EnergySmart Rental Assessment

1/15 Mountain View Place, Christchurch

Date of Assessment 8/09/2020 **Ref: 546036**

Assessor Joel Hansen

Summary RTA HH

This home complies with all aspects of both the 2016 Residential Tenancy Act and the Healthy Homes Standards

Ceiling Insulation Assessment RTA HH

The roof is entirely truss style construction. The truss roof area is completely accessible and is therefore required to be insulated. There is some pre-existing fibre glass insulation in the accessible area, which in all places is greater than 120mm deep and therefore meets both RTA and HH requirements.

Exterior Wall Insulation Assessment RTA HH

Exterior walls are exempt from requiring insulation to meet RTA and HH standards, however a statement of insulation is required on the tenancy Agreement. It is not possible to determine with the exterior walls are insulated or not.

Underfloor Insulation Assessment RTA HH

The floor is entirely concrete construction and therefore compliant with RTA and HH requirements as inaccessible spaces are exempt. Ground vapour barrier is not required on concrete pad underfloors.

Smoke Alarm Assessment RTA HH

	Location	Status
Smoke Alarm 1	First Floor Hall 1	Compliant

Smoke alarms are required within 3m of all bedroom doors and need to be in good working order. In multi story dwellings, a smoke alarm is required on each level. Landlords are responsible for installing long-life smoke alarms.

Heating HH

The existing heat pump of 5.8kW capacity, is of sufficient size and of good working order so meets the heating requirements of the Healthy Homes standards. The main living area requires a heating appliance of greater than 5kW capacity in order to meet the heating requirements of the Healthy Homes standards

Extraction Fan Assessment HH

Kitchen	Compliant post 1 July 2019
Bathroom 1	Compliant post 1 July 2019

The kitchen has an extraction fan with ducting diameter of 150mm or greater, or an exhaust capacity of greater than 50 liters per second, that is vented to the outside, and therefore complies with the Healthy Homes Requirements.
Bathroom 1 has an extraction fan with ducting diameter of 120mm or greater, or an exhaust capacity of greater than 25 liters per second, that is vented to the outside, and therefore complies with the Healthy Homes Requirements.

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EnergySmart Rental Assessment
Amended - 546036 - Unit 1, 15 Mountain View Place, Leeston

Openable Windows, Ventilation and Draughts

Bedroom 1	The room is compliant with the ventilation requirements of the Healthy Homes standards
	The room meets the Healthy Homes draught proof requirements of the Healthy Homes standards
Bedroom 2	The room is compliant with the ventilation requirements of the Healthy Homes standards
	The room meets the Healthy Homes draught proof requirements of the Healthy Homes standards
Kitchen	The room is compliant with the ventilation requirements of the Healthy Homes standards
	The room meets the Healthy Homes draught proof requirements of the Healthy Homes standards
Bathroom 1	The room is compliant with the ventilation requirements of the Healthy Homes standards
	The room meets the Healthy Homes draught proof requirements of the Healthy Homes standards
Living Area 1	The room is compliant with the ventilation requirements of the Healthy Homes standards
	The room meets the Healthy Homes draught proof requirements of the Healthy Homes standards

Gutters

	North	South	East	West
Status	Compliant	Compliant	Compliant	Compliant
Are the gutters:				
Missing	No	No	No	No
Rusted through	No	No	No	No
Broken join or gutter	No	No	No	No
To small	No	No	No	No
Insufficient fall	No	No	No	No
Obstructed or blocked	No	No	No	No
Inappropriate outfall	No	No	No	No

HH

Downpipes

	North	South	East	West
Status	Compliant	Compliant	Compliant	Compliant
Are the downpipes:				
Missing	No	No	No	No
Rusted through	No	No	No	No
Broken	No	No	No	No
To small	No	No	No	No
Insufficient fall	No	No	No	No
Obstructed or blocked	No	No	No	No
Inappropriate outfall	No	No	No	No

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Amended - 546036 - Unit 1, 15 Mountain View Place, Leeston

	HH
General Inspection	
Is the property free of leaking pipes, gully traps and waste water pipes	Yes
Is the home free of leaks from wet areas inside the home or from a leaking roof?	Yes
Is the underfloor area free of surface water run off from ground, paths and driveways	Yes
Is the property free water rising through damaged damp proof course or through brick work, concrete and other masonry	Yes

Comments

Fully compliant.

The Company acknowledges the Owner has obligations under the Residential Tenancies Act 1986 (the Act) and the Residential Tenancies (Healthy Homes Standards) Regulations 2019 (the Regulations). The Company will use reasonable professional endeavours to assess the Insulation, Moisture Barrier, Smoke Alarms, Ventilation, Heating, Water Tightness and Air Tightness of the home to the requirements of the Regulations in order to assist the Owner to meet its obligations under the Act.

The company warrants that all aspects of the assessment deemed compliant at time of assessment are compliant with the Regulations at time of assessment. The company indemnifies the Owner for the amount (up to $4000.00) of the actual awarded exemplary damages by the Tenancy Tribunal and paid by the Owner, as a result of the Company assessment being wrong at the date of the assessment. The company shall not be liable for any exemplary damages for aspects of the assessment deemed non-compliant at the time of assessment where the certificate has subsequently been updated to compliant based on information provided by the owner, or any party acting as an agent to the owner.