

Healthy Homes Assessment & Recommendations



Consultant:	Approximate Build Date:
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On _____ we undertook an assessment of compliance for Healthy Homes

Job#:	Site:
Client:	

SUMMARY OF ASSESSMENT

Name of Assessment	Action Required!		
Moisture Ingress & Drainage	COMPLIANT <input type="checkbox"/>	NON COMPLIANT ACTION REQUIRED <input type="checkbox"/>	EXEMPTION APPLIES <input type="checkbox"/>
Insulation	COMPLIANT <input type="checkbox"/>	NON COMPLIANT ACTION REQUIRED <input type="checkbox"/>	EXEMPTION APPLIES <input type="checkbox"/>
Heatng	COMPLIANT <input type="checkbox"/>	NON COMPLIANT ACTION REQUIRED <input type="checkbox"/>	EXEMPTION APPLIES <input type="checkbox"/>
Ventilation	COMPLIANT <input type="checkbox"/>	NON COMPLIANT ACTION REQUIRED <input type="checkbox"/>	EXEMPTION APPLIES <input type="checkbox"/>
Draught Stopping	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 Consultation 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 KāingaOra (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?

N/A

Existing insulation type and condition?

N/A

Existing R-value (if known)?

N/A

Thickness?

N/A

UPLOAD
PHOTO

Finding result?

- As at date of assessment, the ceiling insulation is compliant with the ceiling insulation requirements of the Healthy Homes Standards 2019
- As at date of assessment, the ceiling insulation is not compliant with the ceiling insulation requirements of the Healthy Homes Standards 2019
- 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
- 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?

- As at date of assessment, the underfloor insulation is compliant with the underfloor insulation requirements of the Healthy Homes Standards 2019
- As at date of assessment, the underfloor insulation is not compliant with the underfloor insulation requirements of the Healthy Homes Standards 2019
- 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
- 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

COMMENTS: