Oncore Healthy Homes Assessment - 2024

15 Aug 2024 / Quinovic Riccarton

Complete

Flagged items	0	Actions	0

Property Address	1/48 North Avon Road
Customer Name	Quinovic Riccarton
Assessment Date & Time	15 Aug 2024 11:58 AM NZST
Oncore Franchise	Oncore Christchurch
Assessor's Name	Karan Gosain

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.

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.

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.

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

Photo 1

R-value/Thickness in mm:	120mm
Type of insulation:	Batts
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

Less than minimum clearance needed for install.

Photo 2

R-value/Thickness in mm:	N/A
Type of insulation:	N/A
Is the insulation in reasonable condition?	Yes
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.**  Photo 3	Fully Compliant
Are all gutters connected to a downpipe (directly or via another connected gutter)?	Yes
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
Are all gutters and downpipes intact (not broken, corroded or with pieces missing) and fixed well to the home (not loose)?	Yes
Are all gutters and downpipes unobstructed and unblocked (with leaf matter or other debris)?	Yes
Do all downpipes direct water to an appropriate outfall?	Yes
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

Photo 4

Does the property have a subfloor space that is at least 50% enclosed?	Yes
Is there an existing polythene ground moisture barrier that is free from significant damage (rips/holes/tears)?	It is not reasonably practicable to install a polythene ground moisture barrier 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 5


Photo 6


Photo 7


Photo 8


Photo 9


Photo 10


Photo 11

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.

Fully Compliant


Photo 12


Photo 13


Photo 14


Photo 15

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

Photo 16

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** **Alternatively, the customer can use an appropariate 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.**	3.4kW
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.	N/A
General Notes:	

OTHER REPAIR & MAINTENANCE ISSUES

Is the external cladding free from damage?	Yes
Is the roof cladding free from damage?	Yes
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
Are all windows clear of vegetation?	Yes
Is the fence in good condition?	Yes
Is the decking in good condition?	Yes
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


Photo 17

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


Photo 18

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.

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

NATIONWIDE ONCORE INSTALLATION • MAINTENANCE • REPAIRS

Oncore Healthy Homes Assessment - 2024

13 Sep 2024 / Quinovic Riccarton | Complete

Flagged items	0	Actions	0

Property Address	2/48 North Avon Road, Richmond, Christchurch 8013, New Zealand (-43.5178346, 172.6549913)
Customer Name	Quinovic Riccarton
Assessment Date & Time	13 Sep 2024 7:53 AM NZST
Oncore Franchise	Oncore Christchurch
Assessor's Name	Karan Gosain

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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.**  Photo 1	Fully Compliant
R-value/Thickness in mm:	120mm
Type of insulation:	Batta
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.**  Photo 2	Fully Compliant

R-value/Thickness in mm:	N/A
Type of insulation:	Concrete slab
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 3


Photo 4

Are all gutters connected to a downpipe (directly or via another connected gutter)?	Yes
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
Are all gutters and downpipes intact (not broken, corroded or with pieces missing) and fixed well to the home (not loose)?	Yes
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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).
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Photo 5

Does the property have a subfloor space that is at least 50% enclosed?	Yes
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Fully Compliant


Photo 6


Photo 7

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Photo 8


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Photo 11

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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

Photo 12

Photo 13

Main Living Room

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

The living room has a heat pump with a 4kW capacity.

Photo 14

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.	N/A
General Notes:	

OTHER REPAIR & MAINTENANCE ISSUES

Is the external cladding free from damage?	Yes
Is the roof cladding free from damage?	Yes
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 15

Are all windows clear of vegetation?	Yes
Is the fence in good condition?	Yes

Photo 16

Is the decking in good condition?	N/A
Other general repair & maintenance notes/issues:	

SMOKE ALARMS

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


Photo 17


Photo 18

General Notes:

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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.

Media summary

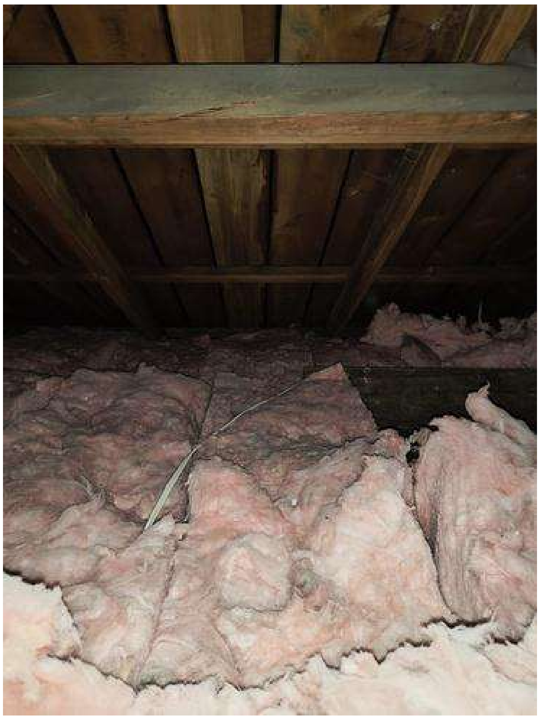

Photo 1

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Photo 16

Photo 17

Photo 18