

NATIONWIDE

# ONCORE

INSTALLATION • MAINTENANCE • REPAIRS

## Oncore Healthy Homes Assessment - 2024

24 Apr 2024 / Josh Pendreigh - 79a Bush Rd

Complete

<b>Flagged items</b>	0	<b>Actions</b>	0
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### Property Address

79A Bush Road  
Mosgiel  
Dunedin



Photo 1

### Customer Name

Josh Pendreigh - 79a Bush Rd

### Assessment Date & Time

24 Apr 2024 9:00 AM NZST

### Oncore Franchise

Dunedin

### Assessor's Name

Leo Moore

DEADLINES: From 1st July 2021, private landlords must ensure that all rental homes comply with the Healthy Homes Standards within 120 days of any new or renewed tenancy. By 1st July 2025, all rental homes must comply with the Standards, regardless of when the tenancy began. For properties subject to the new heating formula introduced on May 12th 2022, the heating

compliance date is February 12th 2023.

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**FINES:** Landlords that don't meet their obligations under the Healthy Homes Standards are in breach of the Residential Tenancies Act 1986. They may be liable for exemplary damages of up to \$7,200.

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**ONGOING MAINTENANCE:** If something is installed or provided to meet any of the Healthy Homes Standards, it must be maintained in good working order otherwise replaced in a reasonable timeframe.

Oncore can schedule an annual reinspection to check & certify that everything has been maintained in good working order.

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## INSULATION

Is the ceiling insulation fully compliant with the Healthy Homes Standards?

Fully Compliant

### CEILING INSULATION:

The Healthy Homes insulation standard requires all rental homes to have ceiling insulation consistent with the 2008 building code or, for existing insulation it must be at least 120mm thick. Ceiling insulation that is less than 120mm thick is acceptable if the landlord can prove:

- › the insulation's R-value met the minimum (2.9 or 3.3 depending on the climate zone) when it was installed, and
- › the insulation's thickness has not degraded by more than 30% (compared to when it was installed).

The insulation must also be in reasonable condition.

Fully Compliant

R3.6 Ceiling Insulation installed

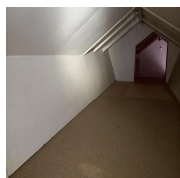


Photo 2



Photo 3



Photo 4

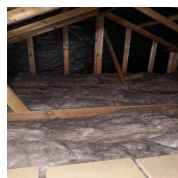


Photo 5



Photo 6

R-value/Thickness in mm:

R3.6

Type of insulation:

Glasswool

Is the insulation in reasonable condition?

Yes

Note:

The ceiling insulation is at least 120mm thick and/or does have an R-value of at least 2.9 (climate zone 1&2) or 3.3 (climate zone 3) and it is also in reasonable condition. See attached photo(s).

Is the underfloor insulation fully compliant with the Healthy Homes Standards?

Fully Compliant

### UNDERFLOOR INSULATION:

Rental properties with suspended floors must have underfloor insulation that had an R-value of at least 1.3 when it was installed.

The insulation must also be in reasonable condition.

Fully Compliant

The property has a concrete slab construction.

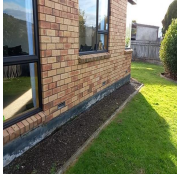


Photo 7



Photo 8

**R-value/Thickness in mm:**

N/A

**Type of insulation:**

N/A

**Is the insulation in reasonable condition?**

N/A

**Note:**

It is impracticable or unsafe to install insulation in the underfloor and the property is therefore exempt from this Healthy Homes requirement. See attached photo(s).

**MOISTURE INGRESS & DRAINAGE**

**Is the drainage and guttering fully compliant with the Healthy Homes Standards?**

Fully Compliant

**DRAINAGE & GUTTERING:**

**A rental property must have a drainage system that:**  
- efficiently drains storm water, surface water and ground water to an appropriate outfall, and  
- includes appropriate gutters, downpipes and drains to remove water from the roof.

Fully Compliant

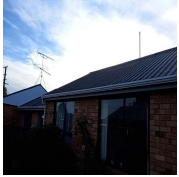


Photo 9



Photo 10

**Are all gutters connected to a downpipe (directly or via another connected gutter)?**

Yes



Photo 11



Photo 12

**Are all gutters and downpipes of sufficient size to not overflow during normal rainfall?**

Yes

**Do gutters have sufficient fall for water to flow into the connected downpipe (no stagnant water)?**

Yes

Rehung gutter, added screws to every bracket as nails were ineffective.

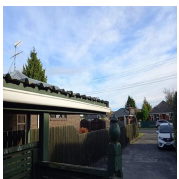


Photo 13



Photo 14

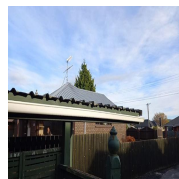


Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22

**Are all gutters and downpipes intact (not broken, corroded or with pieces missing) and fixed well to the home (not loose)?**

Yes

Downpipe repaired.



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28

**Are all gutters and downpipes unobstructed and unblocked (with leaf matter or other debris)?**

Yes



Photo 29



Photo 30

**Do all downpipes direct water to an appropriate outfall?**

Yes



Photo 31



Photo 32



Photo 33



Photo 34

**Note:**

All gutters, down pipes and drains are sufficient for the removal of all storm, surface and ground water. They are all in good working order. See attached photos(s).

**Is the polythene ground moisture barrier fully compliant (or exempt) with the Healthy Homes Standards?**

Fully Compliant

**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 at least 50% enclosed, then the home requires a polythene ground moisture barrier.

Fully Compliant

The property has a concrete slab construction.

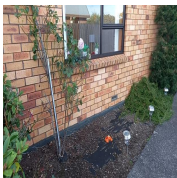


Photo 35

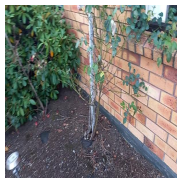


Photo 36



Photo 37

**Does the property have a subfloor space that is at least 50% enclosed?**

No

**Is there an existing polythene ground moisture barrier that is free from significant damage (rips/holes/tears)?**

There is no "enclosed" subfloor space which means the property is exempt from this Healthy Homes requirement.

## DRAUGHT STOPPING

### DRAUGHT STOPPING:

Any unreasonable gaps or holes in walls, ceilings, windows, floors and doors that are not necessary and cause noticeable draughts must be blocked. This includes open fireplaces, unless the tenant has requested in writing that the open fireplace not be blocked and the landlord accepts this request.

Fully Compliant



Photo 38



Photo 39



Photo 40

Kitchen

Kitchen 1

Is the room free of any unreasonable gaps or holes in walls, ceilings, windows, floors and doors that are not necessary and which cause noticeable draughts?

Yes



Photo 41

Are open fireplaces or their chimneys blocked in a way that prevents draughts into and out of the home through the fireplace? Or, have the tenant and landlord agreed in writing that the fireplace doesn't need to be blocked?

N/A

### General Notes:

Lounge/Living Area

Lounge/Living Area 1

Is the room free of any unreasonable gaps or holes in walls, ceilings, windows, floors and doors that are not necessary and which cause noticeable draughts?

Yes

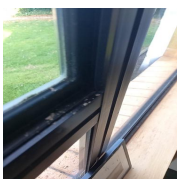


Photo 42

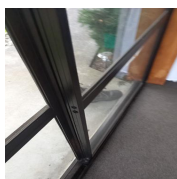


Photo 43

Are open fireplaces or their chimneys blocked in a way that prevents draughts into and out of the home through the fireplace? Or, have the tenant and landlord agreed in writing that the fireplace doesn't need to be blocked?

N/A

**General Notes:**

Bedroom

Bedroom 1

Is the room free of any unreasonable gaps or holes in walls, ceilings, windows, floors and doors that are not necessary and which cause noticeable draughts?

Yes

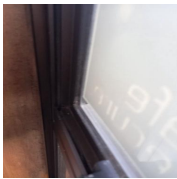


Photo 44

Are open fireplaces or their chimneys blocked in a way that prevents draughts into and out of the home through the fireplace? Or, have the tenant and landlord agreed in writing that the fireplace doesn't need to be blocked?

N/A

**General Notes:**

Bedroom 2

Is the room free of any unreasonable gaps or holes in walls, ceilings, windows, floors and doors that are not necessary and which cause noticeable draughts?

Yes

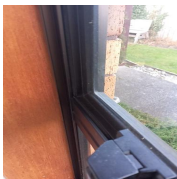


Photo 45

Are open fireplaces or their chimneys blocked in a way that prevents draughts into and out of the home through the fireplace? Or, have the tenant and landlord agreed in writing that the fireplace doesn't need to be blocked?

N/A

**General Notes:**

Hallway

Hallway 1

Is the area free of any unreasonable gaps or holes in walls, ceilings, windows, floors and doors that are not necessary and which cause noticeable draughts?

Yes

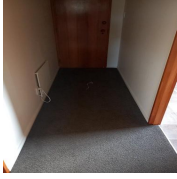


Photo 46

**General Notes:**

Bathroom

Bathroom 1

Is the room free of any unreasonable gaps or holes in walls, ceilings, windows, floors and doors that are not necessary and which cause noticeable draughts?

Yes



Photo 47

**General Notes:**

Separate toilet

Separate toilet 1

Is the room free of any unreasonable gaps or holes in walls, ceilings, windows, floors and doors that are not necessary and which cause noticeable draughts?

Yes



Photo 48

**General Notes:**

Internal garage

Internal garage 1

Is the garage free of any unreasonable gaps or holes in walls, ceilings, windows, floors and doors that are not

Yes

necessary and which cause noticeable draughts?



Photo 49



Photo 50

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**General Notes:**

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## VENTILATION

### VENTILATION:

All kitchens and bathrooms must have a compliant extractor fan that ventilates extracted air to the outdoors.

Alternatively, properties with continuous mechanical ventilation systems that meet certain requirements may also be compliant.

The living room, dining room, kitchen and bedrooms must have one or more windows, doors or skylights that open to the outdoors, allow the flow of air into and out of the property, and can be fixed in an open position. The total 'openable area' must be at least five per cent of the floor area of the room.

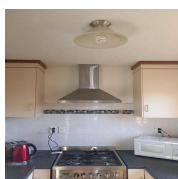


Photo 51

Kitchen

Kitchen 1

Fully Compliant

Are there windows, doors or skylights that open to the outdoors and can be fixed in an open position?

Yes

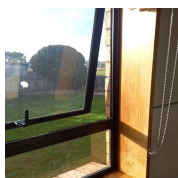


Photo 52

Is the total 'openable area' at least five per cent of the floor area of the room?

Yes

Does the kitchen have a compliant extractor fan that ventilates extracted air to the outdoors? If it was installed AFTER 1 July 2019 does the fan and all exhaust ducting have a diameter of at least 150mm OR an exhaust capacity of at least 50 litres per second?

Or, for a newly built property that first received a building consent on or after 1 November 2019, does it have a mechanical ventilation system that continuously extracts from the kitchen that was part of the original building consent and that continues to meet the requirements of that building consent?

Or, has the property had a continuous mechanical ventilation system installed as part of a retrofit/renovation that meets the following criteria;

Yes

- designed to provide ventilation for multiple rooms; and
- for a kitchen, has an exhaust capacity of at least 12l per second



Photo 53



Photo 54

**General Notes:**

Bathroom

Bathroom 1

**Does the bathroom have a compliant extractor fan that ventilates extracted air to the outdoors? If it was installed AFTER 1 July 2019 does the fan and all exhaust ducting have a diameter of at least 120mm OR an exhaust capacity of at least 25 litres per second?**

**Or, for a newly built property that first received a building consent on or after 1 November 2019, does it have a mechanical ventilation system that continuously extracts from the bathroom that was part of the original building consent and that continues to meet the requirements of that building consent?**

**Or, has the property had a continuous mechanical ventilation system installed as part of a retrofit/renovation that meets the following criteria;**

- designed to provide ventilation for multiple rooms; and
- for a bathroom, has an exhaust capacity of at least 10l per second



Photo 55



Photo 56

Yes

**General Notes:**

Lounge/Living Room

Lounge/Living Room 1

**Are there windows, doors or skylights that open to the outdoors and can be fixed in an open position?**

Yes

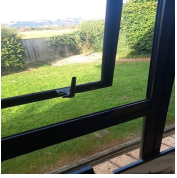


Photo 57

**Is the total 'openable area' at least five per cent of the floor area of the room?**

Yes

**General Notes:**

Bedroom

Bedroom 1

**Are there windows, doors or skylights that open to the outdoors and can be fixed in an open position?**

Yes



Photo 58

**Is the total 'openable area' at least five per cent of the floor area of the room?**

Yes

**General Notes:**

Bedroom 2

**Are there windows, doors or skylights that open to the outdoors and can be fixed in an open position?**

Yes

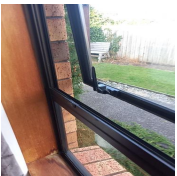


Photo 59

**Is the total 'openable area' at least five per cent of the floor area of the room?**

Yes

**General Notes:**

## HEATING

### HEATING:

The main living room must have one or more fixed heater(s) that can directly heat the area. These must be acceptable types of heaters and they must meet a required minimum heating capacity.

Fully Compliant

Existing Toshiba heat pump has a 4.2kW heating output. There is a 2kW fixed top up heater installed.



Photo 60



Photo 61

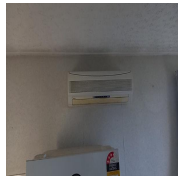


Photo 62



Photo 63



Photo 64



Photo 65

### Main Living Room

Using the Tenancy Services Heating Assesment Tool, state the heating capacity (in kW) required for this room.  
<https://www.tenancy.govt.nz/heating-tool/>

If you need to check when the house was built, you can quickly find out on [www.homes.co.nz](http://www.homes.co.nz)

5.4kW

Alternatively, the customer can use an appropriate specialist to calculate the property's heating needs to heat to, and maintain the living room at 18 degrees C on the coolest day of the year. If there is a suitable report, state the heating capacity (in kW) required for this room.

Is there an approved fixed heating device with the required kW rating that is capable of heating the main living room?

Yes

Note:

The main living room has an approved heating device with the required kW heating rating. See attached photo(s).

Does a new heat pump need to be installed? If yes, please attach a photo of the distribution board.

No

General Notes:

## OTHER REPAIR & MAINTENANCE ISSUES

Is the external cladding free from damage?

Yes



Photo 66



Photo 67

Is the roof cladding free from damage?

Yes



Photo 68

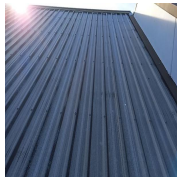


Photo 69

Are the external handrails and balustrades on stairs in safe working order?

N/A

Are all external paths and driveway surfaces free of slippery conditions and moss free?

Yes

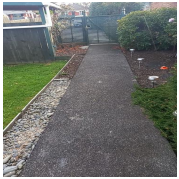


Photo 70

Are all windows clear of vegetation?

Yes



Photo 71

Is the fence in good condition?

Yes

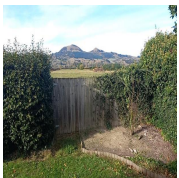


Photo 72

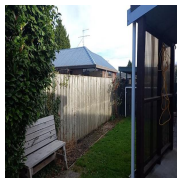


Photo 73



Photo 74

Is the decking in good condition?

N/A

Other general repair & maintenance notes/issues:

## SMOKE ALARMS

Bedrooms

Bedrooms 1

**Is there a working smoke alarm installed in every bedroom or within 3 meters of every bedroom?**

Yes

Replacement due 04/08/2026



Photo 75



Photo 76

### General Notes:

Bedrooms 2

**Is there a working smoke alarm installed in every bedroom or within 3 meters of every bedroom?**

Yes

Replacement due 04/08/2026



Photo 77

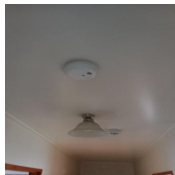


Photo 78

### General Notes:

Every level in the property

Every level in the property 1

**Is there a working smoke alarm installed on every level of the property?**

Yes

Replacement due 04/08/2026



Photo 79

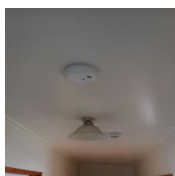


Photo 80

### General Notes:

## DISCLAIMER

### Terms of Service

An inspection carried out in accordance with Residential Tenancies (Healthy Homes Standards) Regulations 2019 is not a warranty against any problems developing after the date of the property report.

#### SECTION 1 - SCOPE OF INSPECTION

The scope of the inspection is limited to a visual inspection of the standard components of the home, which the inspector has reasonable access to and is in the inspector's clear line of sight. The purpose of the inspection is to visually identify compliance with the Residential Tenancies (Healthy Homes Standards) Regulations 2019 ONLY.

#### SECTION 2 - LIMITATIONS OF INSPECTION AND REPORT (GENERAL)

The report is not a guarantee, warranty or any form of insurance, and is not to be used as a substitute for a final walk-through inspection, or a comprehensive building survey. This report is not a technically exhaustive investigation nor is it practicable to identify and itemise every defect or violation of the Residential Tenancies (Healthy Homes standards) Regulations 2019. The purpose of the report is to identify any readily visible items of concern at the time of the inspection. The report assumes that the property as built complies with the building code, and does not investigate or comment on that.

#### This report:

Does not assess or certify that the property or any element of it complies with the Building code (current or at the time the building was constructed). Does not advise on, or cover, zoning ordinance violation, geological stability, soil conditions, structural stability, engineering analysis, termites or other infestations, asbestos, formaldehyde, water or air contaminants of any kind, toxic moulds, rotting (non-visual), electromagnetic radiation, environmental hazards. Does not appraise or assess the property value, or the cost of any repair work, Does not cover detached buildings, sheds, underground condition of pool and spa bodies and related piping, private water systems, septic systems, saunas, specialised electronic controls of any kind, elevators, dumb waiters, water softener and purification systems, solar systems, internal system components, security systems, system adequacy or efficiency, prediction of life expectancy of any items or system, minor and/or cosmetic problems, latent or concealed defects or any items marked as not inspected within the report. Does not cover areas that are concealed, contained, inaccessible, or cannot be seen, due to walls, ceilings, floors, insulation, soil, vegetation, furniture, stored items, systems, appliances. Does not detect or comment on the existence of formaldehyde, lead paint, asbestos, toxic or flammable materials, pest infestation and other health or environmental hazards; Does not investigate any underground drainage or plumbing, playground equipment, vehicles, or any other object, will not be inspected or included in the report. Does not comment on Appliances and spa/pool equipment special cycles or features.

#### SECTION 3 - LIMITATIONS OF INSPECTION AND REPORT (WEATHER-TIGHTNESS)

This report cannot, and does not, provide advice or investigation about whether the property inspected is a leaky home, suffers from toxic mould, rot, or fungal growth, or complies with E2/AS1 of the Building Code. This report is not to be construed as advice about the overall weather-tightness of the property or whether the property is, or is likely to be, stigmatised as a leaky home. The nature of the leaky home problem in New Zealand means: Systemic moisture ingress, or building defects making a building prone to leaking, which would stigmatise a building as a 'leaky home', in many cases can only be detected through a comprehensive building survey including destructive testing and external cladding removal. That is outside the scope of this inspection and report. The presence of risk factors, or areas of elevated moisture readings, identified in this report, are intended to do no more than to alert the customer to issues that might need to be investigated further. They are not to be equated with advice that a property is or is not a leaky home.

The absence of visible risk factors or elevated moisture readings is not intended to (and cannot reliably be taken as) advice that the property is not a leaky home. Roofs will not be accessed as

part of this Residential Tenancies (Healthy Homes Standards) Regulations 2019 inspection.

#### SECTION 4 - REASONABLE ACCESS

Reasonable access is access that is safe, unobstructed and which has a minimum clearance of 450 x 400 mm opening access door that can be safely accessed from a 3.6m ladder and a minimum crawl space of 610 x 610 mm in the ceiling space and 500 x 400mm opening access door and a minimum crawl space of 500mm vertical clearance for the sub floor area. Roofs will not be assessed as part of this Residential Tenancies (Healthy Homes Standards) Regulations 2019 inspection.

#### SECTION 5 – CONFIDENTIALITY AND LIMITATION OF LIABILITY

The contents of the report, or any other work prepared by us is confidential and has been prepared solely for you and shall not be relied upon by any third parties. We accept no responsibility for anything done or not done by any third party in reliance, whether wholly or partially, on any of the contents of the report.

Subject to any statutory provisions, if we become liable to you, for any reason, for any loss, damage, harm or injury in any way connected with the completion of the Inspection and/or report, our liability shall be limited to a sum not exceeding the cost of the Inspection and report. We will not be liable to you for any consequential loss of whatever nature suffered by you or any other person injured and indemnify us in respect of any claims concerning any such loss.

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Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80