

Healthy Homes Assessment & Recommendations



Consultant:	Approximate Build Date:
-------------	-------------------------

On 17/03/2021 we undertook an assessment of compliance for Healthy Homes

Job#:	Site:
Client:	

SUMMARY OF ASSESSMENT

Name of Assessment	Action Required!		
Insulation - Ceiling - Underfloor	COMPLIANT <input type="checkbox"/>	NON COMPLIANT ACTION REQUIRED <input type="checkbox"/>	EXEMPTION APPLIES <input type="checkbox"/>
	COMPLIANT <input type="checkbox"/>	NON COMPLIANT ACTION REQUIRED <input type="checkbox"/>	EXEMPTION APPLIES <input type="checkbox"/>
Heating	COMPLIANT <input type="checkbox"/>	NON COMPLIANT ACTION REQUIRED <input type="checkbox"/>	EXEMPTION APPLIES <input type="checkbox"/>
Ventilation - Openable windows and doors - Kitchen extraction - Bathroom extraction	COMPLIANT <input type="checkbox"/>	NON COMPLIANT ACTION REQUIRED <input type="checkbox"/>	EXEMPTION APPLIES <input type="checkbox"/>
	COMPLIANT <input type="checkbox"/>	NON COMPLIANT ACTION REQUIRED <input type="checkbox"/>	EXEMPTION APPLIES <input type="checkbox"/>
	COMPLIANT <input type="checkbox"/>	NON COMPLIANT ACTION REQUIRED <input type="checkbox"/>	EXEMPTION APPLIES <input type="checkbox"/>
Draught Stopping - Gaps greater than 3mm - Open fire place	COMPLIANT <input type="checkbox"/>	NON COMPLIANT ACTION REQUIRED <input type="checkbox"/>	EXEMPTION APPLIES <input type="checkbox"/>
	COMPLIANT <input type="checkbox"/>	NON COMPLIANT ACTION REQUIRED <input type="checkbox"/>	EXEMPTION APPLIES <input type="checkbox"/>
Moisture Ingress & Drainage - Drainage and guttering - Ground moisture barrier	COMPLIANT <input type="checkbox"/>	NON COMPLIANT ACTION REQUIRED <input type="checkbox"/>	EXEMPTION APPLIES <input type="checkbox"/>
	COMPLIANT <input type="checkbox"/>	NON COMPLIANT ACTION REQUIRED <input type="checkbox"/>	EXEMPTION APPLIES <input type="checkbox"/>

SCOPE OF WORK

Governed by legislation, our focus is to confirm whether or not specific areas of this property meet the Residential Tenancies Regulations 2019. (Healthy Homes Standards). The standard came into effect on 1st July 2019. The report details the minimum requirements for insulation, heating, ventilation, moisture ingress including drainage, draught stopping and will include smoke alarms.

WHY CHOOSE GREENSTAR

As a preferred provider to the Energy Efficient Conservation Authority (EECA), Auckland Council and a majority number of District Health Boards (DHB) we are well rehearsed in not only reporting on the required standards but also implementing solutions to remedy them. Having already installed thousands of energy efficient measures into rental properties across New Zealand we fully appreciate what it takes to bring an underperforming property up to the required standard.

IMPORTANCE FOR A PROPERTY MANAGER, LANDLORD AND TENANT

There is a mountain of work ahead of us all and the timeframe is against us. By having in-house assessors, Insulation installers, electricians, technicians & Auditors we are able to not only offer reports but also offer solutions to be implemented (quotes) in one instance. (Backed by legislation). This saves time & capacity for property managers / landlords and minimises disruption to tenants in having multiple services needing to visit them. Where able we will present an option to bring the underperforming areas up to code to ensure the standards are met in a timely and cost effective manner.

ASBESTOS

1. If a property is constructed pre 1 January 2000, there is a high probability it may contain Asbestos Containing Material (ACM). Any work which is carried out at the property must be undertaken with the appropriate Personal Protective Equipment (PPE) and/or require an additional Asbestos Survey with an Asbestos Management Plan. Please reference below for additional information.

REFERENCES

- 1.Tenancy Services "About The Healthy Homes Standards"
- 2.Tenancy Services "Healthy Homes Standards- Key Points"
- 3.Tenancy Services "Smoke Alarms"
- 4.WorkSafe "Policy Clarification - Landlords & Asbestos"

INSULATION STANDARD - CEILING

FULL INSULATION STANDARD BRIEF:

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.

All private rentals must comply with the healthy homes standards within 90 days of any new or renewed tenancy after 1 July 2021, with all private rentals complying by 1 July 2024. All boarding houses must comply by 1 July 2021. All houses rented by Kōinga Ora (formerly Housing New Zealand) and registered Community Housing Providers must comply by 1 July 2023.

CEILING INSULATION BRIEF:

Existing ceiling insulation needs to be at least 120mm in thickness. If ceiling insulation needs to be topped up, it needs to meet the minimum R-values for ceiling insulation as set out in the Healthy Homes Standards 2019. Climate Zone & corresponding R-value required: ZONE 1 - at least R2.9 with a total thickness of at least 120mm

Is ceiling insulation installed?

Existing insulation type and condition?

Existing R-value (if known)?

Thickness?

UPLOAD PHOTO

Finding result?

- COMPLIANT** - As at date of assessment, the ceiling insulation is compliant with the ceiling insulation requirements of the Healthy Homes Standards 2019
- NON COMPLIANT** - As at date of assessment, the ceiling insulation is not compliant with the ceiling insulation requirements of the Healthy Homes Standards 2019
- ACTION REQUIRED** - As at date of assessment, the ceiling insulation has at least 120mm of insulation however the insulation application requires additional works in order to bring it to compliance with the ceiling insulation requirements of the Healthy Homes Standards 2019
- EXEMPT** - As at date of assessment, the ceiling insulation is exempt due to no access due to a flat roof and/or cathedral ceiling and/or the ceiling cavity height is too low in order to be professionally insulated by a suitably qualified and experienced professional

Action required

UPLOAD PHOTO

UPLOAD PHOTO

COMMENTS:

INSULATION STANDARD - UNDERFLOOR

UNDERFLOOR INSULATION BRIEF

Underfloor insulation needs a minimum R-value of R1.3, as set out in the Healthy Homes Standards 2019. Climate Zone & corresponding R-value required:
ZONE 1, 2 & 3 - at least R1.3

Is underfloor insulation installed?

Existing insulation type and condition?

Existing R-value (if known)?

Notes:

Finding result?

- COMPLIANT** - As at date of assessment, the underfloor insulation is compliant with the underfloor insulation requirements of the Healthy Homes Standards 2019
- NON COMPLIANT** - As at date of assessment, the underfloor insulation is not compliant with the underfloor insulation requirements of the Healthy Homes Standards 2019
- ACTION REQUIRED** - As at date of assessment, the underfloor insulation has at least 100mm of insulation however the insulation application requires additional works in order to bring it to compliance with the underfloor insulation requirements of the Healthy Homes Standards 2019
- EXEMPT** - As at date of assessment, the underfloor insulation is exempt due to no access due a concrete pad and/or majority of the underfloor cavity height is too low in order to be professionally insulated by a suitably qualified and experienced professional

Action required

UPLOAD
PHOTO

UPLOAD
PHOTO

UPLOAD
PHOTO

COMMENTS:

HEATING STANDARD

FULL HEATING STANDARD BRIEF:

Landlords must provide one or more fixed heaters that can directly heat the main living room to a maintained temperature of at least 18 degrees Celsius.

The World Health Organization (WHO) recommends a minimum indoor temperature of 18°C. By installing a heater that can reach this temperature on the coldest days of the year, tenants will be able to keep warm all year round. Your heater must be fixed (not portable), and at least 1.5 kW in heating capacity.

Your heater must not be an open fire or an flueless 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.

A specialised assessment tool has been used to determine the heating capacity required and the type of heating device required for compliance to the Healthy Homes Standards 2019.

Total volume (cubic metres) of the main living area

Heating capacity of device required to heat the main living area

Is there an existing heating device in the main living area (make, model number and heating capacity if known)?

At time of assessment, is the existing heating device in good working order and compliant to the Healthy Homes Standards 2019?

UPLOAD PHOTO

Finding result?

- COMPLIANT** - As at date of assessment, the existing fixed heating device is compliant with the heating requirements of the Healthy Homes Standards 2019
- NON COMPLIANT** - As at date of assessment, there is no fixed heating device for the main living area
- TOP UP** - As at date of assessment, a top up heating device is required for the main living room in order to comply with the heating requirements of the Healthy Homes Standards 2019

Action required

- None, as compliant
- None, as exemption applies. State why in comments box
- Please engage a suitably qualified and experienced professional to verify the existing woodburner / pellet burner / gas fire place is fit for purpose
- Further works required. A quote can or has been provided for compliance

UPLOAD PHOTO

UPLOAD PHOTO

COMMENTS: