

HEALTHY HOMES INSPECTION REPORT

for John Smith

May 07, 2020

PROPERTY ADDRESS

1 Sample Street , Sample Town 0000, New Zealand

Inspection Date: 07 May 2020 | Inspected by: Kieran Long | Ph.: 0212621120

This report has been produced for the exclusive use of the client(s) listed in the report title in accordance with the terms and conditions accepted via the contact page. Use of this report by any third party is prohibited. The report is the property of Checkhome LTD. All printed content is based on the sole observations of the inspector at time of inspection.



and Conditions

Contents

Summary of Inspection Non-Glossary Compliance Summary Compliance with the Description General of Building Heating Ventilation Insulation **Draught Stopping** Moisture **Smoke Alarms** and Drainage Certificate of Restrictions

Inspection



03 Summary of Inspection

Results of Inspection - Summary

Heating	. ×	Non Compliant
Ventilation • Kitchen Rangehood		Compliant
Openable Windows		
Windows Doors and Skylights		Compliant
Bathroom Extractor Fan	. 🗸	Compliant
Insulation	. 🗸	Compliant
Floor Insulation	. 🗸	Compliant
Ceiling Insulation	. 🗸	Compliant
Draft Stopping	. 🗸	Compliant
Open Fire Place	. 🗸	Compliant
Gaps & Holes	. 🗸	Compliant
Moisture & Drainage	. ×	Non Compliant
Ground Moisture Barrier	. 🗸	Compliant
Surface Water Drainage		·
Gutters, Downpipes & Drains	. X	Non Compliant
Smoke Alarms	. 🗸	Compliant

Please refer to the report for explanations.



04 Non-Compliance Summary

Heating

Does the living room have a compliant fixed heater with a thermostat?

X No - Non Compliant - Insufficient heater in place

Explanation

Wattage of fixed heater in 4.2

place:

Wattage required from the HH 8.0

heating report:

Comments: I recommend either upgrading heat pump in place to a 8kw unit or

installing three 1.6kw heaters around the living area.

Estimate: 3000.00
Tradesman: Electrician

Moisture & Drainage

Does the property have appropriate gutters, downpipes, and drains to remove water from the roof?

X No - Non Compliant

Explanation

Comments: - A small section of vegetation growth was detected in the guttering

above the kitchen exterior doors, Clearing is required.



05 Glossary

Accessible area: is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

HHGA: Healthy Homes Guarantee's Act

Fascia boards and barge boards: Is a board fastened to the projecting gables of a roof to give them strength and mask, hide and protect the otherwise exposed end of the horizontal timbers or purlins of the roof to which they were attached.

Soffit/Eaves: The exposed under surface of any exterior overhanging section of a roof eave.

Cladding: The exterior wall claddings is the application of one material over another to provide a skin or layer intended to control the infiltration of weather elements, or for aesthetic purposes. Cladding does not necessarily have to provide a waterproof condition but is instead a control element.

Trim: (Skirting, scotia and architraves) the finishing timbers around the floor and ceiling and the timbers around windows and doors.

Hardware: Door handles, door hinges, bolts, latches, window hardware, screws, switch plates, and doorknockers.

Gully Trap: A gully trap is a basin in the ground with a water seal to prevent foul odoursof the sewer reaching the surface.

Flashings: Are placed around discontinuities or objects which protrude from the roof of a building (such as pipes and chmineys, or the edges of other roofs) to deflect water away from seams or joints.

Bearer and Joists: A joist, in architecture and engineering, is one of the horizontal supporting members that run from wall to wall, wall to beam, or beam to beam to support a ceiling, roof, or floor. It may be made of wood, steel or concrete. Typically, a beam is bigger than, and is thus distinguished from, a joist. Joist are often supported by beams and are usually repititive.

GIB: (Drywall), also known as plasterboard or gypsum board, is a panel made of gypsum plaster pressed between two thick sheets of paper. It is used to line interior walls and ceilings.

Header tank: Hot water supply systems that were installed in the 1940s-60s most often had a 'header' or 'supply' tank that was fitted in the roof space or in some cases the ceiling. Most often they are located in the ceiling space but sometimes they will be located on the roof.

Water Toby: A toby is the water shut-off valve, generally located at the boundary of your property, that sits between the council water main and your private water pipe.

Thermostat: A device that automatically regulates temperature, or that activates a device when the temperature reaches a certain point.

Rangehood: A kitchen hood, exhaust hood, or range hood is a device containing a mechanical fan that hangs above the stove or cooktop in the kitchen. It removes airborne grease, combustion products, fumes, smoke, heat, and steam from the air by evacuation of the air and filtration.



06 Compliance with Standards

Compliance Timeframes

Compliance with the standards are:

- 1 July 2021 From this date, private landlords must ensure that their rental properties comply with healthy homes standards within 90 days of any new tenancy.
- 1 July 2021 All boarding houses must comply with the healthy homes standards.
- 1 July 2023 All Kāinga Ora Homes and Communities houses and registered Community Housing Providers houses must comply with the healthy homes standards.
- 1 July 2024 All rental homes must comply with the healthy homes standards.

Demand on Industry Capacity

Considering the likely level of demand on industry capacity and the ability of landlords to budget and plan for the implementation of the standards, private landlords must comply with the standard within 90 days from entering any new or varied tenancy agreements from 1 July 2021, with all homes compliant by 1 July 2024.

Boarding houses

There is a single compliance date of 1 July 2021 for boarding houses. A single compliance date avoids confusion for when a boarding house needs to comply, given the frequent turnover of tenancies.

Kāinga Ora - Homes and Communities and registered Community Housing Providers

Kāinga Ora – Homes and Communities and registered Community Housing Providers properties have a single compliance date of 1 July 2023. This date reflects the availability of tradespeople nationwide to undertake the work given existing pressures on industry capacity and the ongoing maintenance programme. This date also aligns more closely with the HNZ's retrofit programme, thus ensuring a cost effective implementation in a timely manner.

Timeframes for existing insulations requirements

Compliance timeframes for the existing 2016 insulation requirements remain in place, homes with no insulation or less than 70mm of insulation need to install or top up their insulation by 1 July 2019.

Compliance with the standards

Under the Residential Tenancies Act 1986, landlords are responsible for ensuring their rental properties are in a reasonable state of repair.

Compliance with the healthy homes standards will be the responsibility of the property owner, and the standards don't place any obligations on tenants.

MBIE's Tenancy Services Compliance and Investigation team will be able to inspect properties to ensure compliance with the standards. The team's expanding capacity will enable them to undertake 2,000 risk-based interventions every year.

Landlords that fail to comply with the healthy homes standards may be liable for a financial penalty.



07 Description of Building

Type of Building:	Style of Building:	Number of Stories:
Residential	House	Single storey
Age of Building:	External Walls:	Floor Construction:
75-100 years old	Timber weatherboard	Timber on timber framed
Building Tenancy:	Building Furnished:	
Owner	Yes	
08 Genei	ral	
Weather Conditions at the t	ime of the inspection:	
Clear & sunny		
Recent weather conditions:		
Overcast & recent rain		
Date and time of inspection	:	
07 May 2020 9:30 AM		
Building Furnished:		
Yes		
Occupied By:		
Owner		
Onsite attendees:		
Vendor		
Did the homeowner, Agent	or representation disclose any known	issues to the property?

No



09 Heating



Landlords must provide one or more fixed heaters that can directly heat the main living room to at least 18 degrees celsius. The heater must be an acceptable type, and must meet the minimum heating capacity required for your living room.

Does the living room have a compliant fixed heater with a thermostat?

X No - Non Compliant - Insufficient heater in place

Explanation

Wattage of fixed heater in 4.2

place:

Wattage required from the HH 8.0

heating report:

Comments: I recommend either upgrading heat pump in place to a 8kw unit or

installing three 1.6kw heaters around the living area.

Estimate: 3000.00
Tradesman: Electrician









10 Ventilation



An appropriately sized extractor fan should be present in all rooms with a bath, shower or an indoor cooktop.

Does the rental property have a compliant functional kitchen rangehood fan?

✓ Yes - Compliant

Images







Does bathroom "1" have a compliant working extractor fan?

✓ Yes - Compliant

Images







Ventilation must include openable windows in the living room, dining room, kitchen and bedrooms. The openable area of windows or doors must be at least 5% of the floor area of the room.



Does the rental property have one or more openable windows, doors or skylights in <a>Yes - Compliant all habitable spaces?

Images







Are the total 'openable area' of windows, doors or skylights at least five per cent of Yes - Compliant the floor area of the room? -









11 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.

Does the rental property have complaint floor insulation for zone 3?

✓ Yes - Compliant

Images







Does the rental property have complaint ceiling insulation for zone 3?

✓ Yes - Compliant

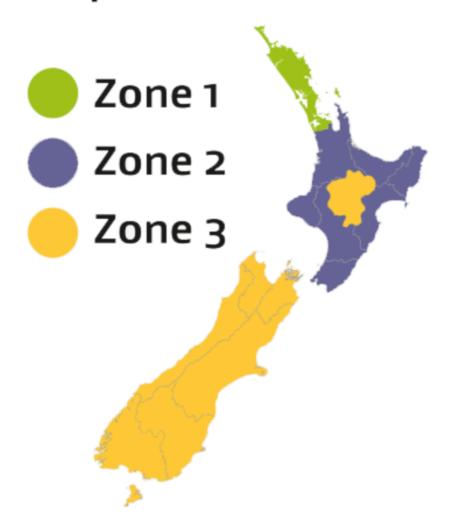








Map of climate zones





12 Draught Stopping



Landlords must stop any unnecessary gaps or holes in walls, ceilings, windows, floors, and doors that cause noticeable draughts. All unused chimneys and fireplaces must be blocked.

Does the rental property have a compliant open fireplace?

✓ No Fireplace exists - Compliant

Do you believe the rental property is free from gaps or holes that are unreasonable <a>Yes - Compliant under the HHGA?

Explanation

Comments:

- A 7mm diameter hole was detected in the northwestern corner of the lounge, I recommend this is repaired and patched to comply with the HH standards.

il Images





13 Moisture and Drainage



To comply with the moisture ingress standards landlords must ensure that the dwelling has efficient drainage and guttering, downpipes and drains. If a rental property has an enclosed subfloor, it must have a ground moisture barrier if it's possible to install one.

If the rental property has an enclosed subfloor, is a compliant ground moisture barrier in place?

✓ Yes - Compliant

il Images







Do you believe the rental property has efficient surface water drainage systems where visible?

Yes - Compliant

Does the property have appropriate gutters, downpipes, and drains to remove water from the roof?

X No - Non Compliant

Explanation

Comments:

- A small section of vegetation growth was detected in the guttering above the kitchen exterior doors, Clearing is required.







14 Smoke Alarms



The RTA requires all rental properties have as a minimum, one working smoke alarm in within 3 metres of each bedroom door or every room where a person sleeps. In multi-storey or multi-level homes (including split levels) there must be at least one smoke alarm on each level or storey.

Any new smoke alarms added to a property must be photoelectric alarms with long-life batteries (8-year minimum).

Were working smoke alarms in place and compliant? Note: hardwired smoke alarm

Yes - Compliant systems will not be tested.









15 Restrictions

Did the inspector have unrestricted access to all areas?

O No

Explanation

Areas not inspected including - Insufficient clearance in the subfloor,

reasons were:: - Roof space; due to insufficient and reasonable clearance

Areas to which access should - Roof space, be gained, or fully gained, are:: - Subfloor



16 Certificate of Inspection

Certificate of Inspection

Client: John Smith

Site Address: 1 Sample Street

Inspector: Kieran Long

Company: CheckHome Limited

Qualifications: Qualified Builder

Report type: Healthy Homes Inspection Report

Date of Inspection: 07 May 2020

Certification

I hereby certify that I have carried out the inspection of the property at the above address in accordance with Healthy Homes Standards, and I am competent to undertake this inspection.

Signature

On behalf of CheckHome Limited

17 June 2020



17 Terms & Conditions

CheckHome building inspection terms and conditions

- 1. These terms and Conditions govern the property inspection services that CheckHome will provide to you. You must confirm in writing that you accept the terms and conditions before CheckHome Will provide the property inspection services.
- 2. The Terms and conditions cover:
 - the scope of CheckHome's inspection;
 - · limitations on the resulting inspection report; and
 - · CheckHome's terms of trade.

Applicable standard

3. The inspection and resulting report are undertaken in accordance with NZS 4306:2005, Residential Property Inspection. A copy of this standard is available at our office for inspection, or you may obtain a copy from Standards New Zealand.

Intellectual property

4. The inspection report is the intellectual property of, and upon creation the copyright vests in, CheckHome.

Inspection report personal to you

- 5. The inspection report will be prepared exclusively for you. You agree that the inspection report is personal to you and shall not be assigned or disclosed or distributed (other than disclosed or distributed to professional advisors) without the written permission of the CheckHome.
- 6. CheckHome accepts no liability to any person other than you. Any third party relying on the contents of the inspection report does so at their own risk and CheckHome disclaims any liability for any loss (direct or consequential), cost or damage resulting.

Limitation of liability

- 7. To the extent permitted by legislation, if CheckHome becomes liable to you, for any reason, for any loss, damage, harm or injury in any way connected with the completion of the inspection and/ or the resulting report, its liability shall be limited to a sum not exceeding five times the fee paid, or payable, to CheckHome.
- 8. CheckHome will not be liable to you for any consequential loss of whatever nature suffered by you or any other person injured, and you agree to indemnify CheckHome in respect of any claims concerning any such loss.

Payment

- 9. You are responsible for paying CheckHome's fee. An invoice is sent with the inspection report. Total payment is required within 7 days of receipt of the invoice. An additional service charge of \$100 will be added to any debt collection fees.
- 10. You must pay CheckHome default interest compounding monthly on all monies due but unpaid, for the period from the expiry of the time provided for payment until actual payment. The right to default interest is additional to any other remedy that CheckHome may be entitled to. The rate of default interest is 7% per month.
- 11. CheckHome is entitled to recover from you, on an indemnity basis, all costs and expenses, including legal costs on a solicitor/client basis, incurred in connection with the recovery of any amount due and payable by you to CheckHome.



Cancellation Fee

12. A cancellation fee may be charged by CheckHome if an inspection is cancelled within 24 hours of the time arranged. The amount of the cancellation fee is recorded on CheckHome's website on the Pricing page: http://checkhome.co.nz

Site Re-check Fee

13. Your engagement of CheckHome allows for one site visit per inspection. If, for any reason, you request an additional site visit, it will incur a site re-check fee. The amount of the site re-check fee is recorded on CheckHome's website on the Pricing page http://checkhome.co.nz

Consumer Guarantees Act

14. Nothing in these terms and conditions limits your rights under the Consumer Guarantees Act 1993.

Scope of the inspection - visual inspection only

- 15. The scope of CheckHome's inspection is limited to a visual inspection of the components of the building that the inspector has reasonable access to and that are in the inspector's clear line of sight.
- 16. The inspection will not include:
 - examination of any areas or components which are concealed or closed behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which require the moving of anything which impedes access or limits visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil);
 - intrusive or destructive inspection of any part of the building or any building component, disassembly of equipment, or the removal or testing of electrical or other building components or materials.

Multi-unit property

17. In a multi-unit property, the inspection and resulting report will only cover the condition of the interior and accessible parts of the immediate exterior of the unit and any related accessory units.

Reasonable access to be provided

- 18. You agree to ensure that reasonable access can be gained to the property, including but not limited to the roof cavity and foundation spaces and any such spaces if they exist are cleared for an inspection to be carried out.
- 19. 'Reasonable access' means access that is safe, unobstructed and which has a minimum clearance of 600mm for a roof cavity and 500mm for a floor cavity.
- 20. For safety reasons, access to the exterior of any roof surface for inspection purposes will only occur if:
 - the Weather is fine;
 - the Roof is dry;
 - the roof slope does not exceed 35°; and
 - the roof height does not exceed 2m.
- 21. Any area of the property that cannot be reasonably accessed will not be inspected and will be excluded from any inspection report. The report will state the areas that could not be inspected.

Scope of the inspection report

22. The inspection report should be seen as a reasonable attempt to identify any significant fault or defect visible at the time of the inspection, rather than an all encompassing report dealing with the building from every aspect. The reporting of any significant fault or defect is on an exceptional basis, rather than reporting on items, which are in an acceptable condition for their age.



- 23. We define significant fault or defect as 'a matter that requires substantial repairs or urgent attention and rectification'.
- 24. We will address the significant fault and/or defect in the summary section of the inspection report as maintenance or remedial work.

Limitations of the inspection report

- 25. The inspection report is intended only as a general guide to help you make your own evaluation of the overall condition of the building and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase.
- 26. The inspection report expresses the opinions of the inspector, based on his or her visual examination of the conditions that existed at the time of the inspection only.
- 27. The inspection and resulting report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered.
- 28. All building components and conditions which, by the nature of their location are concealed, deliberately hidden, camouflaged or difficult to inspect are excluded from the report.
- 29. Any suggestions or recommendations contained in the inspection report are suggestions only and it is the responsibility of the person or persons carrying out any design or building work to ensure that the most appropriate remedy is carried out in conjunction with any further discoveries, warranties or manufacturer's recommendation and warranties, and any necessary local authority concerns conveyed prior to proceeding with remedial work.
- 30. Inspection of the systems at the building are outside the scope of our inspection report. The inspector will, however, conduct a cursory check of the hot water system, the plumbing system, and the electrical system. You should note this will only be the opinion of the inspector, who is not a qualified plumber, electrician or gas fitter.
- 31. The inspection and resulting report should not be construed as a compliance inspection of any building, legal or territorial authority standards, codes or regulations. The inspection report is not intended to be a warranty or guarantee of the present or future weather tightness, adequacy or performance of the structure, its systems, or their component parts. The inspection report does not constitute any express or implied warranty of merchantability, fitness for use or habitation, or building code compliance and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or extended life of components are general statements based on information about similar components and occasional variations are to be expected between such estimates and actual experience.
- 32. You accept that the inspector will not detect some faults because:
 - · The fault only occurs intermittently.
 - Part of the building has not been used for a while and the fault usually occurs after regular use (or detection of the fault would only occur after regular use).
 - The type of weather that would normally reveal the fault is not prevailing at, or around, the time of the inspection.
 - The fault has been deliberately concealed.
 - Furnishings are obscuring the fault.
 - We have been given incorrect information by you, the vendor, the real estate consultant, or any other person.
 - The fault is/was not apparent on a visual inspection.

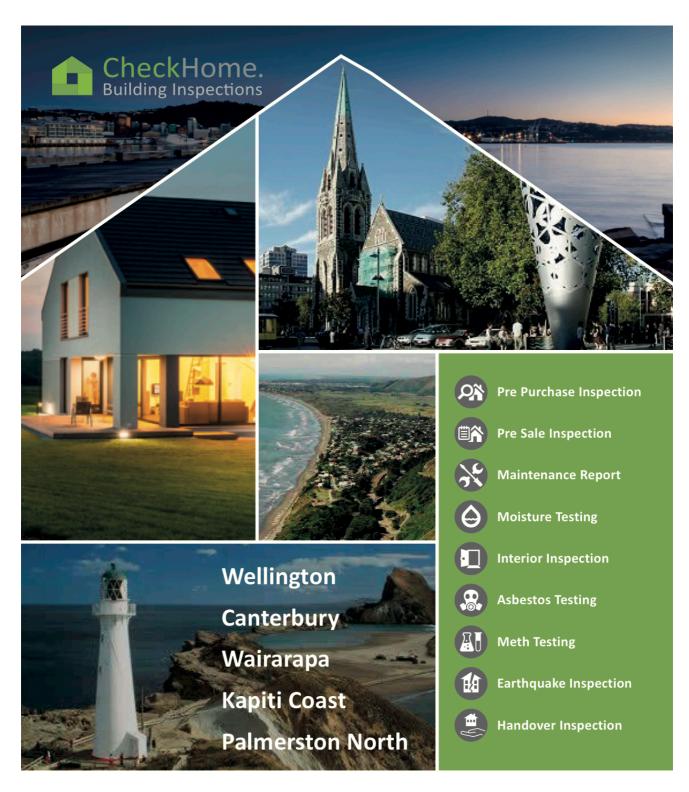
Disputes

- 33. Should any dispute arise as a result of the inspection or resulting report, it must be submitted to CheckHome in writing immediately.
- 34. You agree that upon raising a dispute, the contents of the inspection report may not be used to satisfy any terms of a sale and purchase agreement until the disagreement/dispute has been resolved.
- 35. You agree that if, after raising a dispute, you used the inspection or resulting report to make an unconditional offer or confirm the sale and purchase agreement, that you waive all of your rights to continue with the dispute, and/or raise any future dispute or claim about the inspection or resulting report with CheckHome.
- 36. In the event of a claim/dispute regarding damage to a building, you will allow CheckHome to investigate the claim prior to any repairs to the building being undertaken or completed. You agree that if you do not allow CheckHome to investigate the claims of damage before any repairs



- are carried out, that you waive your rights to continue with and/or make any claims against CheckHome.
- 37. In the event of any dispute, you agree not to disturb, alter, repair, or attempt to repair anything that may constitute evidence relating to the dispute without first providing CheckHome with a reasonable opportunity to reinspect the building, except in the case of an emergency. You agree that if you do not provide CheckHome with a reasonable opportunity to reinspect the building before anything that may constitute evidence relating to the dispute is disturbed, altered, or repaired, that you waive your rights to continue with and/or make any claims against CheckHome.







Wellington | Kapiti Coast | Wairarapa Palmerston North | Canterbury

FREE Phone 0800 555 125 www.checkhome.co.nz







check us on facebook and instagram



