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## Oncore Healthy Homes Assessment - 2023

23 Jan 2023 / Ironbridge Property Management

Complete

Flagged items

0

Actions

0



### Property Address

1 Titchener Street, New Lynn, Auckland.



Photo 1



Photo 2



Photo 3



Photo 4

### Customer Name

Ironbridge Property Management

### Assessment Date & Time

23 Jan 2023 3:15 PM NZDT

### Oncore Franchise

Auckland Central - JEM Projects Ltd

### Assessor's Name

Mike Clayton

DEADLINES: From 1st July 2021, private landlords must ensure that all rental homes comply with the Healthy Homes Standards within 120 days of any new or renewed tenancy. By 1st July 2025, all rental homes must comply with the Standards, regardless of when the tenancy began. For properties subject to the new heating formula introduced on May 12th 2022, the heating compliance date is February 12th 2023.

FINES: Landlords that don't meet their obligations under the Healthy Homes Standards are in

breach of the Residential Tenancies Act 1986. They may be liable for exemplary damages of up to \$7,200.

**ONGOING MAINTENANCE:** If something is installed or provided to meet any of the Healthy Homes Standards, it must be maintained in good working order otherwise replaced in a reasonable timeframe.

Oncore can schedule an annual reinspection to check & certify that everything has been maintained in good working order.

## INSULATION

Is the ceiling insulation fully compliant with the Healthy Homes Standards?

Fully Compliant

### CEILING INSULATION:

The Healthy Homes insulation standard requires all rental homes to have ceiling insulation consistent with the 2008 building code or, for existing insulation it must be at least 120mm thick. Ceiling insulation that is less than 120mm thick is acceptable if the landlord can prove:

- > the insulation's R-value met the minimum (2.9 or 3.3 depending on the climate zone) when it was installed, and
- > the insulation's thickness has not degraded by more than 30% (compared to when it was installed).

Fully Compliant

The insulation must also be in reasonable condition.



Photo 5



Photo 6

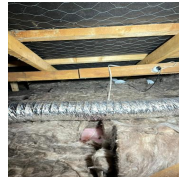


Photo 7



Photo 8

R-value/Thickness in mm:

R 2.6

Type of insulation:

Glasswool fibre

Is the insulation in reasonable condition?

Yes

Note:

The ceiling insulation is at least 120mm thick and/or does have an R-value of at least 2.9 (climate zone 1&2) or 3.3 (climate zone 3) and it is also in reasonable condition. See attached photo(s).

Is the underfloor insulation fully compliant with the Healthy Homes Standards?

Fully Compliant

### UNDERFLOOR INSULATION:

Rental properties with suspended floors must have underfloor insulation that had an R-value of at least 1.3 when it was installed.

Fully Compliant

The insulation must also be in reasonable condition.



Photo 9

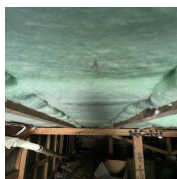


Photo 10

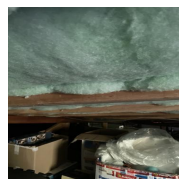


Photo 11



Photo 12

R-value/Thickness in mm:

R1.5

**Type of insulation:**

Greenstuf Earthwool

**Is the insulation in reasonable condition?**

Yes

**Note:**

The underfloor insulation has an R-Value of 1.3 or more and is in reasonable condition. See attached photo(s).

**MOISTURE INGRESS & DRAINAGE**

**Is the drainage and guttering fully compliant with the Healthy Homes Standards?**

Fully Compliant



Photo 13

**DRAINAGE & GUTTERING:**

**A rental property must have a drainage system that:**  
- efficiently drains storm water, surface water and ground water to an appropriate outfall, and  
- includes appropriate gutters, downpipes and drains to remove water from the roof.

Fully Compliant



Photo 14

**Are all gutters connected to a downpipe (directly or via another connected gutter)?**

Yes



Photo 15



Photo 16



Photo 17



Photo 18

**Are all gutters and downpipes of sufficient size to not overflow during normal rainfall?**

Yes

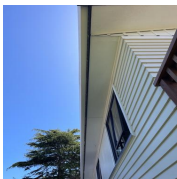


Photo 19

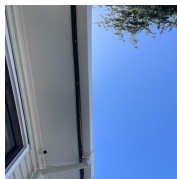


Photo 20

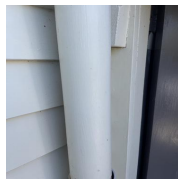


Photo 21

**Do gutters have sufficient fall for water to flow into the connected downpipe (no stagnant water)?**

Yes

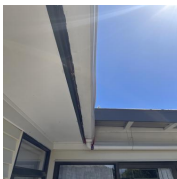


Photo 22



Photo 23

**Are all gutters and downpipes intact (not broken, corroded or with pieces missing) and fixed well to the home (not loose)?**

Yes



Photo 24

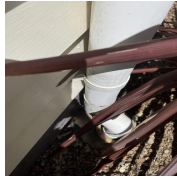


Photo 25



Photo 26

**Are all gutters and downpipes unobstructed and unblocked (with leaf matter or other debris)?**

Yes



Photo 27



Photo 28

**Do all downpipes direct water to an appropriate outfall?**

Yes



Photo 29

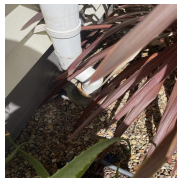


Photo 30

**Note:**

All gutters, down pipes and drains are sufficient for the removal of all storm, surface and ground water. They are all in good working order. See attached photos(s).

**Is the polythene ground moisture barrier fully compliant (or exempt) with the Healthy Homes Standards?**

Fully Compliant

**GROUND MOISTURE BARRIER**

If a home has a suspended floor (i.e. there is a cavity under the floor), and the subfloor space under the home is at least 50% enclosed, then the home requires a polythene ground moisture barrier.

Fully Compliant

Compliant



Photo 31



Photo 32

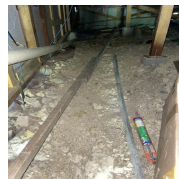


Photo 33



Photo 34



Photo 35

**Does the property have a subfloor space that is at least 50% enclosed?**

Yes

**Is there an existing polythene ground moisture barrier that is free from significant damage (rips/holes/tears)?**

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There is an existing polythene ground moisture barrier that is free from significant damage (rips/holes/tears). See attached photo(s).



## DRAUGHT STOPPING

### DRAUGHT STOPPING:

Any unreasonable gaps or holes in walls, ceilings, windows, floors and doors that are not necessary and cause noticeable draughts must be blocked. This includes open fireplaces, unless the tenant has requested in writing that the open fireplace not be blocked and the landlord accepts this request.

Fully Compliant



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40

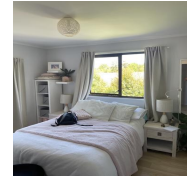


Photo 41



Photo 42



Photo 43



Photo 44

## Kitchen

### Kitchen 1

Is the room free of any unreasonable gaps or holes in walls, ceilings, windows, floors and doors that are not necessary and which cause noticeable draughts?

Yes

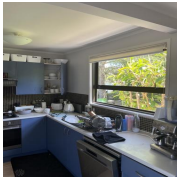


Photo 45



Photo 46



Photo 47



Photo 48



Photo 49

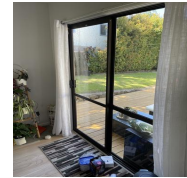


Photo 50

Are open fireplaces or their chimneys blocked in a way that prevents draughts into and out of the home through the fireplace? Or, have the tenant and landlord agreed in writing that the fireplace doesn't need to be blocked?

N/A

General Notes:

## Lounge/Living Area

### Lounge/Living Area 1

Is the room free of any unreasonable gaps or holes in walls, ceilings, windows, floors and doors that are not necessary and which cause noticeable draughts?

Yes



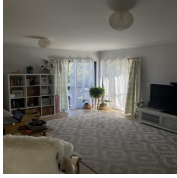


Photo 51



Photo 52



Photo 53

Are open fireplaces or their chimneys blocked in a way that prevents draughts into and out of the home through the fireplace? Or, have the tenant and landlord agreed in writing that the fireplace doesn't need to be blocked?

N/A

General Notes:

## Bedroom

### Bedroom 1

Is the room free of any unreasonable gaps or holes in walls, ceilings, windows, floors and doors that are not necessary and which cause noticeable draughts?

Yes



Photo 54



Photo 55



Photo 56

Are open fireplaces or their chimneys blocked in a way that prevents draughts into and out of the home through the fireplace? Or, have the tenant and landlord agreed in writing that the fireplace doesn't need to be blocked?

N/A

General Notes:

### Bedroom 2

Is the room free of any unreasonable gaps or holes in walls, ceilings, windows, floors and doors that are not necessary and which cause noticeable draughts?

Yes

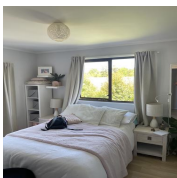


Photo 57



Photo 58

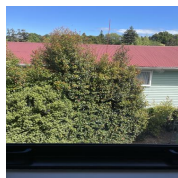


Photo 59

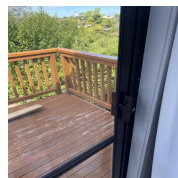


Photo 60

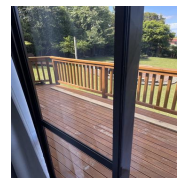


Photo 61

Are open fireplaces or their chimneys blocked in a way that prevents draughts into and out of the home through the fireplace? Or, have the tenant and landlord agreed in writing that the fireplace doesn't need to be blocked?

N/A

General Notes:

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### Bedroom 3

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Is the room free of any unreasonable gaps or holes in walls, ceilings, windows, floors and doors that are not necessary and which cause noticeable draughts?

Yes



Photo 62



Photo 63



Photo 64

Are open fireplaces or their chimneys blocked in a way that prevents draughts into and out of the home through the fireplace? Or, have the tenant and landlord agreed in writing that the fireplace doesn't need to be blocked?

N/A

General Notes:

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### Hallway

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#### Hallway 1

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Is the area free of any unreasonable gaps or holes in walls, ceilings, windows, floors and doors that are not necessary and which cause noticeable draughts?

Yes

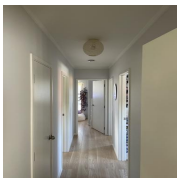


Photo 65

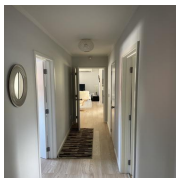


Photo 66

General Notes:

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### Bathroom

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#### Bathroom 1

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Is the room free of any unreasonable gaps or holes in walls, ceilings, windows, floors and doors that are not necessary and which cause noticeable draughts?

Yes

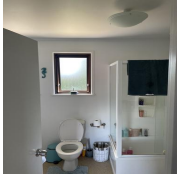


Photo 67



Photo 68

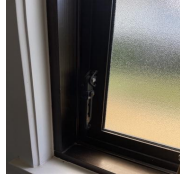


Photo 69



Photo 70

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**General Notes:**

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## Laundry

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### Laundry 1

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**Is the room free of any unreasonable gaps or holes in walls, ceilings, windows, floors and doors that are not necessary and which cause noticeable draughts?**

Yes



Photo 71

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**General Notes:**

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## VENTILATION

### VENTILATION:

All kitchens and bathrooms must have a compliant extractor fan that ventilates extracted air to the outdoors. Alternatively, properties with continuous mechanical ventilation systems that meet certain requirements may also be compliant.

Fully Compliant

The living room, dining room, kitchen and bedrooms must have one or more windows, doors or skylights that open to the outdoors, allow the flow of air into and out of the property, and can be fixed in an open position. The total 'openable area' must be at least five per cent of the floor area of the room.

HRV Ventilation System installed



Photo 72



Photo 73

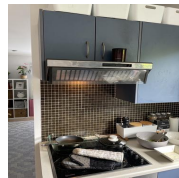


Photo 74



Photo 75

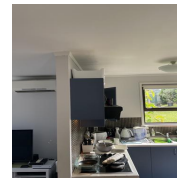


Photo 76



Photo 77



Photo 78

## Kitchen

### Kitchen 1

Are there windows, doors or skylights that open to the outdoors and can be fixed in an open position?

Yes

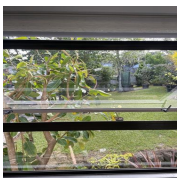


Photo 79



Photo 80

Is the total 'openable area' at least five per cent of the floor area of the room?

Yes

Does the kitchen have a compliant extractor fan that ventilates extracted air to the outdoors? If it was installed AFTER 1 July 2019 does the fan and all exhaust ducting have a diameter of at least 150mm OR an exhaust capacity of at least 50 litres per second?

Yes

**Or, for a newly built property that first received a building consent on or after 1 November 2019, does it have a mechanical ventilation system that continuously extracts from the kitchen that was part of the original building consent and that continues to meet the requirements of that building consent?**

**Or, has the property had a continuous mechanical ventilation system installed as part of a retrofit/renovation that meets the following criteria;**

- designed to provide ventilation for multiple rooms; and**
- for a kitchen, has an exhaust capacity of at least 12l per second**



Photo 81



Photo 82

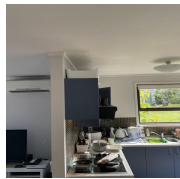


Photo 83



Photo 84

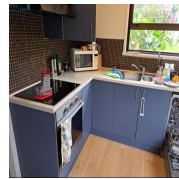


Photo 85

**General Notes:**

## **Bathroom**

### **Bathroom 1**

**Does the bathroom have a compliant extractor fan that ventilates extracted air to the outdoors? If it was installed AFTER 1 July 2019 does the fan and all exhaust ducting have a diameter of at least 120mm OR an exhaust capacity of at least 25 litres per second?**

**Or, for a newly built property that first received a building consent on or after 1 November 2019, does it have a mechanical ventilation system that continuously extracts from the bathroom that was part of the original building consent and that continues to meet the requirements of that building consent?**

**Or, has the property had a continuous mechanical ventilation system installed as part of a retrofit/renovation that meets the following criteria;**

- designed to provide ventilation for multiple rooms; and**
- for a bathroom, has an exhaust capacity of at least 10l per second**

120mm diameter ducting

Yes



Photo 86



Photo 87

**General Notes:**

## Lounge/Living Room

### Lounge/Living Room 1

**Are there windows, doors or skylights that open to the outdoors and can be fixed in an open position?**

Yes



Photo 88



Photo 89

**Is the total 'openable area' at least five per cent of the floor area of the room?**

Yes

**General Notes:**

## Bedroom

### Bedroom 1

**Are there windows, doors or skylights that open to the outdoors and can be fixed in an open position?**

Yes

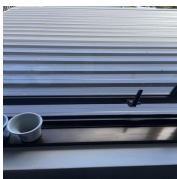


Photo 90

**Is the total 'openable area' at least five per cent of the floor area of the room?**

Yes

**General Notes:**

### Bedroom 2

**Are there windows, doors or skylights that open to the outdoors and can be fixed in an open position?**

Yes



Photo 91

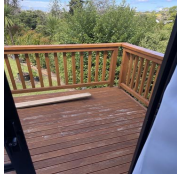


Photo 92

**Is the total 'openable area' at least five per cent of the floor area of the room?**

Yes

**General Notes:**

### **Bedroom 3**

**Are there windows, doors or skylights that open to the outdoors and can be fixed in an open position?**

Yes



Photo 93

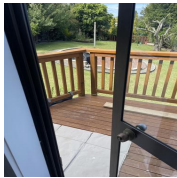


Photo 94

**Is the total 'openable area' at least five per cent of the floor area of the room?**

Yes

**General Notes:**



## HEATING

### HEATING:

The main living room must have one or more fixed heater(s) that can directly heat the area. These must be acceptable types of heaters and they must meet a required minimum heating capacity.

Fully Compliant

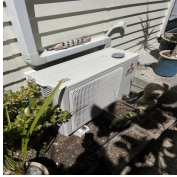


Photo 95



Photo 96

## Main Living Room

Using the Tenancy Services Heating Assessment Tool, state the heating capacity (in kW) required for this room.

<https://www.tenancy.govt.nz/heating-tool/>

If you need to check when the house was built, you can quickly find out on [www.homes.co.nz](http://www.homes.co.nz)

7.7kW

Alternatively, the customer can use an appropriate specialist to calculate the property's heating needs to heat to, and maintain the living room at 18 degrees C on the coolest day of the year. If there is a suitable report, state the heating capacity (in kW) required for this room.

Is there an approved fixed heating device with the required kW rating that is capable of heating the main living room?

Yes

6.2kW

### Note:

The main living room has an approved heating device (installed before 1 July 2019) with a heating capacity that is at least 80 per cent of the kW rating now needed. (See attached photo(s).

Does a new heat pump need to be installed? If yes, please attach a photo of the distribution board.

No

### General Notes:

## OTHER REPAIR & MAINTENANCE ISSUES

Is the external cladding free from damage?

Yes



Photo 97



Photo 98



Photo 99

Is the roof cladding free from damage?

Yes



Photo 100



Photo 101

Are the external handrails and balustrades on stairs in safe working order?

Yes



Photo 102

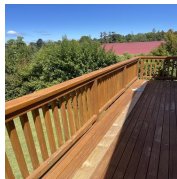


Photo 103

Are all external paths and driveway surfaces free of slippery conditions and moss free?

Yes



Photo 104

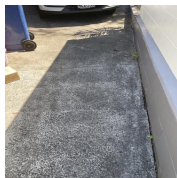


Photo 105

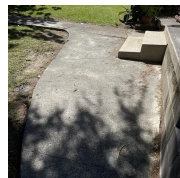


Photo 106

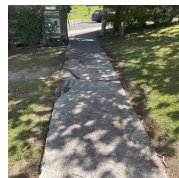


Photo 107

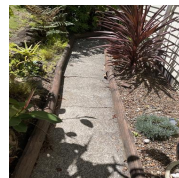


Photo 108

Are all windows clear of vegetation?

Yes



Photo 109



Photo 110



Photo 111



Photo 112

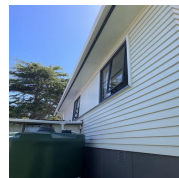


Photo 113

Is the fence in good condition?

Yes



Photo 114

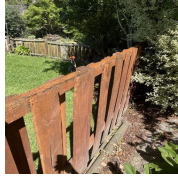


Photo 115

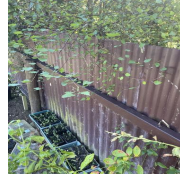


Photo 116

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**Is the decking in good condition?**

Yes

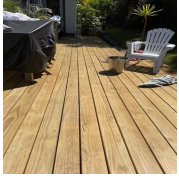


Photo 117

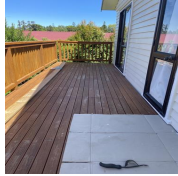


Photo 118

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**Other general repair & maintenance notes/issues:**

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**SMOKE ALARMS**

**Every level in the property**

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**Every level in the property 1**

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**Is there a working smoke alarm installed on every level of the property?**

Yes

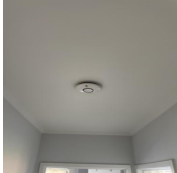


Photo 119



Photo 120

**General Notes:**

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## DISCLAIMER

### Terms of Service

An inspection carried out in accordance with Residential Tenancies (Healthy Homes Standards) Regulations 2019 is not a warranty against any problems developing after the date of the property report.

#### SECTION 1 - SCOPE OF INSPECTION

The scope of the inspection is limited to a visual inspection of the standard components of the home, which the inspector has reasonable access to and is in the inspector's clear line of sight. The purpose of the inspection is to visually identify compliance with the Residential Tenancies (Healthy Homes Standards) Regulations 2019 ONLY.

#### SECTION 2 - LIMITATIONS OF INSPECTION AND REPORT (GENERAL)

The report is not a guarantee, warranty or any form of insurance, and is not to be used as a substitute for a final walk-through inspection, or a comprehensive building survey. This report is not a technically exhaustive investigation nor is it practicable to identify and itemise every defect or violation of the Residential Tenancies (Healthy Homes standards) Regulations 2019. The purpose of the report is to identify any readily visible items of concern at the time of the inspection. The report assumes that the property as built complies with the building code, and does not investigate or comment on that.

This report:

Does not assess or certify that the property or any element of it complies with the Building code (current or at the time the building was constructed). Does not advise on, or cover, zoning ordinance violation, geological stability, soil conditions, structural stability, engineering analysis, termites or other infestations, asbestos, formaldehyde, water or air contaminants of any kind, toxic moulds, rotting (non-visual), electromagnetic radiation, environmental hazards. Does not appraise or assess the property value, or the cost of any repair work, Does not cover detached buildings, sheds, underground condition of pool and spa bodies and related piping, private water systems, septic systems, saunas, specialised electronic controls of any kind, elevators, dumb waiters, water softener and purification systems, solar systems, internal system components, security systems, system adequacy or efficiency, prediction of life expectancy of any items or system, minor and/or cosmetic problems, latent or concealed defects or any items marked as not inspected within the report. Does not cover areas that are concealed, contained, inaccessible, or cannot be seen, due to walls, ceilings, floors, insulation, soil, vegetation, furniture, stored items, systems, appliances. Does not detect or comment on the existence of formaldehyde, lead paint, asbestos, toxic or flammable materials, pest infestation and other health or environmental hazards; Does not investigate any underground drainage or plumbing, playground equipment, vehicles, or any other object, will not be inspected or included in the report. Does not comment on Appliances and spa/pool equipment special cycles or features.

#### SECTION 3 - LIMITATIONS OF INSPECTION AND REPORT (WEATHER-TIGHTNESS)

This report cannot, and does not, provide advice or investigation about whether the property inspected is a leaky home, suffers from toxic mould, rot, or fungal growth, or complies with E2/AS1 of the Building Code. This report is not to be construed as advice about the overall weather-tightness of the property or whether the property is, or is likely to be, stigmatised as a leaky home. The nature of the leaky home problem in New Zealand means: Systemic moisture ingress, or building defects making a building prone to leaking, which would stigmatise a building as a 'leaky home', in many cases can only be detected through a comprehensive building survey including destructive testing and external cladding removal. That is outside the scope of this inspection and report. The presence of risk factors, or areas of elevated moisture readings, identified in this report, are intended to do no more than to alert the customer to issues that might need to be investigated further. They are not to be equated with advice that a property is or is not a leaky home.

The absence of visible risk factors or elevated moisture readings is not intended to (and cannot reliably be taken as) advice that the property is not a leaky home. Roofs will not be accessed as part of this Residential Tenancies (Healthy Homes Standards) Regulations 2019 inspection.

#### SECTION 4 - REASONABLE ACCESS

Reasonable access is access that is safe, unobstructed and which has a minimum clearance of 450 x 400 mm opening access door that can be safely accessed from a 3.6m ladder and a minimum crawl space of 610 x 610 mm in the ceiling space and 500 x 400mm opening access door and a minimum crawl space of 500mm vertical clearance for the sub floor area. Roofs will not be assessed as part of this Residential Tenancies (Healthy Homes Standards) Regulations 2019 inspection.

#### SECTION 5 - CONFIDENTIALITY AND LIMITATION OF LIABILITY

The contents of the report, or any other work prepared by us is confidential and has been prepared solely for you and shall not be relied upon by any third parties. We accept no responsibility for anything done or not done by any third party in reliance, whether wholly or partially, on any of the contents of the report.

Subject to any statutory provisions, if we become 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 report, our liability shall be limited to a sum not exceeding the cost of the Inspection and report. We will not be liable to you for any consequential loss of whatever nature suffered by you or any other person injured and indemnify us in respect of any claims concerning any such loss.



Media summary



Photo 1



Photo 2



Photo 3



Photo 4





Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12





Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



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Photo 31



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Photo 118



Photo 119



Photo 120