

INSULATION STATEMENT



The property stated below is deemed to be compliant with the Residential Tenancies Act (2016) for the requirement of insulation.

Street Address: 24 SPRINGWOOD PLACE

Suburb: WITELM

City: AUCKLAND

Installation Company: GREENSTAR ENERGY SOLUTIONS LTD

GES Number: 103144

Date of Installation: 03/07/2017

Ceiling Insulation: All accessible areas

Insulation Type: AUTEX GREENSTAR BLANKET ROLL

Insulation R Value: R2.9

- Are compliant with NZS4246:2016 and meet the RTA requirements
- Meets the RTA requirements, however as it was not installed by GreenStar we **CAN NOT** certify that it complies with NZS4246:2016
- Insulation not installed by Greenstar as instructed by the Homeowner
- Ceiling is exempt from requiring insulation (inaccessible)

Underfloor Insulation: All accessible areas

Insulation Type:

Insulation R Value:

- Are compliant with NZS4246:2016 and meet the RTA requirements
- Meets the RTA requirements, however as it was not installed by GreenStar we **CAN NOT** certify that it complies with NZS4246:2016
- Insulation not installed by Greenstar as instructed by the Homeowner
- Underfloor is exempt from requiring insulation (inaccessible)

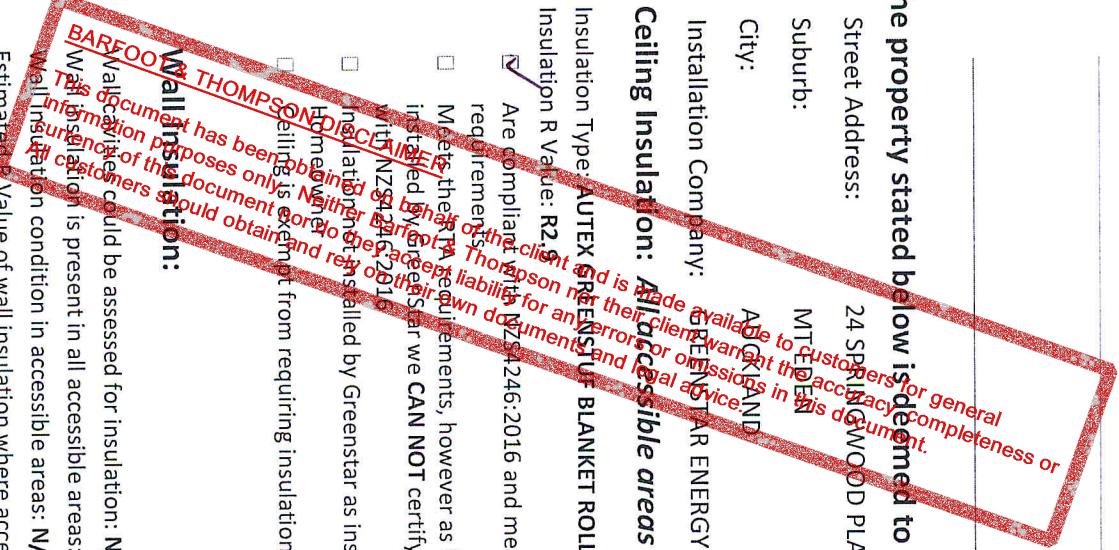
Wall Insulation:

Value of wall could be assessed for insulation: N/A

Wall Insulation is present in all accessible areas: N/A

Wall Insulation condition in accessible areas: N/A

Estimated Value of wall insulation where accessible: N/A



PO Box 76472, Manukau City,
Auckland 2241
Phone: 0800 789 276

Smoke Alarms:

- Not checked by Greenstar
- Smoke Alarm needed but not installed by Greenstar
- Compliant smoke alarms present at the time of the on-site assessment
- New 10-year long-life Photoelectric Smoke Alarms have been installed according to manufacturer's instructions and the RTA requirements.

DISCLAIMER: This statement has been awarded based on the insulation installed by GreenStar Energy Solutions on the date stated above. GreenStar accepts no liability for issues in relation to non-compliance with regards to the RTA and associated regulations where the performance of the insulation and/or smoke alarms has been compromised by any person and/or any event after this date.

Healthy Homes Standards Report

13A Healthy Homes Statement

Page 1 is a compliance statement to be signed by Landlord	Landlord shall print this page and include with any new, renew or updated tenancy contract hereon.
ADDRESS OF TENANCY:	24 Springwood Place, Mt Eden
GENERAL EXEMPTION	In some situations this tenancy may be exempt from complying with all or parts of the healthy homes standards. Please cross out if any of the following 2 DO NOT apply.
1.	The tenant is the immediate former owner of the property and the tenancy started immediately after the landlord acquired the property from the tenant. This exemption will only apply for 12 months from the tenancy start date.
2.	The landlord intends to demolish or substantially rebuild the rental property and has applied for or has been granted the relevant resource or building consent. This exemption will last for up to 12 months from the healthy homes compliance date. This exemption will cease if the application for consent is refused (unless challenged) or the consent(s) lapses or is terminated. This exemption will cease to apply if you receive a request to provide evidence that you have applied for the relevant consent(s) and this evidence is not provided within 10 working days (or a time period provided in a Tenancy Tribunal order).
----- -----	----- -----
DRAINAGE AND MOISTURE INGRESS	For more information on all aspects of the moisture ingress and drainage standard, including a comprehensive guidance document, visit https://www.tenancy.govt.nz/healthy-homes/moisture-and-drainage-standard/
Does the property have gutters and downpipes that efficiently drain storm water, surface water, and ground water to an appropriate outfall? An appropriate outfall will generally be the storm water system provided by your local council. It could also be a properly working soakage system, natural watercourse, adequate water storage system or other constructed water way.	YES
Landlords:	Must still take all reasonable steps to ensure the rental property or building complies with the healthy homes standards to the greatest extent reasonably practicable.
Landlords:	Must still take all reasonable steps to ensure the rental property or building complies with the healthy homes standards to the greatest extent reasonably practicable.
Does the property have any enclosed subfloor spaces?	NO
Landlord intent:	To install ground moisture barrier in order to comply with the Healthy Homes Standard: It was never installed because it was never a requirement before.
INSULATION STANDARD	For more information on all aspects of the insulation standard, including a comprehensive guidance document, visit https://www.tenancy.govt.nz/healthy-homes/insulation-standard
CEILING INSULATION	Ceiling insulation is required in all areas of the premises, unless these are areas: <ul style="list-style-type: none"> › that are not a domestic living space › of the ceiling that have a domestic living space directly above
Does the CEILING insulation above all domestic living spaces meet the requirements of the insulation standard?	YES - Entire Premises

Healthy Homes Standards Report

Can we identify the R-Value in the ceiling?	NO
Ceiling Insulation thickness (mm) when last inspected:	280
Can we confirm ceiling Insulation installed date?	Unknown
Date insulation was inspected:	06/08/2020
Type of ceiling insulation:	Segment
We confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)	YES
This exemption applies:	Because the current insulation does not need to meet the R-value required under the healthy homes insulation standard. This exemption applies because: a) there is ceiling insulation that covers the ceiling at the premises; and b) the insulation was installed before 1 July 2016; and c) immediately before the healthy homes compliance date, the landlord met the insulation requirements already in force ; and d) the minimum thickness of the insulation material is at least 120 mm
Landlord confirms	That all reasonable steps will be taken to find this information.
Does the property meet the partial exemption for certain thermal underfloor insulation?	NO
This partial exemption applies because:	a) there is underfloor insulation; and b) when the insulation was installed, there were requirements relating to thermal insulation that applied to the premises (under an enactment or bylaw); and c) the landlord has a compliance document showing that when the insulation was installed, the premises met these requirements.
Does the UNDERFLOOR insulation meet the requirements of the insulation standard?	NO - Non of the premises
The R-value:	Should be stated in the current statement of insulation or may be included in the council building file. Landlords need to check all possible sources and include finding with this statement.
The R-value:	Should be stated in the current statement of insulation or may be included in the council building file. Landlords need to check all possible sources and include finding with this statement.
The reason(s) why the underfloor area isn't insulated:	Concrete floor unable to install
Can we determine any existing Insulation may existed?	NO
Landlord will:	attempt to obtain Insulation information in council building file. Landlord will be attached the finding to this statement. The underfloor space is also not possible for a professional assessor to gain access and provide an assessment. The landlord confirms that all reasonable steps will or have been taken to find this information.
WALL INSULATION	Wall insulation is not compulsory in rental property. Assessor do not know if there is any wall insulation. Landlord must include a copy of such information to this statement if they known. Landlord must take all reasonable steps to find the information.
HEATING STANDARD	For more information on all aspects of the heating standard, including a comprehensive guidance document, visit https://www.tenancy.govt.nz/healthy-homes/heating-standard

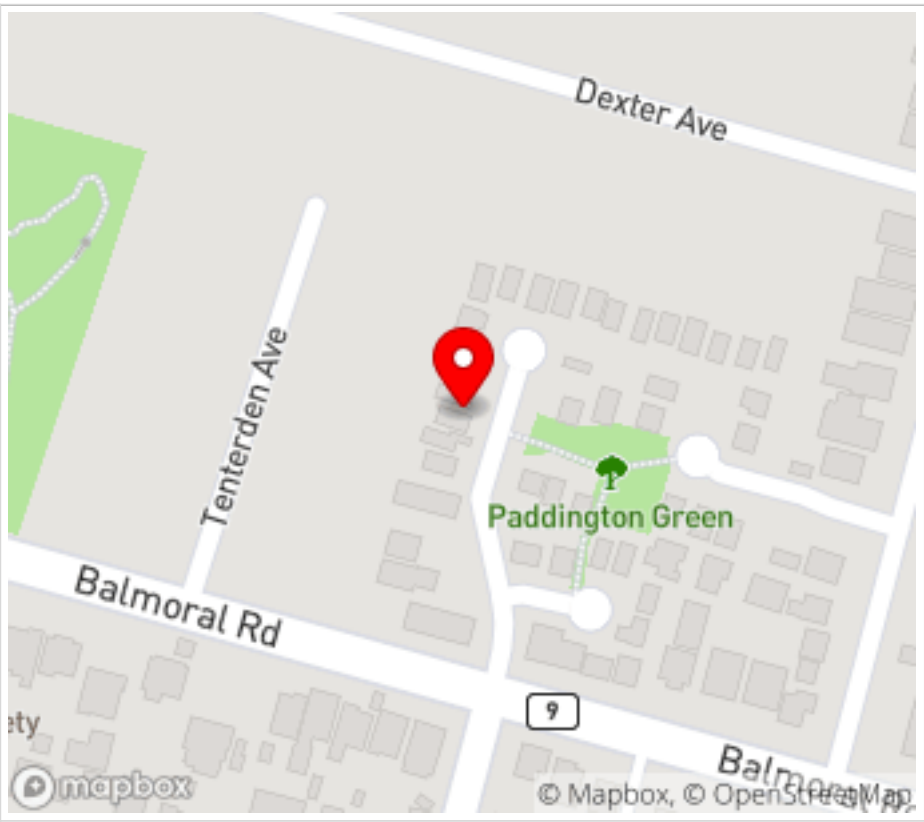
Healthy Homes Standards Report

Heating Exemption:	NO heating exemption applies
Currently:	This house have a certification as a passive house under the passive house standard of the Passivhaus Institut, Germany or A current living building certification or A current Petal certification (which includes a heating requirement or A current Zero Energy certification.
The required heating capacity (kW):	5.1
Type of qualified Heater:	Heat Pump
Qualified heater's heating capacity (kW):	4
Does the 'tolerance' or 'top up' allowance for existing heaters apply?	YES
The heating condition means:	Additional fixed Electrical heater (not heat pump) Max1.5kW is required for top up purpose
VENTILATION STANDARD	For more information on all aspects of the ventilation standard, including a comprehensive guidance document, visit https://www.tenancy.govt.nz/healthy-homes/ventilation-standard
Does each room in the rental property with an indoor cooktop, bath or shower have an extractor fan installed that vents to the outside and is in good working order?	YES - All rooms
What is the diameter or exhaust capacity of each extractor fan?	All fans were installed before 1 July 2019 don't need to meet performance requirements of the ventilation standard. In this case, we are relying on the modified standard for extractor fans installed before this date.
Landlord	Intend to install/repair these extractor fans connected externally.
Landlord	Intend to install/repair these extractor fans connected externally.
Do all habitable rooms in the property have one or more windows, doors or skylights that open to the outside and meet the requirements?	YES - All habitable spaces
Landlord intend to fix the shortage to exceed the 5% requirement.	Intend to fix the shortage to exceed the 5% requirement.
A room does not need to meet the requirements for openable windows and external doors if it was lawful at the time it was built or converted into a habitable space. If having fewer windows or doors was only lawful because the room met alternative ventilation requirements:	Then those requirements must still be met to qualify for this exemption.
DRAUGHT STOPPING STANDARD	For more information on all aspects of the draught stopping standard, including a comprehensive guidance document, visit https://www.tenancy.govt.nz/healthy-homes/draught/
Does this property have any open fireplaces?	NO


Healthy Homes Standards Report

<p>Is the property free from unintentional and unreasonable gaps or holes that allow noticeable draughts in or out of the building? Areas include, but are not limited to, doors, windows, walls, floors and ceilings.</p>	<p>NO, we have observed either gaps is great than 3mm and/or broken/loose hinges/catches that prevent closing tightly and/or obstruction that prevent closing tightly and/or unable to close the windows or door.</p>
<p>Statement:</p>	<p>Landlord intent to remedial all the defects identified in the statement in order to comply with the Healthy Homes Standard. Once work is complete, landlord or the company that engaged doing the work will attach a copy of the invoice/letter with this statement to supersede to non compliance.Landlord will ensure this rental property comply with healthy homes standards within 90 days of any new, or renewed, tenancy from 1st July 2021 and before 1st July 2024.</p>
<p>I/We [Name of landlord(s)],</p>	<p>_____</p> <p>declare that the information contained in this statement is true and correct as at the date of signing.</p>
<p>Sign By:</p>	<p>_____</p>
<p>Date Signed:</p>	<p>_____</p>

General Information

<p>Location / GPS</p>	
	<p>Lat: -36.887079 Long: 174.7516531</p>


Healthy Homes Standards Report

External photo	
Date of Assessment	06/08/2020
Customer Name	DVS property investment Ltd
Assessor's Name	Daniel Roan
Weather Condition	Fine
Season	Winter

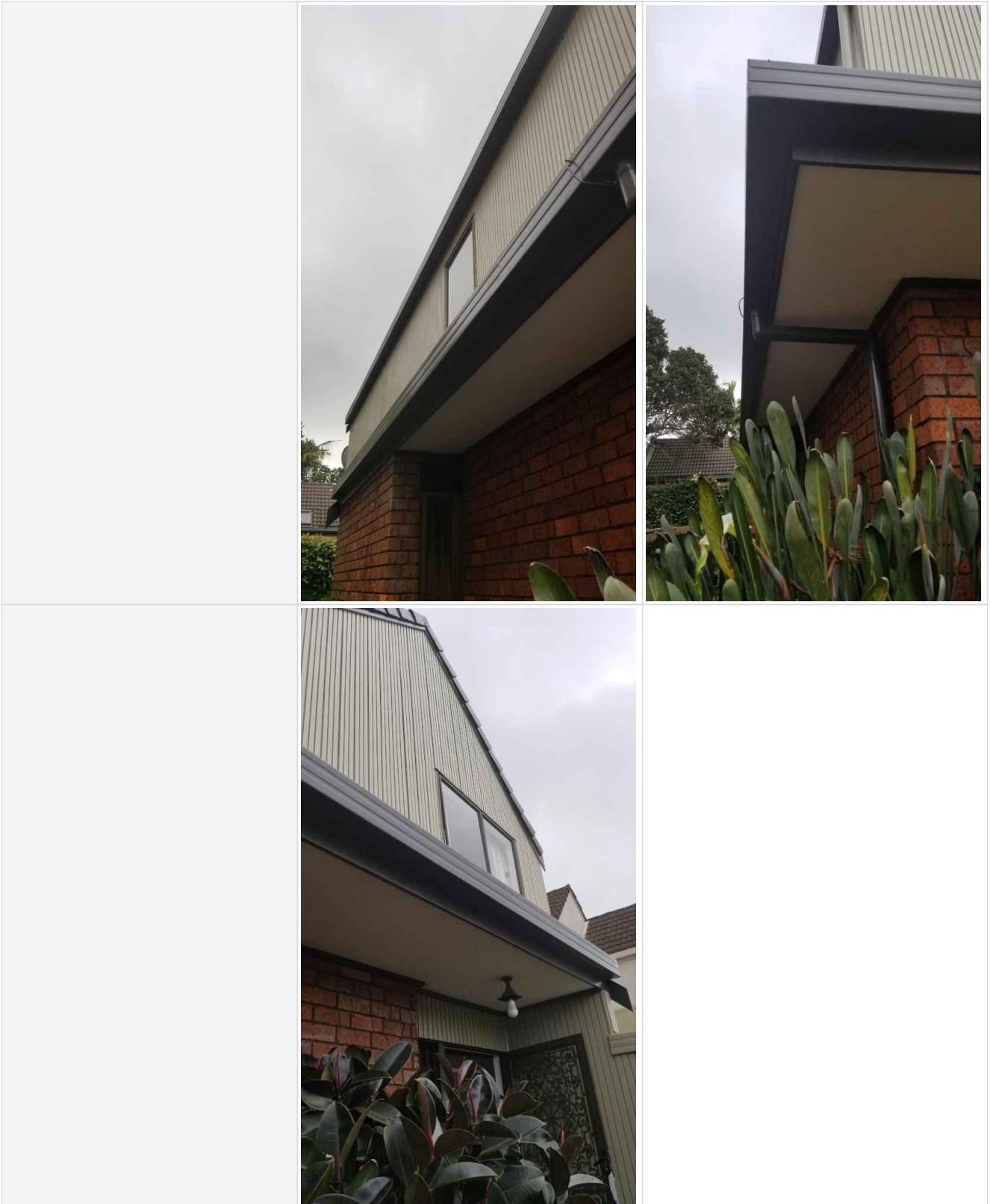
DRAINAGE & MOISTURE

Please see the following 4 Subsections	<ol style="list-style-type: none"> 1. Spouting 2. Downpipe 3. Ground Surface Water 4. Moisture
--	--

Drainage - Spouting

Spouting Result:	PASS
Recommendation:	Appropriate gutters to remove water from the roof
Spouting Photos:	



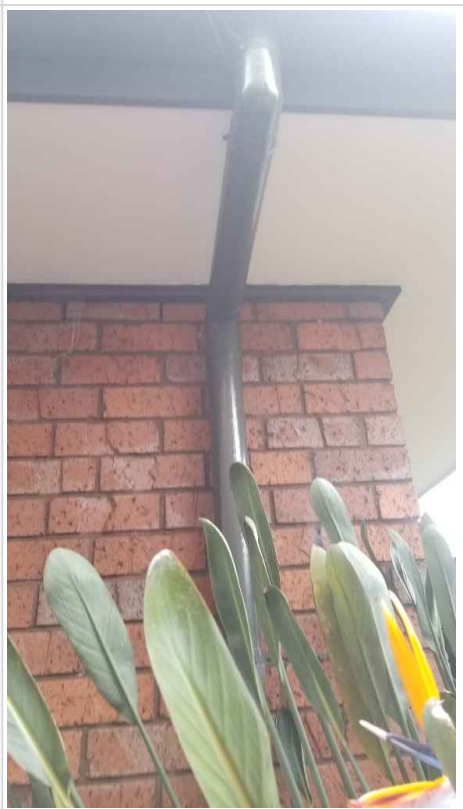

Healthy Homes Standards Report



Drainage - Downpipe


Downpipe Result:	PASS
------------------	------

Healthy Homes Standards Report

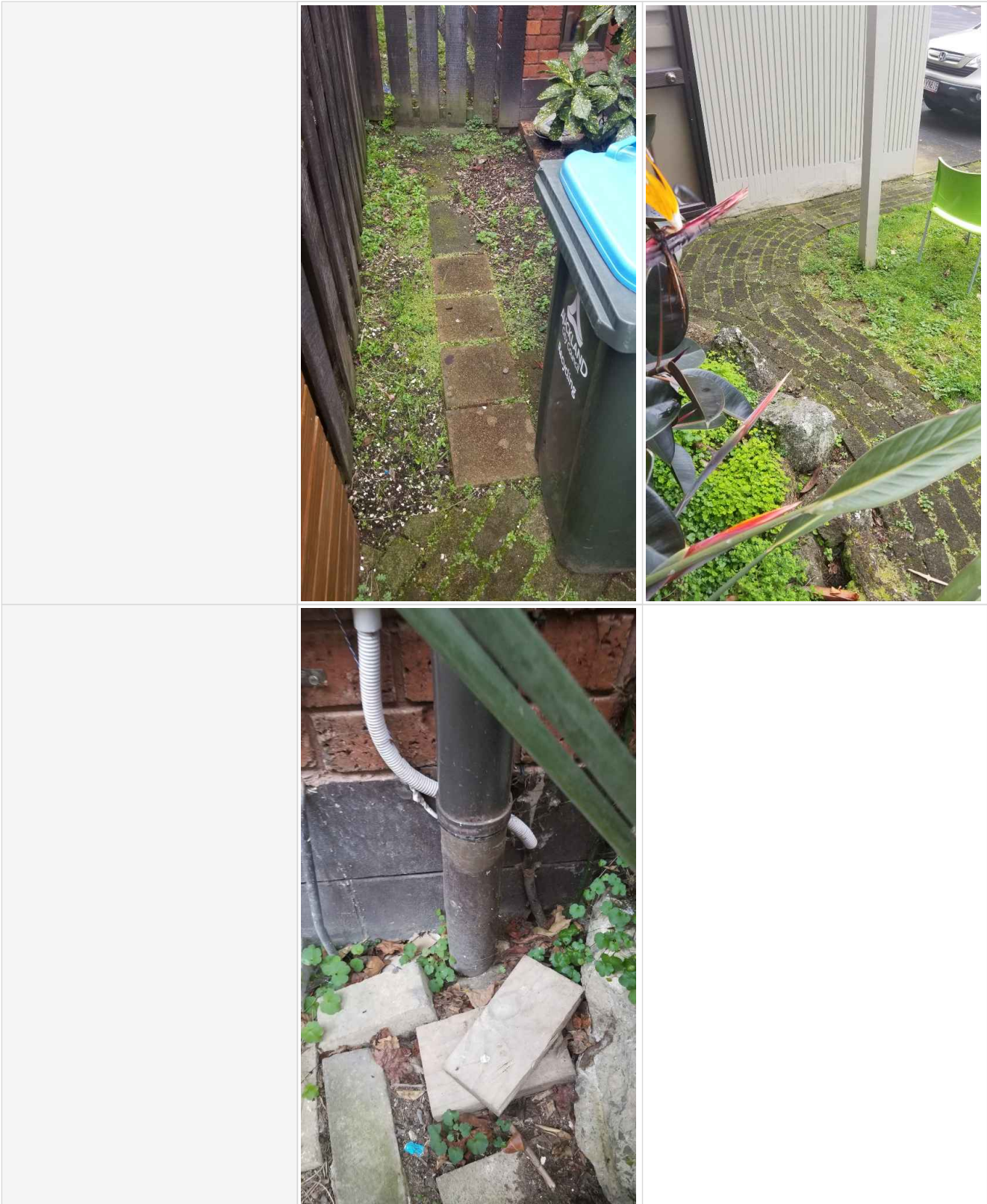
<p>Recommendation:</p>	<p>Appropriate downpipes to remove water from the roof.</p>	
<p>Downpipe Photos:</p>		
		

Drainage - Ground Surface Water

Healthy Homes Standards Report

<p>Ground Surface Result:</p>	<p>PASS</p>
<p>Recommendation:</p>	<p>Efficiently drain storm water, surface water and ground water to an appropriate outfall.</p>
<p>Surface ground Photos</p>	


Healthy Homes Standards Report



Drainage - Subfloor Moisture

Subfloor Result:	EXEMPT
------------------	--------

Healthy Homes Standards Report

Reason for Exemption:	Concrete floor	
Subfloor Photos:		


INSULATION

Please see the following 2 Subsections	<ol style="list-style-type: none"> 1. Underfloor 2. Ceiling 	
--	---	--

Insulation - Underfloor

Underfloor Insulation Result:	EXEMPT	
Reason for exemption:	Concrete Base	




Healthy Homes Standards Report

<p>U/F Insulation Condition Photos:</p>		
---	--	--

Insulation - Ceiling

Ceiling Insulation Result:	PASS
Recommandation:	Installed as per NZS4246 and the HHS requirements.
Type of Existing Insulation:	Polyester
Colour of the Existing Insulation:	Green


Healthy Homes Standards Report

<p>Ceiling Insulation Condition Photos:</p>		
		

HEATING

<p>Areas included in output calculation:</p>	<p>Lounge, Kitchen, Dining</p>
--	--------------------------------

Healthy Homes Standards Report

Recommendation:	Remedial work is required. Please seek a professional company that specialist in this area to look at the issue(s) we observed. New heat source output kW must be equal or greater then required.
Is the existing approved heat source producing heat?	No
We have observed:	Existing heat source isnt working
Recommend installing the following approved heating source:	Fixed Electrical heater (not heat pump) Max1.5kW for top up purpose, Heat Pump (most energy efficient way to heat a house)
Additional comments:	Remote disnt work, used tenant mobile app to activate but no heat is coming out.
Heating Photos:	

Healthy Homes Standards Report





VENTILATION

Please see the following 3 subsections for details:	<ol style="list-style-type: none"> 1. Kitchen(s) 2. Bathroom(s) 3. Windows
---	---

Ventilation - Kitchen(s)

KITCHEN(s) Ventilation Result:	PASS
Recommendation:	Existing Extraction method is sufficient and approved under HHS standard.
Is the approved extraction system currently working?	Yes

Healthy Homes Standards Report

<p>Kitchen External Photo:</p>		
<p>Kitchen Internal Photo:</p>		

Ventilation - Bathroom(s)

<p>Recommendation:</p>	<p>Existing Extraction method is sufficient and approved under HHS standard.</p>
<p>Bathroom 1 Ventilation Result:</p>	<p>PASS</p>
<p>Is the extraction fan currently working?</p>	<p>Yes</p>

Healthy Homes Standards Report

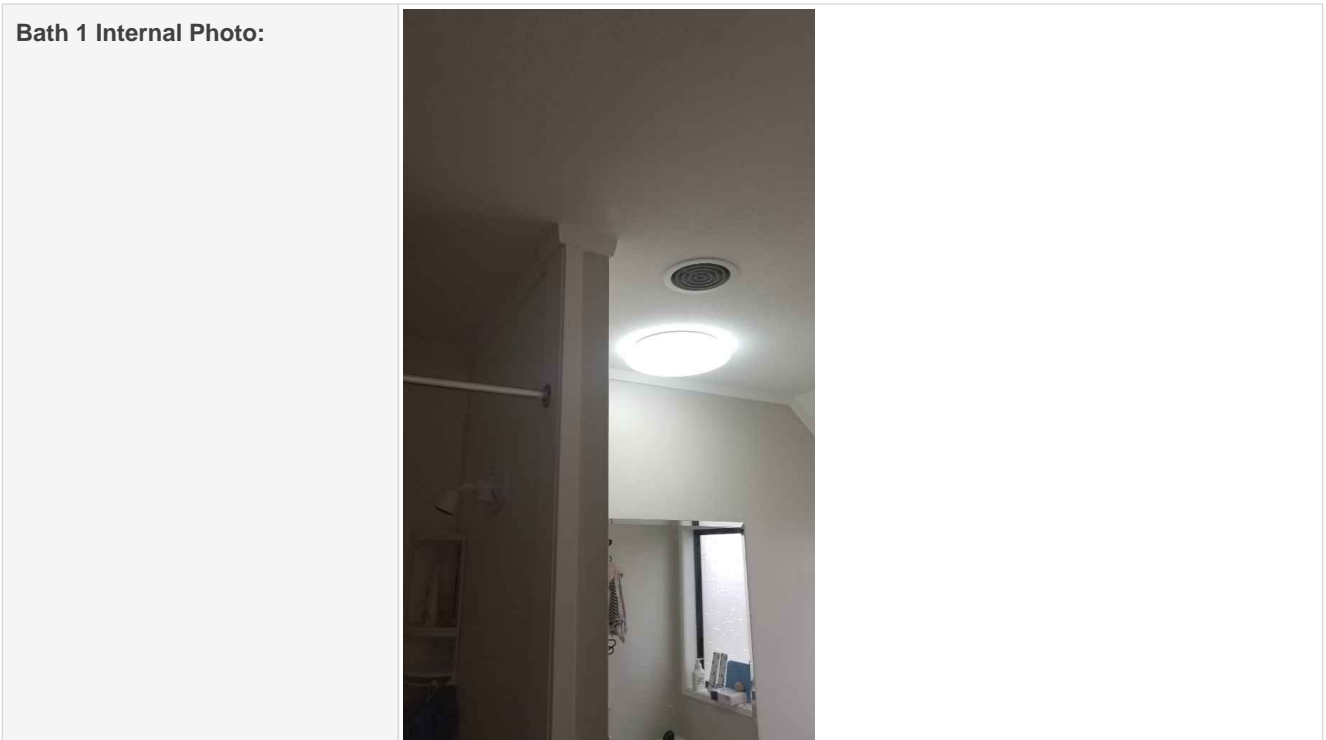
Bath 1 External Photo:



Bath 1 Ducting Photo:




Healthy Homes Standards Report



Ventilation - Windows

Rooms for Ventilation Calculation	Open Plan, Master Bedroom, Bedroom 3, Bedroom 2
Recommendation:	Existing operable windows are sufficient and approved under HHS standard.
Condition of PASS:	In each room, the size of the openable fixed windows, doors and skylights together must be at least 5% of the floor area of that room

Healthy Homes Standards Report

<p>Typical Fixed Openable Window photo:</p>		
<p>Open Plan Ratio (%):</p>	10.4	
<p>Open Plan result:</p>	PASS	
<p>Open Plan (includes):</p>	Lounge, Kitchen, Dining	
<p>Bedroom 1 (Master) Ratio (%):</p>	11.0	
<p>Bedroom 1 (Master) result:</p>	PASS	
<p>Bedroom 1 Location:</p>	End of hallway	
<p>Bedroom 2 Ratio (%):</p>	12.4	
<p>Bedroom 2 result:</p>	PASS	
<p>Bedroom 2 Location:</p>	Next to bedroom 1	
<p>Bedroom 3 Ratio (%):</p>	24.0	
<p>Bedroom 3 result:</p>	PASS	
<p>Bedroom 3 Location:</p>	Next to toilet	

DRAUGHT

<p>Recommendation:</p>	<p>Remedial work is required. Please seek a professional company that specialist in this area to look at the issue(s) we observed.</p>
<p>Observed Open Fireplace(s):</p>	<p>No</p>
<p>We observed gap(s) is more than 3mm in some area</p>	<p>Observation is from the inside of the house. It is possible the actual gap maybe less then 3mm between the frame and window/door. Further proof is required by an professional company.</p>

Healthy Homes Standards Report

PLEASE NOTE:	All the location of the open plan and room numbers listed below follow the Ventilation Sector's location description.
---------------------	---

Draught - Open Plan

Result:	PASS
----------------	------

Draught - Entrance Foyer


Result:	PASS
----------------	------

Draught - Laundry Room

Result:	FAIL
----------------	------

Failure in:	External Door
--------------------	---------------

Failure reason:	Gaps is great than 3mm
------------------------	------------------------

Photos:	
----------------	--


Draught - Bathroom 1 (Master)

Result:	FAIL
----------------	------

Failure in:	Window
--------------------	--------

Failure reason:	Gaps is great than 3mm
------------------------	------------------------

Healthy Homes Standards Report

Photos:		
---------	--	--

Draught - Toilet 1

Result:	PASS
Location:	Downstair

Draught - Toilet 2

Result:	PASS
Location:	Upstairs

Draught - Bedroom 1 (Master)

Result:	PASS
---------	------

Draught - Bedroom 2

Result:	PASS
---------	------

Draught - Bedroom 3

Result:	PASS
---------	------

Disclaimer

Healthy Homes Standards Report

<p>Please read</p>	<p>This report is based on our observations and measurements on the day of our site assessment.</p> <p>The assessment is limited to a visual inspection only of the sections required by the Tenancy Service, which the Inspector has reasonable access to and which is in their clear unobstructed line of sight.</p> <p>We also may not know if the landlord own the entire building if we assess individual units. Where we exempted due to owner do not own the whole building but was not disclose to Cosy Spaces NZ. Cosy Spaces NZ do not hold responsibility of the accuracy of the report.</p> <p>Excluded from inspection are any areas of the premises, which cannot be visually inspected due to concealment or obstructions.</p> <p>Any changes to the site after our visit may affect this report.</p> <p>Please review this report carefully. Where we have offered recommendations or indicated a non-compliance we will provide a quote for services which Cosy Spaces NZ are able to undertake.</p> <p>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, warranty's, and any necessary local authority consents obtained prior to proceeding with remedial work.</p> <p>Landlord/Property Manager confirms that the following general exemption rules do not apply to this property.</p> <p>If it does, this report only becomes valid from the date of the expiration of the exemption period:</p> <ol style="list-style-type: none"> 1. 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. 2. 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. <p>Cosy Spaces NZ does not accept responsibility or liability for damage caused or attributable to the nature and condition of the construction of the property.</p>
---------------------------	---