

# HEALTHY HOME INSPECTION REPORT



027 220 1400 | [trade.tech@xtra.co.nz](mailto:trade.tech@xtra.co.nz)  
[www.tradetechbuildpaint.co.nz](http://www.tradetechbuildpaint.co.nz)

## PROPERTY LOCATION

Street	A/11 Angus St		
Suburb	Sydenham		
City	Christchurch	Post Code	8023
Date of Inspection:	10/06/2022	Report Number:	3198
Requested By:	Jo Hall		



# REPORT SUMMARY



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**THE PROPERTY ASSOCIATED WITH THIS REPORT IS:**  
See Report Section for further information for any non-compliance issues

**NON-COMPLIANT**

Below is a summary of ratings for each compliance component:

COMPLIANT

**HEATING REQUIREMENTS**

COMPLIANT

**INSULATION REQUIREMENTS**

COMPLIANT

**VENTILATION REQUIREMENTS**

NON-COMPLIANT

**MOISTURE INGRESS & DRAINAGE**

Remediated 21/06/2022

NON-COMPLIANT

**DRAUGHT STOPPING**

Remediated 14/06/2022

COMPLIANT

**SMOKE ALARMS**

## SUMMARY INFORMATION

Non compliant  
Spoutings need vegetation removed  
Downpipe riser needs rock removed.  
Draught stopping needs to be completed

Gutters and spouting cleared  
21/06/2022  
Draught stopping completed  
14/06/2022

## INSPECTOR INFORMATION

**Company Name:** Tradetech Build Paint Ltd

**Phone Number:** 027 220 1400

**Inspector Name:** Jason Chapman

**Email Address:** trade.tech@xtra.co.nz

**Date of Inspection** 10/06/2022

**Report Number** 3198

**Requested By** Jo Hall

## PROPERTY LOCATION

**Street** A/11 Angus St

**Suburb** Sydenham

**City** Christchurch

**Post code** 8023

## GENERAL PROPERTY INFORMATION

**Total sqm of dwelling** 133

**No. of bedrooms** 2

**No. of floors (incl basement)** 2

**No. of full bathrooms** 2



## HEATING REQUIREMENTS

## COMPLIANT

All rental properties must have one or more fixed heaters, which can directly heat the main living room to at least 18°C and can maintain this temperature all year round. Certain heating devices that are inefficient, unaffordable or unhealthy will not meet the requirements of this standard. A heating assessment tool is provided at [www.tenancy.govt.nz/heating-tool](http://www.tenancy.govt.nz/heating-tool) which provides a report that shows the minimum heating capacity required.

**Note: Only the heating source in the main living areas is assessed in this report.**

The primary source of heating in the living area is:

Heatpump

Make/Model of main heat source:

Lennox 8Kw

Additional heating source

Nil

Is the existing heating compliant?

COMPLIANT

Requirements for heating to meet code:

Heating capacity calculator requires 8.4Kw minimum heating  
Installed heatpump is 8Kw heating  
Installed heating is within 80% of required Kw's



INSULATION REQUIREMENTS

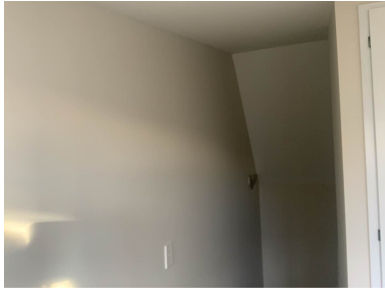
COMPLIANT

Ceiling and underfloor insulation has been compulsory in all rental homes since 1 July 2019, where it is reasonably practicable to install. Some existing insulation in rental properties will need to be topped up or replaced. Depending on location, ceiling insulation need to meet minimum R-values, \* or existing ceiling insulation installed before 1 July 2016 needs to be at least 120mm thick. Underfloor insulation needs a minimum R-value of 1.3.  
\* 'R' stands for resistance - an R-value is a measure of how well insulation resists heat flow.

**Note:** Insulation is assessed in both ceiling and underfloor spaces.  
The sub-floor and roof space is only inspected from the available access/manholes, and therefore any areas not view-able from these locations could not be commented on.

Ceiling Insulation

Ceiling insulation type	Skillion Roof no access
Value or depth in mm	R2.4(Default R rating heating capacity calculator)
Is the existing ceiling insulation compliant?	COMPLIANT



## Underfloor Insulation

Underfloor insulation type	Concrete floor
Value or depth in mm	R1.3(Default R rating heating capacity calculator)
Is the existing underfloor Insulation compliant?	COMPLIANT



## Combined Insulation

Is the combined insulation compliant?	COMPLIANT
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### Requirements for insulation to meet code:

Property has a skillion roof with no access.  
An experienced professional installer of insulation cannot access the location to install the insulation without substantial building work or causing substantial damage to the premises.  
Exemption applied to ceiling insulation

## VENTILATION REQUIREMENTS

## COMPLIANT

Rental properties must have at least one door or window (including skylights) that opens to the outside in all bedrooms, dining rooms, living rooms, lounges and kitchens. The openable windows and doors must have a total area of at least five percent of the floor area in each respective room. The windows or doors must be able to be fixed in the open position. All kitchens and bathrooms must have an extractor fan that ventilates externally.

### Kitchen Ventilation

Does the kitchen have an externally vented extractor fan or rangehood?

YES

Is it vented externally?

YES

130mm

Was the kitchen fan installed after 1 July 2019?

NO

If so, the fan must have a minimum diameter of 150mm, or have an exhaust capacity of at least 50 litres per second.

Is the kitchen ventilation compliant?

COMPLIANT



## Bathroom Ventilation

Does the main bathroom have an externally vented extractor fan?

YES

Is the main bathroom fan vented externally?

YES

140mm

Does the 2nd bathroom have an externally vented extractor fan?

YES

Is the 2nd bathroom fan vented externally?

YES

Was the main bathroom fan installed after 1 July 2019?

NO

If so, the fan must have a minimum diameter of 120mm, or have an exhaust capacity of at least 25 litres per second.

Is the Bathroom ventilation compliant?

COMPLIANT

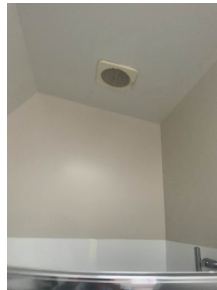
Are all the fans in good working order?

YES

Is there at least one door or window that opens to the outside in all bedrooms, dining rooms, living rooms, lounges and kitchens?

YES

(The openable windows and doors must have a total area of at least five per cent of the floor area in each respective room. The windows or doors must be able to be fixed in the open position.)



## Combined Ventilation

Is the combined ventilation compliant?

COMPLIANT

Requirements for ventilation to meet code:



## MOISTURE INGRESS & DRAINAGE NON-COMPLIANT

Rental properties must have efficient drainage for the removal of storm water, surface water and ground water, including 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 sub-floor, a ground moisture barrier must be installed if it is reasonably practicable to do so.

**Does the property have an enclosed space under the floor? (subfloor)** NO

The subfloor is the space under the house between the floor & the ground. It is considered enclosed if the airflow in and out is significantly obstructed by more than 50% - by things like foundations, cement board cladding or earth. However perimeter claddings such as baseboards with multiple continuous gaps of more than 20mm width or trellis do not significantly obstruct airflow.

**Does the property require a ground moisture barrier?** NO

**Is a ground moisture barrier installed?** NO

**Are there gutters that drain water away from all parts of the roof?** YES

**Do they connect to a downpipe? (Directly or via a connection)** YES

**Are there gutters & downpipes large enough to not overflow?** YES

**Are all gutters & downpipes clear of blockages?** NO

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

The outfall is the discharge point of a waste stream - like a sinkhole, channel or stormwater drains. These are generally provided by your local council.

**Is the moisture ingress & drainage compliant?** NON-COMPLIANT

**Requirements for moisture ingress & drainage to meet code:**

Concrete floor moisture barrier not required  
Spoutings need vegetation removed  
Downpipe riser requires stone removed under downpipe



DRAUGHT STOPPING

NON-COMPLIANT

Landlords must block any unreasonable gaps and holes in walls, ceilings, windows, floors and doors that cause noticeable draughts. Open fireplaces must be blocked unless the tenant and landlord agree otherwise.

The external joinery is

ALUMINIUM

Does the property have any noticeable draughts from an 'unreasonable' gap or hole in a wall, ceiling, skylight, window, floor or door?

YES

If there is a fire place that isn't in use, is it blocked off?

NO

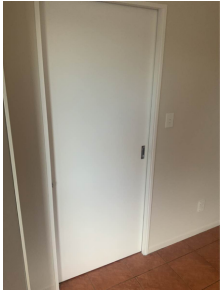
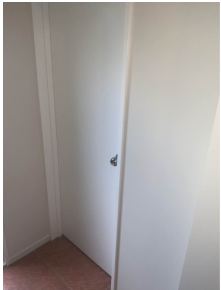
Is the draught stopping compliant?

NON-COMPLIANT

Requirements for draught stopping to meet code:

Internal access garage door sliding requires draught stopping

Second internal garage door requires draught strip installed



Existing smoke alarms functional?

YES

Are the existing smoke alarms compliant?

COMPLIANT

Requirements for smoke alarms to meet code:

Lounge smoke alarm expires 2027

Upstairs landing smoke alarm expires 2027



## SIGN OFF

By my signature below, I certify that the information provided above is true, accurate to the best of my knowledge, and complete at the date provided at the top of this form.

Property Inspected by:

Jason Chapman

Inspector Signature:



Additional Notes:

Non compliant  
Spoutings need vegetation remove removed  
Downpipe riser needs rock removed.  
Draught stopping needs to be completed

***Thank you for choosing Tradetech Build Paint to assess your property!***

Tradetech can provide you with a quote for solutions which should make your home warmer, dryer and easier to heat which will improve the overall energy conversion rates, this has benefits to health and living conditions over time.

Please do not hesitate to contact us should you wish to discuss this report.

## HEALTHY HOMES STANDARDS

The healthy homes standards introduce specific and minimum standards for heating, insulation, ventilation, moisture and drainage, and draught stopping in rental properties.

For further information regarding these standards, please visit:

<https://www.tenancy.govt.nz/healthy-homes/>

What do I need to do first?	
From	Action
1 July 2019	<ul style="list-style-type: none"> <li>• Ceiling and underfloor insulation will be compulsory in all rental homes where it is reasonably practicable to install.</li> <li>• Tenancy agreements must include a separately signed insulation statement that covers what insulation the home has, where it is, and what type.</li> <li>• Landlords must include a statement of intent to comply with the Healthy Homes Standards in any new, varied or renewed tenancy agreement.</li> <li>• Landlords must begin keeping records that demonstrate compliance with any Healthy Homes Standards that apply or will apply during the tenancy.</li> </ul>
1 July 2020	Landlords must include a statement of their current level of compliance with the Healthy Homes Standards in any new, varied or renewed tenancy agreement.
1 July 2021	<ul style="list-style-type: none"> <li>• Private landlords must ensure their rental properties comply with the Healthy Homes Standards within 90 days of any new, or renewed, tenancy.</li> <li>• All boarding houses (except Housing New Zealand and Community Housing Provider boarding house tenancies) must comply with the Healthy Homes Standards.</li> </ul>
1 July 2023	• All Housing New Zealand houses and registered Community Housing Provider houses must comply with the Healthy Homes Standards.
1 July 2024	• All rental homes must comply with the Healthy Homes Standards.

### Healthy Home Standards – Additional Information

What do I need to know?	
Standard	
Heating	The main living room must have a fixed heating device that can heat the room to at least 18°C. The new regulations clarify the requirements for heating devices – some will not meet the requirements under the heating standard as they are inefficient, unaffordable or unhealthy. A heating assessment tool will be provided by July this year, which will assist with determining the heating capacity required for individual rooms.
Insulation	The minimum level of ceiling and underfloor insulation must either meet the 2008 Building Code, or (for existing ceiling insulation) have a minimum thickness of 120mm and be in reasonable condition with no dampness, damage or displacement. The new regulations also specify where insulation exemption applies.
Ventilation	Ventilation must include openable windows in each habitable space. The windows must comprise at least 5% of the floor area of that space. An appropriately sized extraction fan or rangehood must be installed in rooms with a bath or shower or indoor cooktop.
Moisture ingress and drainage	<p>The standards reinforce existing law that says landlords must have adequate drainage and guttering.</p> <ul style="list-style-type: none"> <li>• If a rental property has an enclosed subfloor space, it must have an on-ground moisture barrier, which will stop moisture rising into the home.</li> </ul>
Draught stopping	Any gaps or holes in walls, ceilings, windows, floors and doors that cause unreasonable draughts must be blocked. This includes all unused open fireplaces and chimneys.