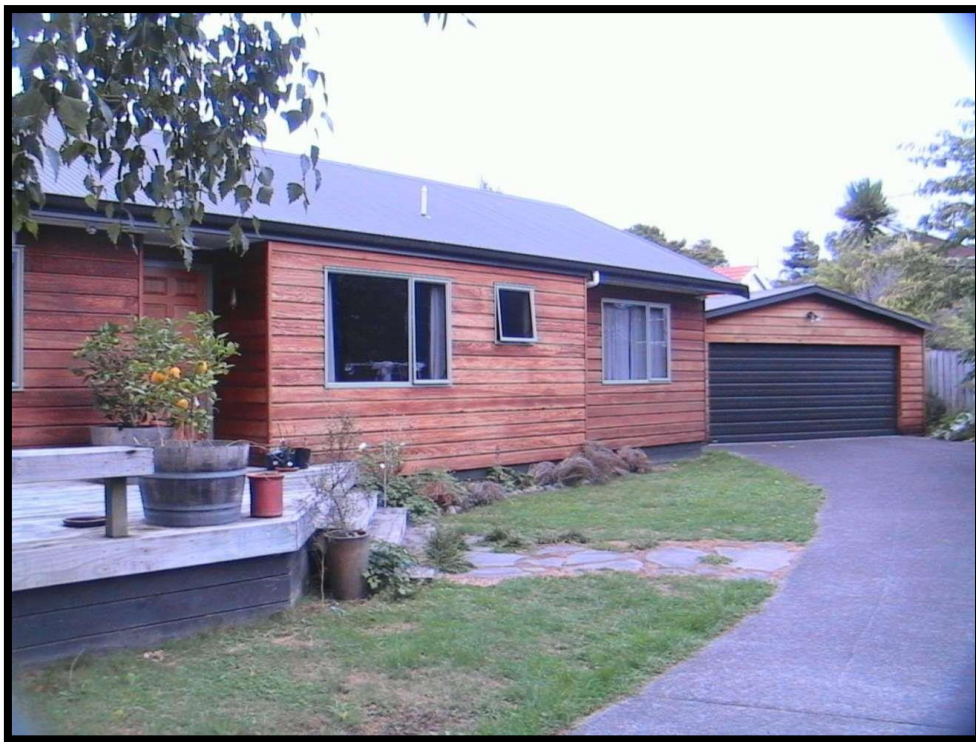




Healthy Homes Report



14A Knighton Road, Hamilton

16th February 2023



Property Details

Address:	14A Knighton Road, Hamilton
Date of Inspection:	19 th January 2023
Client:	Garry Falloon
Name of Technician:	Bruce Pettersen
Technician Contact	027 537 6166
Qualification:	BSc Nat Cert in Real Estate NZIBS Certificate in Residential Property Inspections (P51833)
Other Present	Tenant
Occupied	Yes
Weather	Fine
Approximate year of construction	2003
Property Type	Detached
Interest in Property:	Enell Inspections are not involved in any remedial work and have no interest in the above property.

Purpose

The purpose of this report is to assess the above property to determine if it complies with the requirements of the Healthy Homes Act and its standards as they were defined at the date of inspection.

This report is submitted as THE WRITER'S OPINION.

This report has been updated to reflect changes to the property



Healthy Homes Compliance

Overall Result: **Compliant**

Compliant

Items listed here have satisfied the required standards of the Healthy Homes Act and no additional actions are required in order to be compliant.

Standard	Statement
Heating	Compliant with exemption due to the heating installed being within 80% of the calculated value.
Insulation	Compliant due to each living space being fully covered where possible by qualifying ceiling insulation. Compliant with the exemption for reflective foil insulation.
Ventilation	Compliant due to the dwelling having appropriate ventilation for each habitable space.
Moisture Ingress and Drainage	Compliant as the property has an efficient drainage system for the removal of storm water, surface water and ground water.
Draught Stopping	Compliant due to there being no unreasonable gaps or holes that will allow a draught into the dwelling.



Steps to Compliance

The Healthy Home report has been designed to highlight any compliance issues and outline the steps required to achieve compliance.

- **Report Received**

Receive and review any issues identified in the report.

- **Work Carried Out**

Any identified issues are rectified.

- **Work Completed**

When identified issues have been rectified, evidence of completion of work emailed to Enell Inspections.

- **Certificate Issued**

Certificate issued once all evidence of required work has been completed. Section 13A Statement issued.



What is the main information that I need to know?

The Healthy Homes standards incorporate five aspects of a property, which all contribute to a warm and dry home.

Heating 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.

Insulation The Healthy Homes insulation standard requires all rental homes to have insulation consistent with the 2008 building code or, for existing ceiling insulation it must be at least 120mm thick and subfloor insulation it must be in good condition.

Ventilation 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. The opening must be at least 5% of the floor area of that room.

All kitchens and bathrooms must have an extractor fan that ventilates externally.

Moisture ingress and drainage Rental properties must have efficient drainage system for the removal of storm water, surface water and ground water. 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.

Draught stopping 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.

Exemptions: There are some exemptions that apply to each of these standards, and there are also general exemptions that may apply to some rental homes. Further information about exemptions is available on the Tenancy Services website at www.tenancy.govt.nz/healthy-homes/exemptions-to-the-healthy-homes-standards/

Key Dates

From 1 July 2019	Landlords must include a signed statement with any new, varied or renewed tenancy agreement that they will comply, or already do comply, with the healthy homes standards.
From 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.
From 1 July 2021	Private landlords must ensure their rental properties comply with the Healthy Homes standards within 90 days of any new, or renewed, tenancy.
From 1 July 2024	All rental homes must comply with the healthy homes standards.



Heating

The main living room (largest room that is used for general, everyday living) must have one or more fixed qualifying heaters, which provide at least the required heating capacity to heat the main living room to at least 18°C and be capable of maintaining this temperature during the coldest days of winter.

The heater must be fixed (not portable) and 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. If the heater is an electric heater, it must have a thermostat. In most cases, the right type of heater will be a larger fixed heating device like a heat pump, wood burner, pellet burner or flued gas heater.

This capacity can be calculated using the Heating Assessment Tool (<https://www.tenancy.govt.nz/heating-tool/>) or the formula outlined in the regulations.

Exemptions

The existing heaters are temporarily exempted until they need to be replaced, which must have the following requirements:

- The heaters have certification that the date of installation was before 1st of July 2019 with heating capacity greater than 2.4kW each.
- The heaters in the living room have total heating capacity not less than 80 percent of what is required.

There are specific exemptions to the heating standard. The exemptions are:

- where it is not reasonably practicable to install a qualifying heating device.
- where the rental property is a certified passive building.

It is not reasonably practicable to install something if a professional installer can't access the area without:

- carrying out substantial building work, or
- causing substantial damage to the property, or
- creating greater risks to a person's health and safety than is normally acceptable, or
- it is otherwise not reasonably practicable for a professional installer to carry out the work.

These are in addition to the general exemptions located at

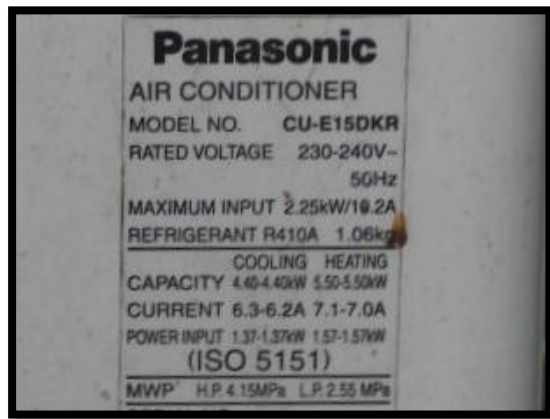
<https://www.tenancy.govt.nz/healthy-homes/exemptions-to-the-healthy-homes-standards/>



Location	Assessment	Statement
----------	------------	-----------

Main living room	Compliant	Compliant with exemption due to the heating installed being within 80% of the calculated value.
------------------	------------------	---

Photos



The main living area has the following properties:

Year of Construction	2003
Region	Waikato
Council	Hamilton
Climate Zone	Zone 2
Area	37m ²
Windows	5
Window Sizes	2.222 0.904 1.161 1.362 2.057 1.262 2.363 1.962 2.232 1.162
Window glazing	Single

Based on the above details the heating requirement for the living room would be 6.2kW.

The heat pump in the room is a compliant heating system. The heat pump can deliver up to 5.5kW of heating.

The heating requirements for the dwelling meet the Health Homes Standard for heating with the exemption that the heating installed is within 80% of the calculated value.



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. In climate zones 1 and 2 the minimum R-value for ceiling insulation is 2.9 and the minimum R-value for subfloor insulation is 1.3.

Ceiling insulation that is less than 120mm thick is acceptable if the landlord can prove:

- the insulation's R-value met the minimum R-value for the zone the dwelling is located in when it was installed, and
- the insulation's thickness has not degraded by more than 30% (compared to when it was installed).

Exemptions

There are three specific insulation exemptions:

1. Access is impracticable or unsafe. This may be due to design, limited access, potential for substantial damage, health and safety reasons. Installing insulation is considered 'not reasonably practicable' when a professional installer is unable to access and install the insulation.
2. Partial exemption for certain underfloor insulation. If the rental dwelling has existing underfloor insulation that was installed when the dwelling was built or converted. This insulation must still be in reasonable condition. Landlords must have a copy of any compliance documents that shows the dwelling met the requirements of the time. For example:
 - code compliance certificate
 - certificate of acceptance
 - another relevant compliance documents.
3. Ceilings and floors with other habitable spaces directly above or below. This might be another floor of the same property or another apartment. These areas do not require insulation to meet the healthy homes insulation standard.

These are in addition to the general exemptions located at

<https://www.tenancy.govt.nz/healthy-homes/exemptions-to-the-healthy-homes-standards/>

Location	Assessment	Statement
Ceiling	Compliant	Compliant due to each living space in the dwelling being fully covered where possible by qualifying ceiling insulation.
Underfloor	Compliant	Compliant with exemption for reflective foil insulation.



Photos



The ceiling insulation has the following properties:

- The thickness would be more than 120mm.
- The insulation is in good condition.
- The ceiling is covered by the insulation in accordance with the appropriate standards and regulations.



The sub floor insulation has the following properties:

- The R factor for the insulation was 1.1 when it was installed.
- The insulation is in good condition.
- The sub floor is covered by the insulation in accordance with the appropriate standards and regulations.

The insulation requirements for the dwelling meet the Health Homes Standard for insulation.



Ventilation

Ventilation must include openable windows or doors in each habitable space that 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.

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.

Fans put in before 1 July 2019 must ventilate to the outside of the house and be in good working order, but they don't have to meet the requirements listed above.

When they stop working, they must be repaired to be in good working order or replaced with fans which do meet all the requirements.

Exemptions

There are two specific exemptions for the ventilation standard.

- A room doesn't need to meet the above requirements for ventilation if it was lawful when it was built or converted into a habitable space.
- This exemption applies to kitchens or bathrooms where it is not reasonably practicable to install an extractor fan. This exemption has a number of criteria which must all be met. It is recommended that landlords get professional advice and keep a copy of that advice to qualify for this exemption.

These are in addition to the general exemptions located at

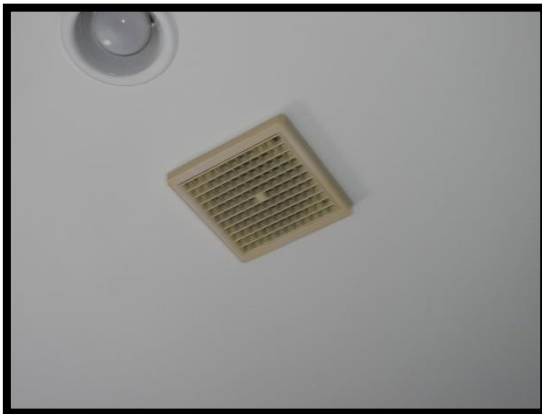
<https://www.tenancy.govt.nz/healthy-homes/exemptions-to-the-healthy-homes-standards/>

Location	Assessment	Statement
Bathroom	Compliant	Compliant due to the bathroom having a working extractor fan that vents to the outside.
Kitchen	Compliant	Compliant due to the kitchen having a working extractor fan that vents to the outside.
Multiple	Compliant	Each habitable space has a qualifying window or door for



ventilation.

Photos



The ventilation properties for the dwelling are:

- Each habitable space has a qualifying window or door for ventilation.
- The bathroom has an acceptable extractor fan.
- The kitchen has an acceptable extractor fan.

The ventilation requirements for the dwelling meet the Healthy Homes Standard for ventilation.



Draught Stopping

Any gaps or holes in walls, ceilings, windows, floors and doors that cause unreasonable draughts must be blocked. As a part of this requirement, landlords must block the fireplace or chimney of an open fireplace unless the tenant requests in writing that this not be done, and landlord agrees.

As a rule of thumb, gaps or holes with a width greater than 3mm in or around the walls, ceilings, windows, doors and floors that let air into or out of the home will usually require blocking to prevent unreasonable draughts. This means that if the edge of a New Zealand \$2 dollar coin can fit in the gap, then the gap needs to be sealed.

Exemptions

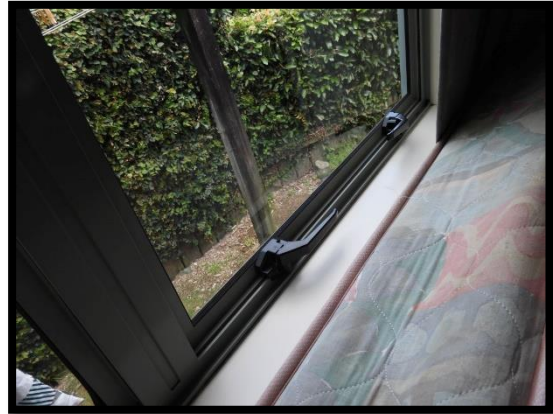
There are no specific exemptions to the draughts stopping standard however there are some general exemptions that apply. These can be found at

<https://www.tenancy.govt.nz/healthy-homes/exemptions-to-the-healthy-homes-standards/>

Location	Assessment	Statement
Multiple	Compliant	The dwelling has no unreasonable gaps or holes that will allow a draught into the dwelling.



Photos



The draught stopping properties for the dwelling are:

- Each habitable space has a qualifying window or door for ventilation.

The draught stopping requirements for the dwelling meet the Healthy Homes Standard for draught stopping.



Moisture Ingress and Drainage

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.

Exemptions

There is one specific exemption to the moisture ingress and drainage standard. This exemption covers properties where it is not reasonably practicable to install a ground moisture barrier.

It is not reasonably practicable to install something if a professional installer can't access the area without:

- carrying out substantial building work, or
- causing substantial damage to the property, or
- creating greater risks to a person's health and safety than is normally acceptable, or it is otherwise not reasonably practicable for a professional installer to carry out the work.

These are in addition to the general exemptions located at

<https://www.tenancy.govt.nz/healthy-homes/exemptions-to-the-healthy-homes-standards/>

Location	Assessment	Statement
Gutters	Compliant	The dwelling has no debris in the gutters.
Down pipe	Compliant	A down pipe is disposing of captured storm water into a storm water disposal system
Subfloor	Compliant	The subfloor space is not considered to be enclosed and does not require the installation of an appropriate vapour barrier.



Photos



The moisture ingress and drainage stopping properties for the dwelling are:

- Debris were not noted in gutters.
- Water is being deposited on ground near dwelling.
- No vapor was noted on ground under dwelling.

The moisture ingress and drainage requirements for the dwelling meet the Health Homes Standard for moisture ingress and drainage.



Limitations and Exclusions

THIS REPORT IS PROVIDED FOR THE USE OF GARRY FALLOON ONLY AND MAY NOT BE USED BY OTHERS WITHOUT WRITTEN PERMISSION. ENELL INSPECTIONS LIMITED ACCEPTS NO LIABILITY TO THIRD PARTIES WHO MAY ACT ON THE CONTENTS OF THIS REPORT.

Exclusions

No search has been made of Local authority rates, Government valuation, Local authority files.

This report does not include comment about the design of the house, the surrounding neighbourhood and the value of the property.

This report is based on a visual inspection only and offers no warranty, guarantee or producer's statement and relates only to those areas that could be reasonably accessed.

The report does not cover hidden piping, beams, bracing or support elements or any item that would require physical removal of material.

We have not inspected woodwork or other parts of the structure which are covered, unexposed or in accessible and we are therefore unable to report that any such part of the structure is free from defect.

Signs of water ingress were looked for; however, this report cannot give any waterproofing guarantee as it is not readily possible or required to create simulated conditions to introduce water ingress.

No electrical test was carried out as part of this inspection. Comments describing electrical systems are included for guidance only and cannot be considered to confirm the electrical wiring installations are installed in accordance with the electricity wiring regulations 1961 or 1976.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'B Pettersen'.

Bruce Pettersen
Enell Inspections Limited
Phone 027 537 6166

The terms and conditions of this contract are attached at the end of this report.



Terms and Conditions

1. Payment is due 7 days after the date of invoice. Accounts not paid by the due date shall incur a late payment interest charge of 10% of the total amount owing for each calendar month the account is overdue, together with all debt collection costs.
2. All work in progress will be billed monthly, with a final invoice issued on completion.
3. Any recoverable expenses, additional to the above quotation, will be on the basis of cost to **Enell Inspections Limited**, plus 12.5% margin for handling.
4. Subsequent quotation/estimate, if any additional work is found to be required, the Client will be contacted for their approval before any further work is carried out.
5. The provision of any inspections or the issue of a report does not imply approval by **Enell Inspections Limited** of any particular purpose and therefore no statement or advertising shall state or imply approval by **Enell Inspections Limited**.
6. **Enell Inspections Limited** reserves all copyright in any report or other written advice prepared by **Enell Inspections Limited** for the client. The Chief Executive's prior written consent must be obtained before:
 - a. Any extract or abridgement of the report is published.
 - b. The report is used in or referred to in connection with any company prospectus or publicly issued report.
 - c. Any statement is made that the item is the subject of a report by **Enell Inspections Limited**.
7. **Enell Inspections Limited** will exercise reasonable skill, care and diligence in the performance of its obligations under this Agreement.
8. **Enell Inspections Limited** shall not be liable for the commercial performance of the project or any of the consequences of the Client's commercial decisions, nor shall **Enell Inspections Limited** be held to have given or implied any warranty as to the commercial performance of the project.
9. **Enell Inspections Limited** has no responsibility for or liability of costs, loss or damage arising from:
 - a. Any errors or omissions from data, documents etc., not prepared by **Enell Inspections Limited** or **Enell Inspections Limited's** employees or other persons under the direct control of **Enell Inspections Limited**.
 - b. Any act or omission or lack of performance or any negligent or fraudulent act or omission by the client or any other consultant, contractor or supplier.
10. The Client shall not make claim against any individual employee or employees of **Enell Inspections Limited** for any costs, losses or damages sustained by the Client arising from the project.
11. Both the parties shall keep all commercially sensitive information obtained by them in the context of the Agreement confidential and shall not divulge it without the written approval of the other party.
12. The contents of any written report or other work prepared by **Enell Inspections Limited** is confidential and has been prepared solely for the Client and shall not be relied upon by any other third parties. **Enell Inspections Limited** accepts no responsibility for anything done or not done by any third party in reliance, whether wholly or partially, on any of the contents of **Enell Inspections Limited's** advice.
13. All reports have been prepared on the basis of the information supplied by the client which has not been verified by **Enell Inspections Limited**. **Enell Inspections Limited** does not accept liability for any omissions or error in this report arising from any deficiencies or mistakes in the information provided by the Client.
14. The Client agrees the maximum amount payable by **Enell Inspections Limited** as a result of any claims or proceedings arising out of work undertaken under this agreement shall be five times the amount invoiced (or quoted, where greater). This limit shall apply notwithstanding any other rights or obligations that may arise. The maximum applies to the aggregate of any and all claims including costs.
15. Neither the Client nor **Enell Inspections Limited** shall be considered liable for any loss or damage resulting from any occurrence unless the claim is formally made on him or her within six years from completion of the inspections.
16. The Terms and Conditions of this Agreement are to be read in conjunction with any conditions, assumptions or limitations contained in the report or other written advice prepared by **Enell Inspections Limited**.
17. The Client agrees to indemnify **Enell Inspections Limited** against any liability or costs incurred by **Enell Inspections Limited** as a result of any breach of this Agreement by the Client.
18. Nothing in this Agreement shall be construed as limiting the ability of **Enell Inspections Limited** as a result of any breach of this Agreement by the Client.
19. The parties agree that the laws of New Zealand shall govern the rights and obligations of the Client and **Enell Inspections Limited** in relation to this Agreement.