

# HEALTHY HOME STANDARDS ASSESSMENT

**ADDRESS OF TENANCY:** 33 ERIN CRESCENT, MAIREHAU, CHRISTCHURCH, 8013 BUILT 1980

**REPORT DATE:**

**ZONE**

**PREPARED BY**

15 MARCH 2021

Three

Total Home Concepts Ltd

Please note that since this report was prepared, the owners have installed a heat pump, a rangehood, and bathroom extractor fans. They have also replaced the spouting and restored the roof for aesthetic purposes.



Ceiling insulation is Earth Wool Glass Wool that is 195mm thick with a R value of R 4.1. and is installed in the top and bottom stories. Therefore meets the HHS

Wall insulation unknown/not accessible



Notes/Remedial work/Exception;

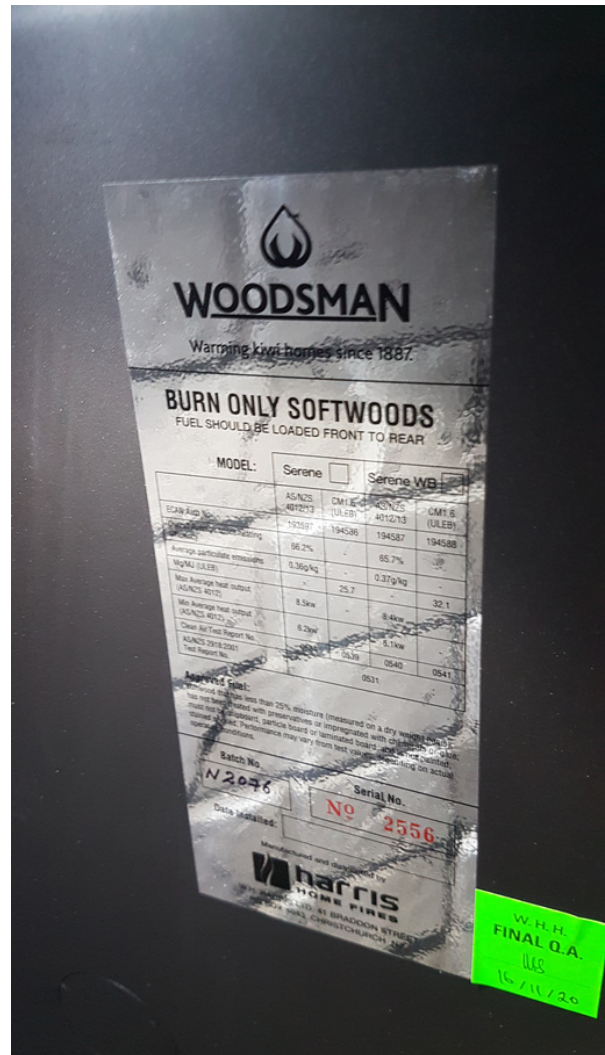
Underfloor is exempt from the HHS . Due to the floor space being concrete

Notes/Remedial work/Exceptions

Exempt



The main heat source is a Woodsman log burner. With a heating capacity of 8.5kw  
The required heating capacity to heat the main living room is 3.4kw. This was achieved using the tenancy services heating tool. Therefore meets the HHS



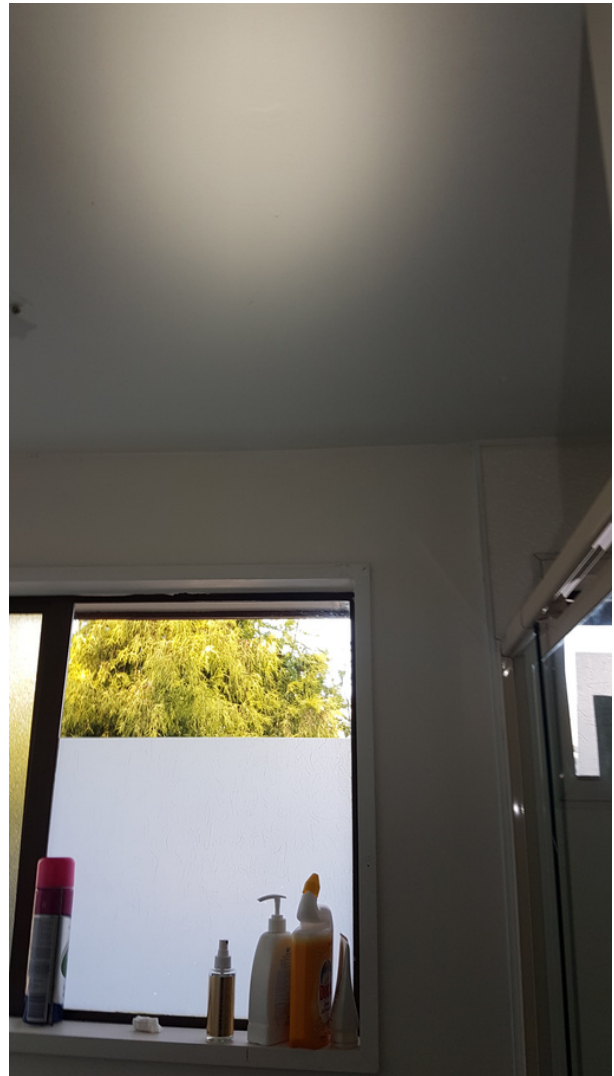
Notes/Remedial work/Exceptions:

Kitchen does not currently have a rangehood/extractor fan . Therefore does not meet the HHS

Bathroom does not currently have an extractor fan. Therefore does not meet the HHS

Ensuite does not currently have an extrator fan. Therefore does not meet the HHS

Windows meet the HHS



#### Notes/Remedial work/Exceptions:

Possible exemptions due to the price being prohibitive to install extractor fans/rangehood seek professional advice/confirmation from an electrician

**DRAUGHT STOPPING****PASS**

There is no open fire place .There is no unreasonable gaps or holes in building elements.  
Therefore meets the HHS

Notes/Remedial work/Exceptions:

**MOISTURE INGRESS AND DRAINAGE****PASS**

The drainage system is in good working order and meets the HHS

Ground moisture barrier is exempt from the HHS. Due to the floor space being concrete



notes/Remedial work/Exception:

N/A

**SMOKE ALARMS****PASS**

Tested and working. One within 3 metres of all bedroom doors

## HEALTHY HOMES REQUIREMENTS

### INSULATION

#### Ceiling Insulation

Requirement: The minimum level of ceiling and underfloor insulation in terms of the new standard must either:  
meet the 2008 Building Code, or for existing ceiling insulation have a minimum thickness of 120mm and be in reasonable condition.

Rental properties with existing insulation between 70 and 120mm thick meet current regulations for mandatory insulation but will have to upgrade their ceiling insulation to meet the 2008 Building Code in order to comply with the Healthy Homes Standards.

Please note that if the Ceiling insulation is not already 120mm thick then the insulation needs to be topped up to the 2008 Building Code level.

#### Wall Insulation

Requirement: Wall Insulation is not a requirement in the Healthy Homes Standards. The Residential Tenancy Act does however require a Statement of Insulation to be included in Tenancy Agreements including Wall Insulation if known.

Wall Insulation cannot be assessed retrospectively and so its presence is unknown based on this inspection.

#### Underfloor Insulation

Requirement: The minimum level of underfloor insulation under the new standard must meet the 2008 Building Code.

In the case of foil insulation, it must be intact, shiny, and unripped.

### HEATING

Requirement: The Healthy Homes Standard for heating requires that the property's main (largest) living room must be heated by 1 or more qualifying heaters in working condition.

The standard also specifies the minimum required heating capacity for the main living room taking into account its

geographic location, size, insulation level and glazing. The level of heating required is designed to enable heating the

main living room to a temperature of 18°C on the coldest day of winter.

The calculation method used is from the Tenancy Services Heating Assessment Tool

A qualifying heating device must:

- 1) Be in working condition.
- 2) Be located in the living room or have ducts/vents to it.
- 3) Be fixed to the home.
- 4) Have a heating capacity of 1.5 kW or more.
- 5) Have a thermostat if it is either a heat pump or an electric heater.
- 6) Not be an open fire, unflued gas heater or other unflued combustion heater.
- 7) For rooms requiring more than 2.4kW of heating, must not be electric (unless a heat pump).

The exception to 7) is if it is a top-up heater for an existing heater installed before July 2019.

## **VENTILATION**

**Requirements for kitchen and bathroom extractors installed PRE July 2019:** No minimum size or performance requirements but fans must be in a good working order and ventilate extracted air to outdoors. This means that the extractor fans and rangehood must not vent extracted air 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 exhaust air can flow freely through it (e.g. no unnecessary kinks or compressions). Any grills or filters must be unclogged.

**Requirements for kitchen and bathroom extractors installed AFTER July 2019:** The fan and all exhaust ducting must either have a diameter of at least 120mm for bathrooms or 150mm for kitchens OR the fan and all exhaust ducting must have an exhaust capacity of at least 25 litres (bathrooms) or 50 litres (kitchens) per second. The fan must vent extracted air to outdoors.

### **Openable Windows**

**Requirements:** must include openable windows or doors in each habitable space that can be fixed open to allow ventilation. The openable area to the outdoors must be at least 5% of the floor area of that space.

It is not a ventilation requirement that windows be free of mould/rot however this may impact on the Moisture Ingress Standard and so should be addressed.

## **DRAUGHT STOPPING**

**Requirement:** 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. 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.

## **MOISTURE INGRESS AND DRAINAGE**

### **Drainage**

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

### **Ground Moisture Barrier**

**Requirement:** Suspended floors with over 50% of the perimeter enclosed must have a moisture barrier installed.

## LIMITATIONS OF THIS REPORT

- 1) This inspection report has been conducted in good faith by Total Home Concepts to support landlord declarations of compliance with the Healthy Homes Standards.
- 2) Every care has been taken in conducting inspections to provide accurate detail on the state of the property on the date on the inspection.
- 3) The inspection was visual in nature and consequently is limited with respect to elements not visible due to furniture, fittings and possessions of the tenants which would not/could not be moved for practical and privacy reasons.
- 4) The information provided is designed to fulfil the information requirements as they were known as of 1 October 2019. Should Tenancy Services change or elaborate on the information they require to be included in new Tenancy Agreements subsequent to 1 October 2019, Total Home Concepts cannot be held responsible for such changed requirements or omissions.
- 5) With respect to drainage requirements, it should be noted that this inspection has not been conducted by a drainage professional but instead includes a visual inspection of drains, gutters and surface water. To supplement this, enquiries of the tenant have been included with respect to drains, pooling of water and overflowing of gutters during the last winter - if they were present.
- 6) This report provides an assessment by Total Home Concepts of the property's compliance with Healthy Homes Standards. Where that assessment requires a subjective consideration of what is reasonable or adequate we have carried out our assessment based on our opinion. Our opinion may differ from a Court or Tribunal.
- 7) Total Home Concepts sole liability for any errors or omissions in this report shall be limited to an amount equal to 50% of the cost actually paid for the report.

Total Home Concepts thanks you for the opportunity to conduct your Healthy Homes Assessment. A Healthy Home is a Healthy life !!!!!