Manage My Rental
Property Management

Healthy Homes Statement

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EFFICIENTHOMES Healthy Homes Statement

Component:	Comments:
✗ **Heating**	Qualified heating device required in main living area.
✗ **Insulation**	Insulation required to ceiling manhole cover, remedial to underfloor insulation.
✓ **Windows/Doors**	External openings more than 5% of floor space in habitable rooms.
✗ **Ventilation**	Extractor fan that vents to outside required in bathroom.
✗ **Draught Stopping**	Draught proofing required to window in lounge and bedroom 2.
✓ **Moisture Ingress & Drainage**	Premises appear to have an efficient drain system.
✓ **Smoke Alarm**	Qualified smoke alarm within 3 meters of all bedroom doors.

Scope of assessment

This statement is based on the observations and records collected on day of inspection, where there is sufficient access and a clear line of sight, it does not cover areas that are contained, cannot be seen or is inaccessible.

This statement does not certify that the property or any element of it complies with the current or period of construction Building Code.

This statement does not advise if the property is a leaky home, suffers from fungal growth or toxic mould.

The inspection does not investigate any underground drainage/plumbing, electrical, asbestos or on methamphetamine usage/production.

The statement may include comments on: Heating, insulation, ventilation, draught stopping, moisture and drainage as per the Healthy Homes Standards regulation 2019 .

This statement is valid for 2 years.

The main living area must have a fixed heating device that can heat the room to at least 18 degrees, if the heating required is greater than 2.4kW, the heating source may need to be either, a heat pump, flued gas, pellet burner or wood burner.

Heating

Complies with HH Standard: No

Type of heating: N/A

Brand: N/A

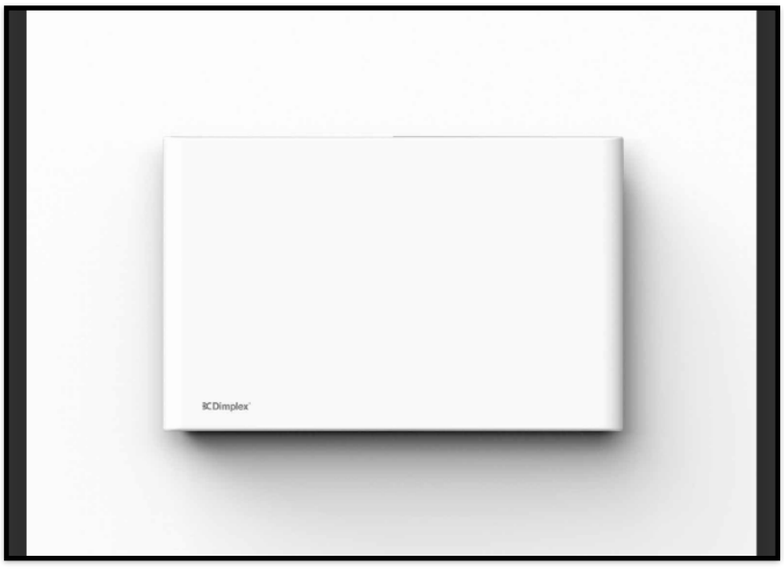
Location: Lounge

Condition: N/A

Notes: Qualified heating required to main living area, ideal size to heat this habitable space is 2.3kW or greater - recommend installing a 2.4kW panel heater similar to examples below.

Ceiling and underfloor well insulated, unknown if external walls are insulated, single glazed windows.

2.3kW was calculated by the size of room (14.61m2) multiplied by the height 2.4m (35.06m3) multiplied by room size factor (65 watts per m3) = 2279 watts or 2.3kW



- 65 watts for older homes and/or a lot of windows.
- 55 watts for newer homes and/or well insulated.
- Heating calculation from Mitsubishi Electric (alternative compliance pathway for heating standard)

The minimal level of insulation must either meet the 2008 Building Code, or for existing insulation, the ceiling insulation needs to be at least 120mm thick and the underfloor insulation with an R value of R1.3.

Ceiling Insulation

Complies with HH Standard: No Insulation name/type: Mixed

Thickness: 120mm + Coverage: Fully insulated Condition: Good

Notes: Manhole cover to also be insulated to comply.

Underfloor Insulation

Complies with HH Standard: No Insulation name/type: Earthwool

Thickness: R1.8 Coverage: Mostly insulated Condition: Good

Notes: Remedial required to loose insulation.

All habitable rooms are required to have 1 or more qualifying external windows or doors where the openable area/s cover at least 5% of floor area to the habitable space.

Openable windows and external doors

Complies with Healthy Homes standards: Yes

Notes: Lounge, kitchen and dining area - 7.3%, master bedroom - 13.5%, office/study/bedroom 2 - 29.9%

An extractor fan that vents to outside required in all rooms that have a bath, shower and indoor cooktop.

Extractor fan kitchen

Complies with HH Standard: Yes Is the ducting 150mm or greater: Yes

Notes: Rangehood appears to be in good working order.

Extractor fan bathroom

Complies with HH Standard: No Is the ducting 120mm or greater: N/A

Notes: Extractor fan that vents to outside required, recommend installing in ceiling, as suggested in right image below.

Any gaps/holes in walls, ceiling, windows, skylights and doors that cause unreasonable draughts, needs to be remedied. This includes any unused open fireplaces.

Draught Stopping

Complies with HH Standard: No

Notes: Attention required to windows unable to close completely, has a gap greater than 3mm and allowing draughts to enter into property in lounge and bedroom 2.

Efficient drainage for the removal of storm water, surface water and ground water required. If the property has an enclosed subfloor, a ground moisture barrier is required to prevent rising dampness.

Moisture barrier

Complies with HH Standard: Yes

Notes: Gap between timber slats greater than 20mm and should provide sufficient ventilation.

Drainage

Complies with HH Standard: Yes

Notes: The premises appears to have an efficient drain system that drains storm water to appropriate outfall. Gutters, downpipes and internal drain pipes in adequate condition, no signs of surface water/pooling around property.

Qualified smoke alarm required within 3m of all bedroom doors and on every floor. Any new/ replaced smoke alarms must be Photoelectric type with a sealed battery and have at least 8 years life.

Smoke alarms

Complies with RTA standards: Yes

Brand & Type: CodeRED Photoelectric

Condition of unit: Operating

Location: Hallway

Battery type: Sealed battery

Replacement date: 2030

All smoke alarms located within the property as detailed above have been tested as per manufactures instructions and in accordance with Australian/NZ standard AS/ NZ 3786 (2014) Smoke Alarms, and installed in accordance with NZS4514, Building Code of New Zealand clause F7 Emergency Warning Systems 3.0,3.3 and AS/NZ 3000-2007 Electrical installations (where smoke alarms are Hird-wired) and Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016.

Healthy Home standards

(As per the Residential Tenancies Regulations 2019)

Heating

There must be a fixed heater(s) that can directly heat the main living room.

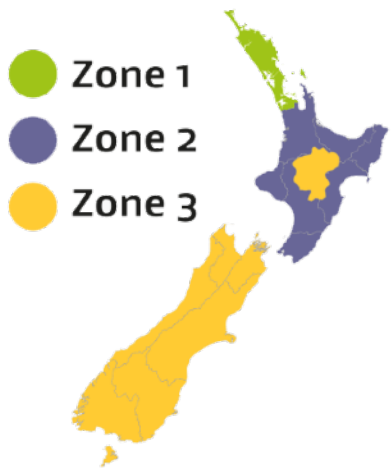
The main living room is the largest room that is used for general, everyday living – for example a lounge, family room or dining room.

The heater must be fixed (not portable). It must be at least 1.5 kW in heating capacity and meet the minimum heating capacity needed for your living room.

The heater must not be an open fire or an unflued combustion heater, eg portable LPG bottle heaters. If you use a heat pump or an electric heater, it must have a thermostat. You can't use an electric heater (except a heat pump) if the required heating capacity for the main living room is over 2.4 kW, unless you're 'topping up' existing qualifying heating that was installed before 1 July 2019.

Insulation

Ceiling and underfloor insulation has been compulsory in all rental homes since 1 July 2019. The healthy homes insulation standard builds on the current regulations and some existing insulation will need to be topped up or replaced.



Zone 1 — ceiling R 2.9, underfloor R 1.3

Zone 2 — ceiling R 2.9, underfloor R 1.3

Zone 3 — ceiling R 3.3, underfloor R 1.3

Insulation requirements are measured by R-value. R-value is a measure of resistance to heat flow. The higher the R-value, the better the insulation.

Existing ceiling insulation that was installed before 1 July 2016 must be at least 120mm thick.

Ventilation  

Mould and dampness caused by poor ventilation is harmful for tenants' health as well as landlords' property. The ventilation standard targets mould and dampness in rental homes.

What is the ventilation standard?

All habitable rooms in a rental property must have at least one window, door or skylight which opens to the outside and can be fixed in the open position.

In each room, the size of the openable windows, doors and skylights together must be at least 5% of the floor area of that room.

Each window door, window or skylight must be openable and must be able to remain fixed in an open position.

Kitchens and bathrooms must have extractor fans

All kitchens and bathrooms must have an extractor fan vented to the outside.

- Kitchens – In any room with a cooktop, new fans or rangehoods installed after 1 July 2019 must have a minimum diameter (including ducting) of 150mm or an exhaust capacity of at least 50 litres per second.
- Bathrooms – In any room with a shower or bath, new fans installed after 1 July 2019 must have a minimum diameter (including ducting) of 120mm or an exhaust capacity of at least 25 litres per second.

Draught Stopping Standard

Landlords must make sure the property doesn’t have unreasonable gaps or holes in walls, ceilings, windows, skylights, floors and doors which cause noticeable draughts. All unused open fireplaces closed off or their chimneys must be blocked to prevent draughts.

Draughts increase the likelihood of lower temperatures in houses, and can make it more expensive for a tenant to heat their home.

Fixing draughts is an easy way to reduce heating bills, and keep rental homes warm and dry.

What is the draught stopping standard?

Landlords must already provide rental properties in a reasonable state of repair.

Under the healthy homes standards, landlords must make sure the premises doesn’t have unreasonable gaps or holes in walls, ceilings, windows, skylights, floors and doors which cause noticeable draughts. Landlords can’t use the age and condition of the house as a reason not to stop gaps or holes.

Doors

If a door has an unreasonable gap causing a noticeable draught, that draught must be stopped. While there is no set maximum gap for doors, the technical guidance document (available on Tenancy Services website) will help landlords and tenants identify when a gap is unreasonable and the resulting draught stopped.

Moisture Ingress & Drainage standards

Rental properties must have efficient drainage for the removal of storm water, surface water and ground water. Rental properties with an enclosed sub-floor space must have a ground moisture barrier.

Moisture can be a large source of dampness in a home. This dampness can lead to poor health outcomes for tenants and can be destructive to the quality of a house.

What is the moisture ingress and drainage standard?

Rental properties must have efficient drainage for the removal of storm water, surface water and ground water, including an appropriate outfall. The drainage system must include gutters, downpipes and drains for the removal of water from the roof.

If the rental property has an enclosed subfloor, a ground moisture barrier must be installed if it is reasonably practicable to do so.

Ground Moisture Barrier

A ground moisture barrier is generally a polythene sheet that can be bought from most building retailers. It can be installed by a house owner or a building professional.

Ground moisture barriers must either:

- be a polythene sheet and installed in accordance with section 8 of New Zealand Standard NZS4246:2016 , or
- have a vapour flow resistance of at least 50MNs/g and be installed by a professional installer.