time as it becomes possible (eg, when replacing floorboards or re-piling). Where a subfloor is partially accessible, the accessible areas are required to have a ground moisture barrier.