



# Healthy Homes Standards Report

26 Birkdale Road

Birkdale, Auckland 0626



Prepared by Trust Property Service as required by Residential Tenancies Regulations

2019 Healthy Homes Standards



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# Healthy Homes Standards

## current level of compliance

*This healthy homes compliance statement/report is for landlords who can attach it to their tenancy agreement.*

*From 1 December 2020, this statement must be included in most new or renewed tenancy agreements. It isn't required if the tenancy is for a fixed term, when the fixed term tenancy ends before the relevant healthy homes compliance date.*

*This page summarizes the current state of the Healthy Homes Standards items related to this property on the day of our assessment. It is essential that you review the full following report.*

**Property Address:** 26 Birkdale Road, Birkdale, Auckland 0626

**Date of Review:** 2025/12/4

**Weather:** Sunny

**Assessor:** Jack Fang

**Email:** Info@TrustPropertyService.co.nz

### Assessor Qualifications

- Registered Home Performance Advisor (HPA)
- New Zealand Certificate in Construction Trade Skills Carpentry Strand (L3)
- New Zealand Certificate in Electrical Engineering Theory (L3)
- New Zealand Certificate in Building Regulatory Environment (Level 4)
- Bachelor of Science (Level 7)

**Customer service:** 0220239819

**Report Prepared by:** Jack fang  
Trust Property Service Ltd.

**Compliance has achieved with requirements of the Healthy Homes Standards 2019**

	HEALTHY HOMES STANDARDS (2019)
<b>Ceiling insulation</b>	YES
<b>Wall insulation</b>	NO KNOWN
<b>Subfloor insulation</b>	YES
<b>Heating resource</b>	YES
<b>Good ventilation</b>	YES
<b>Ground Moisture barrier</b>	YES
<b>Drainage System</b>	YES
<b>Draught free</b>	YES



## Healthy Homes Statement Report – Summary

### Key Points

- Heating: Heating demand 2.90 kW; heat pump capacity 5.40 kW (compliant).
- Ground Moisture: Ground moisture barrier installed; no ponding or leaks observed.
- Underfloor Insulation: Polyester insulation (R1.5), good condition, compliant.
- Ceiling Insulation: Glasswool insulation (R3.6), good condition, compliant.
- Wall Insulation: Not compulsory; inaccessible; exemption applies under RTA Section 13A(1C).
- Ventilation: Kitchen extract and bathroom extract fans compliant (installed before 2019.7.1).
- Drainage: Gutters and downpipes functioning; no drainage issues visible (visual assessment only).
- Draught-Stopping: No unreasonable gaps observed; meets HHS requirements.
- Mould: No visible mould; ongoing ventilation and moisture control recommended.

### Disclaimer

This report is based on a visual, non-invasive inspection of the areas safely accessible at the time of assessment. Some elements, including wall insulation and roof drainage, may not be accessible due to building design or safety limitations. Conditions may change over time with occupancy, weather, or maintenance levels. This report does not guarantee future performance or the absence of moisture, draught, or mould-related issues. Ongoing maintenance is required to ensure continued compliance with the Healthy Homes Standards.

# Healthy Homes Statement Report

## » MAIN LIVING SPACE CAN BE ADEQUATELY HEATED

The main living space has a heat pump

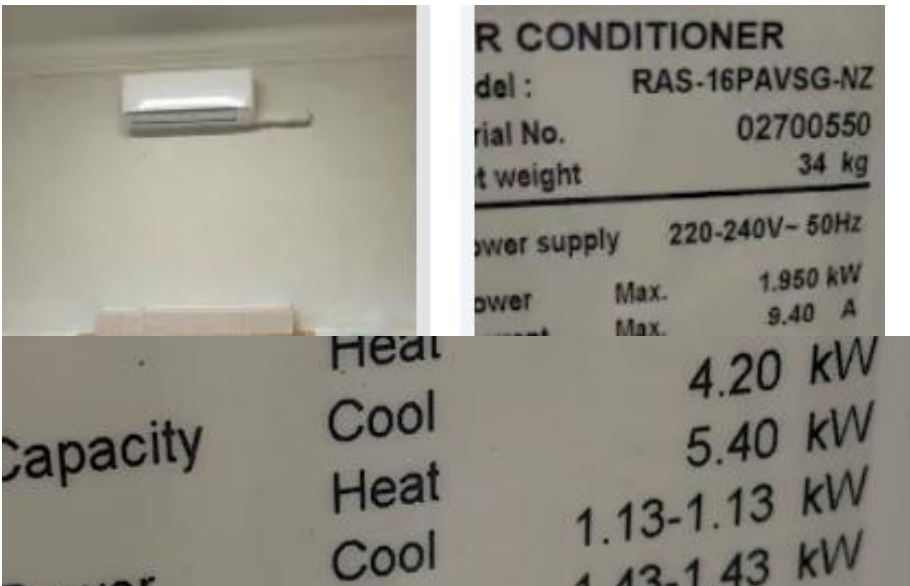
### Heater is able to heat the main living space

Your living room has a heat source that is adequately sized to meet the Healthy Homes Standards and can heat the room to 18°C, which is the minimum temperature recommended by the World Health Organisation. Using this to heat your home regularly will make a big difference to the health of the people living in it and will help keep the air dry to prevent mould.

Largest living space heating demand 2.90kW

Heat source heating capacity 5.40kW

### SUPPORTING DOCUMENTS



## Heating report

### Report Details

- This report was generated by **Darren**
- Address of rental property  
**26 Birkdale Road**
- Name of landlord  
**Unknown**
- Report was generated on  
**04 December 2025 09:37pm**

Landlords should keep this report as a record of compliance. This will help prove a rental home meets the heating requirements of the healthy homes standards.

### How to provide this heating requirement

#### You need 2.9kW of heating capacity to heat your living room

This is the minimum required heating capacity you need to provide in the main living room to meet the healthy homes standards, based on the information you supplied. It takes into account your local climate and the design and construction of your home. The tool makes some assumptions to keep things simple.

Your heating needs to provide this heating capacity with an outdoor temperature of 1°C

Heat pump installers need to know the outdoor temperature to work to. This is because the heating capacity of a heat pump reduces with colder outdoor temperatures. If you live somewhere cold, you may need a particular model of heat pump to give enough heating capacity.

### Choose the right type and size of heater

You can provide this heating capacity using one or more heaters. But each heater must meet the requirements in the healthy homes standards.

Your heater(s) must be fixed and not portable. They must each be at least 1.5 kW in heating capacity.

Your heater must not be an open fire or an unflued combustion heater, eg portable LPG bottle heater. If you use a heat pump or an electric heater, it must have a thermostat. You cannot use an electric heater for a required heating capacity over 2.4 kW unless you're 'topping up' existing heating. Smaller 'top up' heaters must meet certain conditions (see below).

The healthy homes standards treat heat pumps differently from other electric heaters. Where the tool refers to an 'electric heater', this means an electric heater that is not a heat pump.

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. In some cases, eg small apartments or some modern, well-insulated homes, a smaller fixed electric heater will be enough. Properties (mainly in Rotorua) which use direct geothermal heating to heat the main living room, that do not have a stated heating capacity also satisfy the heating standard. For more information about different heating options visit the [Gen Less website](#).

You can still use heaters that don't meet these requirements. They won't need to be removed but they can't contribute to the heating capacity you need to meet the healthy homes standards.

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## » GROUND MOISTURE

Home has installed the ground moisture barrier.

Good protection from rising damp helps keep the air in your home dry and makes it easier to heat. If there's a groundsheet, make sure it covers all the soil under the home, is not ripped, and is taped around piles. You should check in your underfloor space regularly to make sure that there are no leaking pipes and water isn't getting underneath the home and ponding on top of the groundsheet.

## Subpart 6—Moisture ingress and drainage standards

### 27 Tenancy building to have efficient drainage system

- (1) The tenancy building must have a drainage system that efficiently drains storm water, surface water, and ground water to an appropriate outfall.
- (2) The drainage system must include appropriate gutters, downpipes, and drains for the removal of water from the roof.

### 28 Suspended floors to have ground moisture barrier

- (1) This regulation applies if—
  - (a) the tenancy building has a suspended floor; and
  - (b) the subfloor space is enclosed.

*Source: Residential Tenancies (Healthy Homes Standards) Regulations 2019*

## SUPPORTING DOCUMENTS



### » INSULATION STATEMENT

*(In accordance with the Residential Tenancies Act 1986 and Healthy Homes Standards)*

### UNDERFLOOR INSULATION

Home has suspended floor with insulation that meets the HHS

Your home is very well insulated below the floor

#### Assessor comment:

Existing insulation type: Polyester

Existing r-value: 1.5



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Condition of existing insulation:Good  
Date insulation was installed: Unknown  
Compliant with HHS:Yes  
Property exemption from HHS:No  
Internal wall:No

## SUPPORTING DOCUMENTS



## CEILING INSULATION

The ceiling insulation above all domestic living spaces meet the requirements of the insulation standard

Ceiling Type:

Gable Roof/Pitched Roof

### Assessor comment:

Existing insulation type:Glasswool  
Existing r-value:3.6  
Condition of existing insulation:Good  
Compliant with HHS:Yes  
Property exemption from HHS:No  
Internal wall:No

## SUPPORTING DOCUMENTS



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## WALL INSULATION

Wall insulation is not compulsory for HHS. It is not under the RTA either.

### INSULATION IN RENTAL PROPERTIES

Do you need to upgrade your insulation to meet the healthy homes standards?

... and underfloor **insulation** must be installed, where it is reasonably practicable, by 1 July 2019. It must meet the standards set out in the regulations and be installed safely. **Wall insulation** is not compulsory. The **insulation** regulations apply to any residential rental

### INSULATION IN RENTAL PROPERTIES

Insulation requirements under the RTA

... houses rented by Kāinga Ora (formerly Housing New Zealand) and registered Community Housing Providers. **Insulation** must meet the correct standards and be installed safely. **Wall insulation** is not under the RTA.

### STARTING A TENANCY

#### Tenancy agreements

... after 1 July 2016, information about **insulation** installed in the ceilings, floors, or **walls** together with details of the location, type, and condition of all **insulation** (note that **wall insulation** is not a compulsory requirement and if a landlord is unsure whether or not the property contains **wall insulation**, they can state "no known"). Failure to...

Source: [WWW.tenancy.govt.nz](http://WWW.tenancy.govt.nz)

### Assessor comment:

The property does not have accessible wall insulation. Accessing internal or external walls for insulation installation is **not reasonably practicable** due to the building's construction. In accordance with **Section 13A(1C) of the Residential Tenancies Act 1986**, the landlord is not required to provide information that could not reasonably be obtained in respect of the particular location. Wall insulation is also not a compulsory requirement under the Healthy Homes Standards or the Residential Tenancies Act.

## » VENTILATION

### Home has a kitchen extract that meets the Healthy Homes Standards

Your home has a kitchen extract fan that meets the Healthy Homes Standards. Remember to use it every time you cook and keep lids on pots to reduce steam to make sure the air in your home is healthy and dry.

### Home is fitted with a bathroom extract venting outside

Bathroom extract fans, if installed properly, exhaust moisture from showering outside, which means you shouldn't need to open windows while showering and the bathroom moisture won't migrate through your home.

### Home has ventilation in living areas that meets the Healthy Homes Standards

Your home has either openable windows or mechanical ventilation in all living areas. Opening these for half an hour once or twice a day will let in fresh air and remove the damp air that makes the home harder to heat.

#### Assessor comment:

- » All bed rooms and living spaces have openable windows that can be fixed in the open position with net openable area (the face area of the openable windows) of at least 5% of floor area.
- » Opening these for half an hour once or twice a day will let in fresh air and remove the damp air that makes the home harder to heat. Good ventilation makes a big difference to the health of the homes occupants and reduces the build-up of harmful gases from day to day activities.

» Extractor fans installed before 2019.7.1 doesn't need to comply with the regulation 23(2) or (3)



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**8 Ventilation standard—extractor fans installed before 1 July 2019**

- (1) This clause modifies the requirements for extractor fans in regulation 23 for certain fans that were installed before 1 July 2019.
- (2) If an extractor fan was installed before 1 July 2019, regulation 23(2) or (3) does not apply.
- (3) If a landlord relies on this clause in relation to a kitchen or bathroom, the section 13A statement—
  - (a) need not include the information required by regulation 36(1)(b) for that room; but
  - (b) must include—
    - (i) a statement to the effect that this clause is relied on; and
    - (ii) a brief description of the circumstances giving rise to the application of this clause.

» Ventilation

Room Type	Openable Window Present?	Extractor Fan Present?	Ducted to Outside?	Compliant?
Living Room	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	N/A	N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Bedroom(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	N/A	N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Kitchen	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Bathroom(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

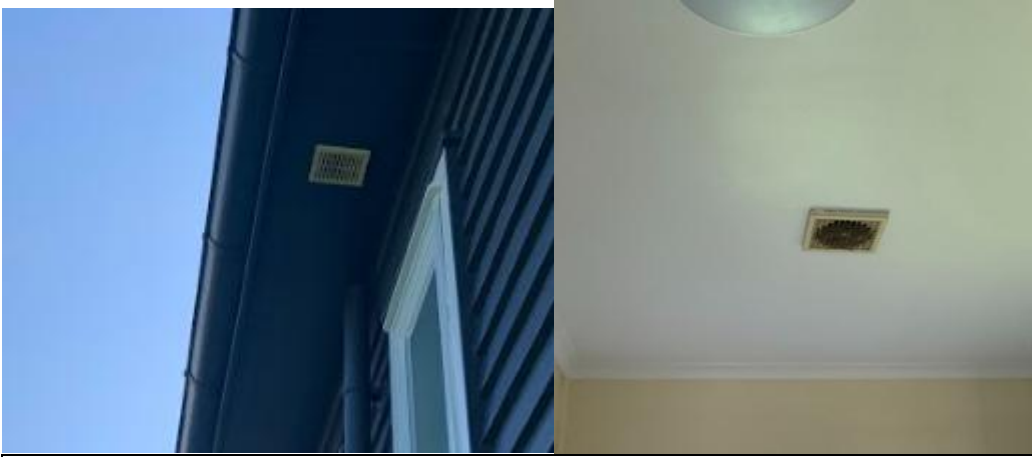
**SUPPORTING DOCUMENTS**



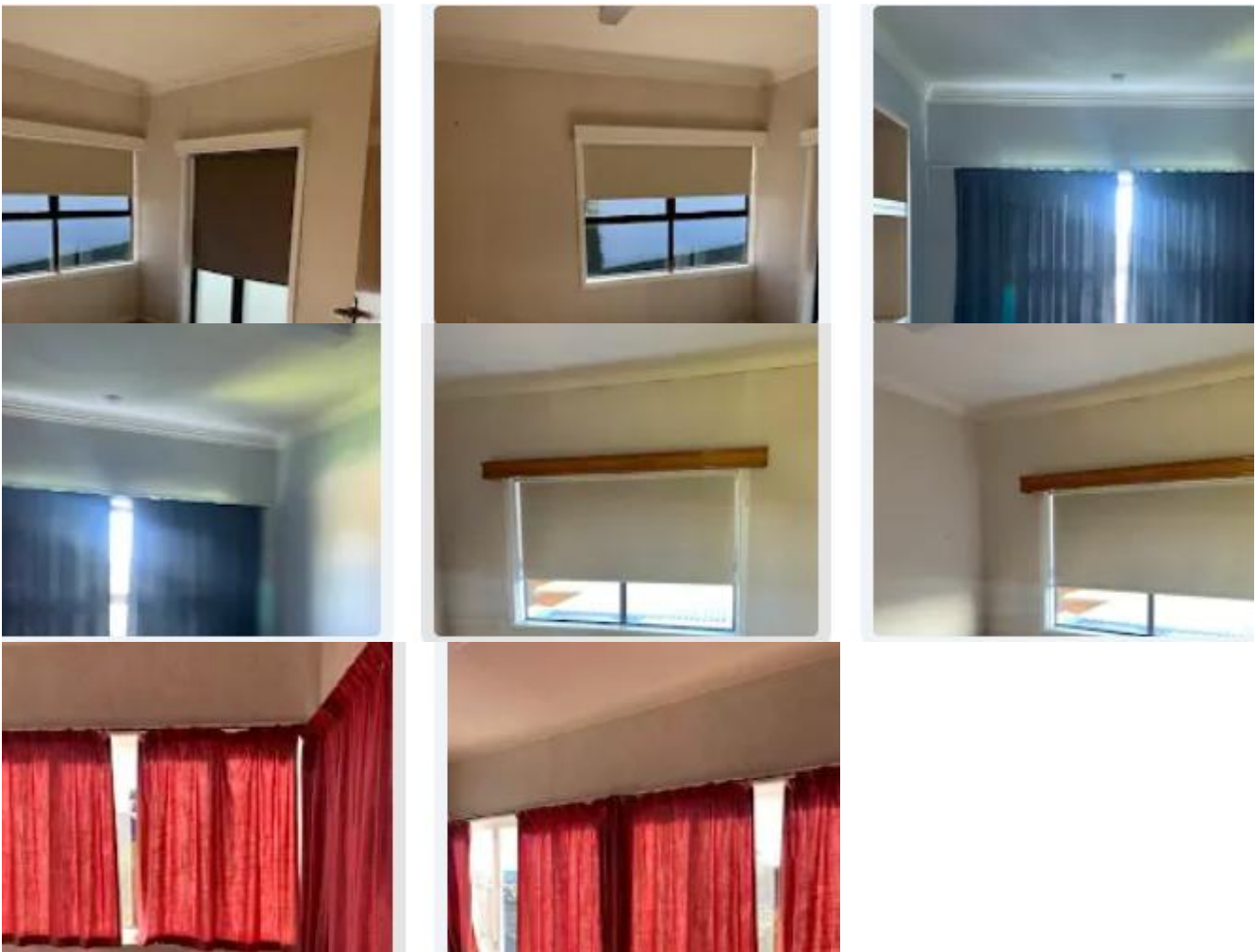
Main living space



Kitchen: Home has a kitchen extract that meets the HHS (installed before 2019.7.1)



Bathroom:Home is fitted with a bathroom extract venting outside(installed before 2019. 7. 1)



Bedroom has adequate means of ventilation through:Openable window(s)



» DRAINAGE

## Home has good protection from external moisture

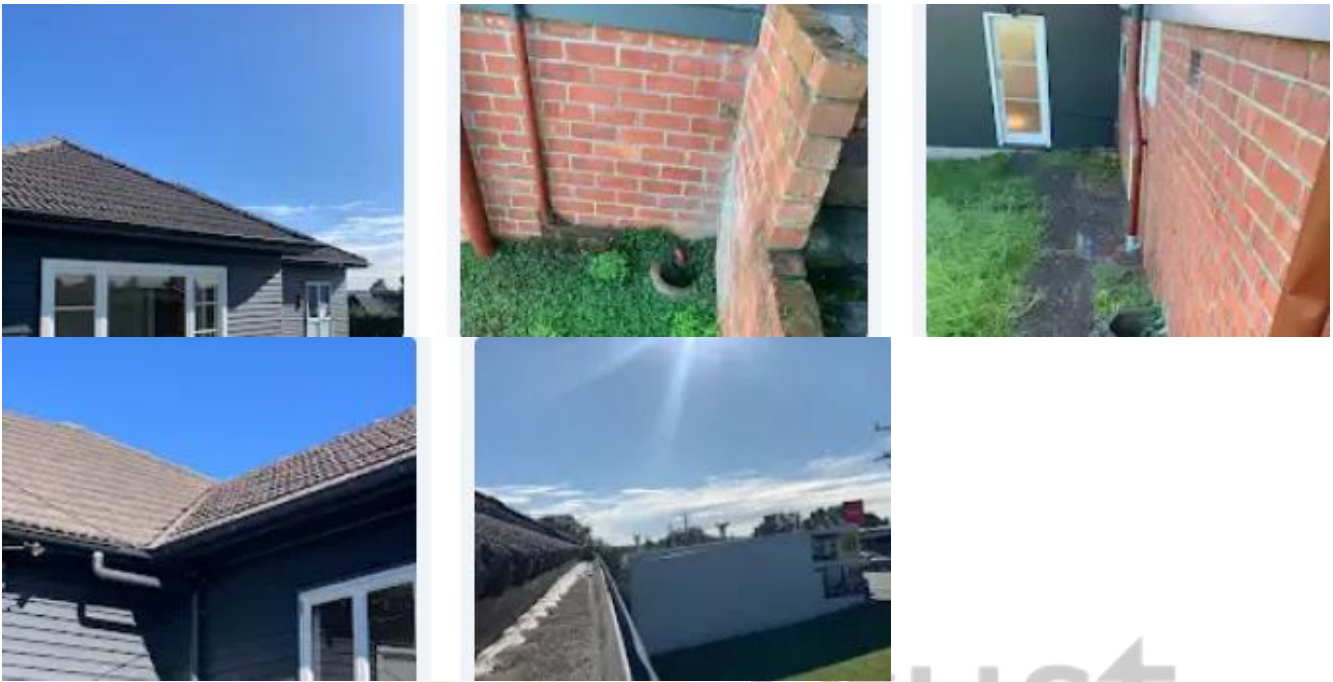
From initial inspection, your gutters, downpipes and drains are connected and efficiently drain roof and ground stormwater away from the house, which means your home meets the Healthy Homes Standards for drainage.

It's a good idea to check drainage annually, ideally in autumn before the onset of the winter rainy season. Check gutters are not blocked by leaves and silt and that drains around the house are clear of debris. You can run your hose through them to check the water drains as it should. If you have gardens beds around your home, make sure they're at least 200mm below the level of the ground floor and at least 200mm away from basement walls or your concrete floor slab.

This is a basic assessment of the visually accessible guttering and discharge outlets, in addition to checking for any observable leaks or excess surface water, based on conditions at the time of assessment only. It is recommended that a comprehensive drainage assessment be provided by a plumber/drainlayer or qualified building surveyor

This inspection has found no evidence of insufficient drainage. This is not a guarantee that there are no drainage issues at this property.

### SUPPORTING DOCUMENTS




» DRAUGHT-FREE BUILDING FABRIC

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Your home is free of large gaps in windows, doors, walls and the building envelope which meets the the Healthy Homes Standards.

Please note, draught stopping is an on going care, so you need to check it regularly.

HHS standards:




## Draught stopping

Draught stopping standard:  
As a rule of thumb, gaps or holes with a width greater than 3mm is considered to be too large (2-dollar coin rule). Walls, ceilings, floors, external doors and windows are the usual area to look for. Draught stopping is an ongoing care. It must be checked regularly to be kept in good working order. If it cannot be kept in good working order, it must be replaced in a reasonable timeframe.

Common causes of gaps larger than 3 mm:

- Walls, ceilings and floors gaps at the junction of the wall and ceiling (often around scotia or cornices).
- Gaps at the junction of the wall and floor (often around skirting boards).
- Holes in walls or ceilings holes or gaps in floorboards unnecessary.
- Gaps around electrical and plumbing passages decommissioned ventilation devices.
- Gaps around roof space/loft hatches.
- External doors and windows poorly fitting windows or doors.



Excessive clearance between the bottom of the door and the floor broken or loose hinges catches or latches that prevent the door or window closing tightly broken or poorly fitted pet doors broken or cracked windows or doors.

### Assessor suggestion:

Start by tightening any loose hinges and catches or latches. Windows and doors that don't fit in their frames snugly need to be repaired by a qualified builder. Check your hardware store for the right types of weather stripping to seal gaps around doors and windows. Door or window trims can be sealed using a clear or paintable sealant and draught excluders can be used for gaps under doors (use brush strip types for internal doors, and spring-loaded automatic seals for external doors). It's a good idea to replace damaged rubber seals around aluminium joinery.

It is important to note that **draught issues in homes are an ongoing maintenance concern**. While a property may meet the **Healthy Homes Standards (HHS) requirements** at the time of inspection, the age and condition of the building mean that **new draughts may develop over time, or previously sealed gaps may reopen due to natural wear and tear**.

Under the **Healthy Homes Standards (Residential Tenancies (Healthy Homes Standards) Regulations 2019)**, landlords are required to **identify and block unreasonable gaps and holes that cause noticeable draughts**. However, compliance is not a one-time event; it requires **continuous monitoring and maintenance** to ensure that the property remains draught-free.

We conduct inspections based on the property's condition **at the time of assessment**, but we

cannot guarantee that no further draught-related issues will arise in the future. If new draughts develop after our inspection, **it is the landlord's responsibility to address them in a timely manner to maintain compliance with the Healthy Homes Standards.**

For ongoing compliance, we recommend **regular property maintenance and prompt repairs when new draughts are identified** to ensure tenant comfort and adherence to legal requirements.

## » PRESENCE OF MOULD

### Home has no visible mould

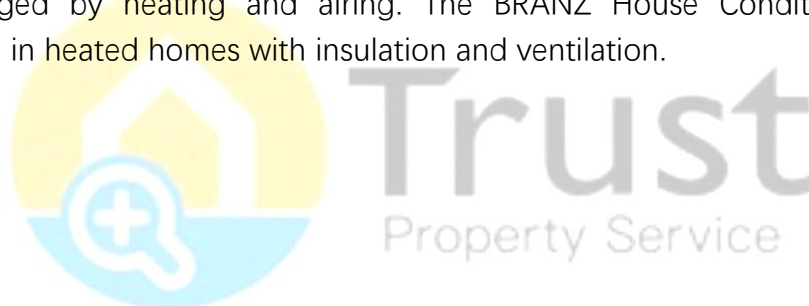
No dampness or visible mould is a good sign that this home is warm and dry. It's possible there may be mould in other less accessible places in the home or at certain times of the year, so keep an eye out. You can clean mould using a solution of 70mls of white vinegar and 30mls of water sprayed on affected areas. Leave for up to an hour and then wipe it off with a clean damp cloth. Be particularly wary of mould appearing in wardrobes and other enclosed spaces, and continue airing to ensure you're breathing nice, fresh air.

#### Assessor comment:

Mould grows in conditions of high moisture and low temperature and is therefore an indicator of dampness in the home. Nearly half (49%) of the homes inspected in the BRANZ House Condition Survey (2015) had some signs of visible mould and nearly 10% of rental properties had large patches of mould.

The presence of mould in a home indicates inadequate management of temperature (too cold) and moisture (too damp). Solving this issue requires a mix of home-based features (e.g. insulation/ draught stopping/curtains, good heating, and mechanical extract ventilation of kitchens and bathrooms) and good occupant behaviour (e.g. heating/airing the home, not drying washing inside and avoiding unflued gas heaters).

It is important to keep on top of even small specks of mould: these can easily be cleaned, and their reoccurrence managed by heating and airing. The BRANZ House Condition Survey observed mould less often in heated homes with insulation and ventilation.



## What the landlord should do to prevent mould

Dampness is often from external sources. Check that gutters are clear, and that downpipes and drainage are working.

Under the healthy homes standards, landlords will need to make sure their rental properties have efficient drainage 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. Landlords are not required to install alternative moisture barriers where installation of a polythene barrier isn't reasonably practicable in the subfloor area.

## What the tenant should do to prevent mould

Once you move in, you need to keep the house clean and tidy. This includes keeping it in a condition that doesn't encourage mould and damp. A well-aired, ventilated house is crucial to prevent mould.

You're most likely to have problems with damp and mould in autumn and winter. A dry, well-aired home is easier to heat and healthier for you and your family.

Open windows and doors whenever you can and open the curtains during the day.

Activities like cooking, bathing or drying clothes create moisture. To remove this from the house, open windows and use any extractor fans.

### ***Please note:***

Minor mould growth (on shower grout, basin/bath joints, or window frames (both timber and aluminium)) **does not cause a Healthy Homes Standards failure**, but it should be cleaned and maintained regularly. Prompt cleaning helps to prevent further spread and ensures the home remains healthy and comfortable for occupants.

### **More reading:**

#### **Why mould is not specifically mentioned in the Healthy Homes Standards**

The Healthy Homes Standards do not explicitly regulate mould because mould is considered a *symptom* of underlying conditions rather than a directly enforceable requirement. The Standards focus on the building features that landlords can control—such as heating, insulation, ground

moisture barriers, drainage, and ventilation—which are proven to reduce the risk of dampness and mould growth.

Mould can also result from tenant behaviour, including insufficient heating, poor ventilation use, or drying clothes indoors. Since these factors are outside the landlord's direct control, mould is not listed as a standalone compliance criterion.

However, under the Residential Tenancies Act 1986, landlords must still maintain the property in a reasonable state of repair. If mould arises due to structural or maintenance issues, this may indicate non-compliance with broader obligations.

In practice, Healthy Homes inspections note the presence or absence of visible mould as an indicator of indoor moisture levels. While minor mould does not automatically mean a breach of the Standards, it is recommended that any visible mould is cleaned promptly and underlying causes addressed through both landlord maintenance and good tenant pra

Other things you can do to prevent mould and damp are:

- keep lids on pots when cooking
- wipe condensation off walls and windows
- hang washing outside, and make sure everything's dry before putting it away
- leave wardrobes a bit open and pull beds and furniture away from walls
- keep the shower curtain hanging inside the shower or bath so water doesn't drip on the floor, and wash the curtain every few weeks
- use an electric heater rather than portable gas heaters (these release water as the gas burns)
- keep only a few plants inside
- if you have a mattress on the floor, air the mattress every day by removing the covers and lifting the mattress onto its side.

## Mould in Homes

### General Overview:

Mould is a type of fungus that grows in damp, warm, and poorly ventilated areas. Mould spores are always present in the air, and when they settle on moist surfaces, they can begin to grow within 24–48 hours.

### Common Growth Areas

Bathrooms – around showers, ceilings, and window frames.

Kitchens – behind or under cupboards, near sinks or cooktops.

Bedrooms & Living Rooms – around windows, walls, or behind furniture.

Basements & Carpets – due to moisture and lack of sunlight.

### Airborne Spores

Even when mould is not visible, mould spores exist in the air. Their concentration varies by season and humidity. High humidity (above 60%) and poor ventilation promote mould growth.

(Source: Guidelines on Ambient Intramural Airborne Fungal Spores, A. Fairs, 2010)

### **Health Impacts**

Mild effects: sneezing, nasal congestion, coughing, itchy throat

Allergic reactions: asthma, skin irritation, breathing difficulty

Long-term exposure: chronic bronchitis or immune stress

Children, elderly, and immunocompromised individuals are more vulnerable.

### **Prevention and Control**

1. Keep the home well ventilated (open windows daily).
2. Maintain indoor humidity below 60%.
3. Clean visible mould immediately using diluted bleach (1:10) or vinegar.
4. Check corners, behind furniture, and ceilings regularly.
5. Avoid drying clothes indoors.



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## Reference:

- 1) NZS4246:2016:<https://www.tenancy.govt.nz/assets/Uploads/Tenancy/NZS-42462016-Energy-efficiency-Installing-bulk-thermal-insulation-in-residential-buildings.pdf> (free download via Tenancy Services website)
- 2) Insulation Requirements: A Guide for Landlords:  
<https://www.tenancy.govt.nz/maintenance-and-inspections/insulation/compulsory-insulation/>
- 3) Healthy homes standards
- 4) About the Assessor : (trained by Homefit.org.nz)

## Professional Background

### ✓ Registered Home Performance Advisor (HPA)

Recognized by New Zealand Tenancy Services as an independent expert providing advice on Healthy Homes Standards (HHS).

Listed on the Tenancy Services website as a recommended advisor for landlords and tenants seeking guidance on meeting HHS requirements and resolving related issues.

**Key Role:** Offers independent, professional assessments to ensure residential properties meet health, safety, and energy efficiency standards.

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## Educational & Trade Qualifications

### ✓ New Zealand Certificate in Electrical Engineering (Level 3)

A nationally recognized qualification under the New Zealand Qualifications Authority (NZQA) framework, demonstrating foundational knowledge and skills in electrical engineering theory and practice.

**Relevance:** Supports the ability to assess and advise on electrical systems within residential properties, ensuring compliance with safety and efficiency standards.

### ✓ New Zealand Certificate in Construction Trade Skills (Carpentry Strand, Level 3)

An NZQA-accredited qualification providing practical and theoretical expertise in carpentry and construction trade skills.

**Relevance:** Enhances the ability to evaluate and advise on structural and building-related aspects of residential properties, ensuring alignment with construction and safety standards.

✓ **New Zealand Certificate in Building Regulatory Environment (Level 4)**

**Building Legislation:** In-depth study of the Building Act, Building Code, and related regulations.

**Compliance and Inspection:** Training on how to ensure buildings meet safety, health, and sustainability standards.

**Regulatory Processes:** Understanding the roles and responsibilities of regulatory bodies and professionals in the building industry.

✓ **Bachelor of Science Degree (University of Auckland)**

Holds an academic background in science, potentially related to construction, engineering, or related fields.



Standard	
Heating	<ul style="list-style-type: none"> <li>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.</li> </ul>
Insulation	<ul style="list-style-type: none"> <li>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.</li> </ul>
Ventilation	<ul style="list-style-type: none"> <li>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.</li> </ul>
Moisture ingress and drainage	<ul style="list-style-type: none"> <li>The standards reinforce existing law that says landlords must have adequate drainage and guttering.</li> <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	<ul style="list-style-type: none"> <li>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.</li> </ul>

## On-going Maintenance

### General

***As soon as the landlord is made aware of something that is not in good working order, the landlord must repair it or organise for it to be repaired within a reasonable timeframe. A reasonable timeframe for replacement or repair will differ from situation to situation, depending on the availability of appropriate industry professionals, or replacement parts and components. It is always best to keep the tenant updated on the progress of any repairs and keep records of the repair process, for example, the dates professionals were contacted***

### Heating

***If heating is installed or provided to meet any of the Healthy Homes Standards, it must be maintained in good working order. If it cannot be kept in good working order, it must be replaced in a reasonable time-frame. The tenant has an obligation under the Residential Tenancies Act 1986 to inform the landlord of any maintenance issues. As soon as the landlord is made aware of something that is not in good working order, the landlord must repair it or organise for it to be repaired within a reasonable time-frame. Reasonable timeframes for replacement or repair will differ, depending on the availability of appropriate industry professionals, or replacement parts and components. It is always best to keep the***

**tenant updated on the progress of any repairs and keep records of the repair process, for example, dates professionals were contacted.**

**Different heaters will have different maintenance requirements. Landlords are responsible for maintenance requirements; however, tenants are required to keep the rental property reasonably clean and tidy, and this includes any heat pumps or heaters installed for the heating standard. Where it is accessible and easy to do so, a tenant must clean a device and its filters to a reasonable standard as well as keeping gardens or lawns clear of external units. It is best practice for landlords to show tenants how to clean and keep clean any accessible filters or units when doing the first inspection of the property.**

**Where any technical knowledge or any specific tools or skills are required or the filters are not easily accessible, the landlord is generally required to maintain the device including cleaning any filters. This comes under their obligation to keep the heater in good working order. For example, a flued gas heater must have its fixtures and fittings in good working order to ensure there is no gas leak. Additionally, a wood burner must have its flue and chimney in good working order to ensure it is safe to operate.**

### **Ground Vapour Barrier**

**Generally, a ground moisture barrier does not need to be inspected regularly during a tenancy. However, if rips or tears are discovered that allow moisture to flow and pool above the barrier then they will need to be repaired or covered. As soon as the landlord is made aware of something that is not in good working order, the landlord must repair it or organise for it to be repaired within a reasonable timeframe. A reasonable timeframe for replacement or repair will differ from situation to situation, depending on the availability of appropriate industry professionals, or replacement parts and components. It is always best to keep the tenant updated on the progress of any repairs and keep records of the repair process, for example, the dates professionals were contacted.**



## **Assessor Training**

**All our Healthy Homes Standards Assessors are professionally trained to provide objective observations and report to the Healthy Homes Standards requirements.**

**Training includes:**

**Trust property service specific training for whole of house assessments**

**New Zealand Green Homes Building Council 'HomeFit' training covering well researched items that ensure a home is fit for use.**

## **Disclaimer**

**This report is based on our observations and measurements on the day of our site assessment.**

**The assessment is limited to a visual inspection and physical testing of any electrical components only as required by the Healthy Homes Standards, which the Assessor has reasonable access to and which is in their clear unobstructed line of sight.**

**Excluded from inspection are any areas of the premises, which cannot be visually inspected due to concealment or obstructions. Any changes to the site after our visit may affect this report.**

**Please review this report carefully. Where we have offered recommendations or indicated a non-compliance we will provide a quote for services which TPS Limited are able to undertake. Any suggestion or recommendations contained in the Report are suggestions only and it shall be the responsibility of the person or persons carrying out the work to ensure the most appropriate remedy is carried out in conjunction with any further discoveries, warranties, and any necessary local authority consents obtained prior to proceeding with remedial work.**

**Landlord/Property Manager confirms that the following general exemption rules do not apply to this property. If it does, this report only becomes valid from the date of the expiration of the exemption period.**

**If the landlord intends to demolish or substantially rebuild the rental property and has applied for the relevant resource or building consent before the healthy homes compliance date. This exemption will last for up to 12 months from the healthy homes compliance date. It may end earlier in certain circumstances, for example, if the consent lapses or is terminated, or the application for consent is refused. If requested, the landlord will need to provide evidence that they have applied for the relevant resource or building consent.**

**If the tenant is the immediate former owner of the rental property and the tenancy started immediately after the landlord acquired the property from the tenant. In this situation, an exemption will apply for 12 months from the date the tenancy commences.**

**TPS Limited does not accept responsibility or liability for damage caused or attributable to the nature and condition of the construction of the property.**

**Trust property service Limited is insured under a professional Indemnity policy.**