



123 Express Road, Sample

Property Report Version 2.1

Code: 1B1A14C1



Sorry. The property does not achieve HomeFit at this time.

But don't worry, the following report explains why, and how you can make your home HomeFit.

Let's look how your home performed in various areas.

Compliance **achieved** with requirements of the **Residential Tenancies Act 2016**

Compliance **not achieved** with requirements of the **Healthy Homes Standards 2019**

Summary of findings

	RESIDENTIAL TENANCIES ACT (2016)	HEALTHY HOMES STANDARDS (2019)	HOMEFIT MANDATORY
Adequate ceiling insulation	YES	NO	NO
Adequate underfloor insulation	YES	YES	YES
Smoke alarms	YES	N/A	YES
Fixed heating		NO	NO
Good ventilation		NO	NO

Moisture protection in subfloor	YES	YES
Good drainage	NO	NO
Draught free	NO	NO
No mould		YES
Water efficient shower flow rate		NO
Energy efficient hot water system		YES
Good curtains <i>or</i> double glazing		NO



**HOMEFIT
OPTIONAL
(MINIMUM 3
NEEDED FOR
HOMEFIT
CERTIFICATION)**

Better ceiling insulation		NO
Good curtains <i>and</i> double glazing		NO
Energy efficient LED or CFL lighting		NO
Ventilated clothes drying		NO
Safe hot water temperatures		YES
Low flush toilets		YES



HOMEFIT PLUS

Achieve all Homefit mandatory requirements		NO
Energy efficient heating		NO
Efficient kitchen and bathroom ventilation		NO
Better ceiling insulation		NO
Better underfloor insulation		NO
Wall insulation		NO



**HOMEFIT PLUS
OPTIONAL
(MINIMUM 6
NEEDED FOR
HOMEFIT PLUS
CERTIFICATION)**

Heat pump hot water or solar hot water system	NO
Balanced heat recovery ventilation system	NO
Best ceiling insulation	NO
Best underfloor insulation	NO
Good curtains <i>and</i> double glazing	NO
Energy efficient LED lighting	NO
Ventilated clothes drying	NO
Safe hot water temperatures	YES
Low flush toilets	YES
Rainwater harvesting system	NO

Advisory Report

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.

SUPPORTING DOCUMENTS





MAIN LIVING SPACE CAN BE ADEQUATELY HEATED

The main living space is heated with a heat pump

Heat pumps are generally regarded as the most efficient way to heat the living areas of your home and will meet the HomeFit and Healthy Homes Standards as long as they're adequately sized to heat the space. Typically, heat pumps use between half to a third of the energy of a standard electric heater to provide the same amount of heat, making them very cost-effective to run. Check you're using it effectively by having a read of this information about using heat pumps wisely on the Gen Less heat pumps [website](#) or on [The Eco Design Advisor website](#).

The main living space needs a better heat source

Your living room does not have a heat source that can adequately heat the room to 18°C, which is the minimum temperature recommended by the World Health Organisation. This does not comply with HomeFit or the Healthy Homes Standards and is unhealthy for the occupants. To meet the HomeFit Standard, you'll need to explore installing a cost-effective heating option that is sized to meet the heating demand of the room. An adequately sized heat pump, clean-burning wood fire or pellet burner would meet the HomeFit PLUS standard and will comply with the Healthy Homes Standards for rental properties.

Largest living space *Heat demand: 5.70 kW*

Heat source *Heat output: 4.80 kW*

If the difference between the heating demand and the heat output of your main heat source is less than 1.5kW *and* your heat source was installed before 1 July 2019, you can top up to the required heating demand with an electric resistance heater that is fixed in place. If your heater was installed after 1 July 2019, it needs to be upgraded to have a heat output equal to or greater than the heating demand.

Assessor Comments

Heating demand is 5.7 kW, the current heat pump out put is 4.8 kW. This includes the kitchen area as this is open through to the area (as per the first calculation) recommend topping up the existing heating with a electric heater that has a thermostat. Or if a door is installed between the lounge and the kitchen this brings the heating demand down to 3.7 kW (as per the second calculation) this meets the demand. Recommend completing either of these options to meet the Healthy Homes standard.

SUPPORTING DOCUMENTS



WATER EFFICIENT SHOWER FLOW RATE

One or more showers have flow rates more than 9 litres/minute

Rooms affected: *Bathroom 1*

Your shower flow rates:

Bathroom 1: 15 litres/minute

You'll need to swap your shower heads for ones with more efficient flow rates of 9 litres per minute (or less) or install inexpensive shower flow restrictors to meet the HomeFit standard. Shower flow rates of 9 litres a minute will save \$240 or more a year for a household of three compared to flow rate of 12 litres/minute. Even reducing the flow rate by 3 litres per minute could save a household of three around \$240 per year.

ENERGY EFFICIENT HOT WATER SYSTEM

The hot water system meets the HomeFit standard for energy efficiency

Having a well-insulated, efficient hot water system has a big impact on energy savings. If you want to make this system even more efficient, try lagging at least the first metre of the hot water pipe (look for this special pipe insulation at your local hardware store).

Assessor Comments

Bathroom 1: Shower flow rate - Recommend installing a more efficient shower head to meet the Homefit standard

Newer model outdoor cylinder meets the Homefit standard

SUPPORTING DOCUMENTS



GROUND MOISTURE

Home has good protection from ground moisture

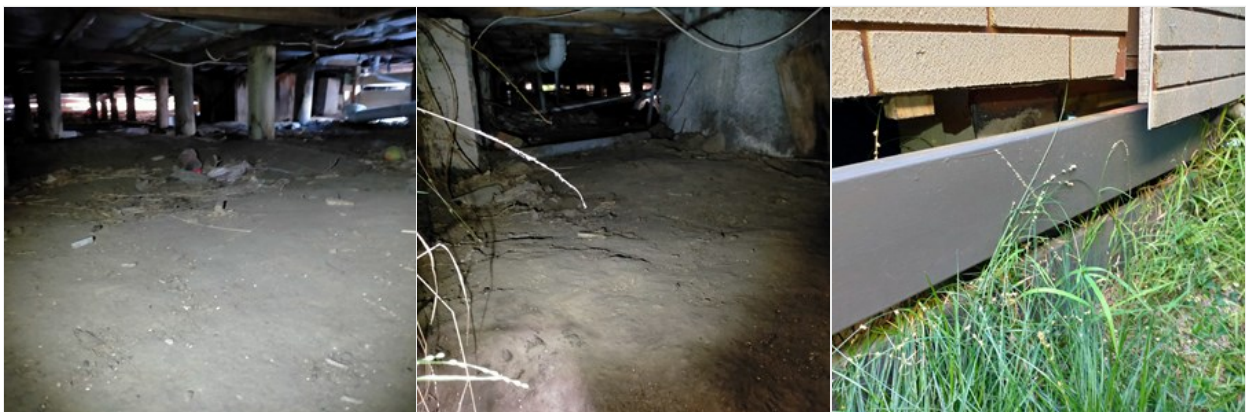
Your home is well protected from rising damp because you either have a concrete slab floor, a groundsheet (sometimes called a ground moisture barrier) covering the soil under your home, or there is good ventilation in your subfloor and no sign of ponding or leaks.

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. If you have a slab floor, check from time to time to see if there is water coming up through it.

Assessor Comments

Subfloor ventilation - Gaps between cover battens are sufficient for air flow so a moisture barrier is not required to meet the Healthy Home standard. No pooling of water observed

SUPPORTING DOCUMENTS



VENTILATION

The home is not fitted with kitchen extract ducted to the outside

You'll need to install a kitchen extract that is ducted to the outside to meet the HomeFit and Healthy Homes Standards. Kitchen rangehoods and extractor fans exhaust moisture from cooking at the source which means you shouldn't need to open windows while cooking and the cooking moisture won't migrate through your home. Kitchen rangehoods also capture grease and other cooking pollutants to keep the air in your home safe and healthy. A properly sized kitchen rangehood with flow rate of at least 50 litres/sec should be located between 650mm and 900mm above the hob or stove, and ducted to the outside is required to meet the HomeFit PLUS standard.

Home is not fitted with a bathroom extract venting outside

You don't have an externally vented extract fan installed in every bathroom in your home. You'll need to install an extract fan with a minimum flow rate of 25 litres/second in each bathroom to meet the HomeFit and Healthy Homes Standards. 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.

When you're installing extract fans, try to position them above the main source of steam where possible (usually the shower). You should fit them with timers that switch the extracts on when you turn on the lights and keeps them running for a set time after the occupant has left the bathroom to keep the air in your home dry and healthy. This doesn't use much energy compared to the cost of heating a damp home. Internal toilets that don't have an opening window will also need a fan installed to meet the standards.

Home has ventilation in living areas that meets the HomeFit and 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. 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.

Assessor Comments

Kitchen 1: Kitchen ventilation - Recommend installing a exterior vented fan/rangehood to meet the Healthy home standard

Bathroom 1: Bathroom ventilation - The bathroom fan was non functional, recommend repairs/replacement as required to restore function to meet the Healthy Home standard

SUPPORTING DOCUMENTS



UNDERFLOOR INSULATION

Home has a slab or suspended floor with adequate insulation for HomeFit

This will help prevent heat loss from your home but could be improved. If you have a suspended floor and can upgrade, we recommend installing insulation with a minimum value of R1.8 to meet or exceed the requirements for the HomeFit PLUS optional standard. If you have a slab and would like to find out how to improve its insulation, contact a specialist slab edge insulation supplier.

Assessor Comments

Subfloor insulation - 60mm thickness R value 1.0 meets the Healthy Homes standard

SUPPORTING DOCUMENTS



CEILING INSULATION

Ceiling insulation meets RTA but needs an upgrade to meet HomeFit and HHS

It's a good idea to upgrade your ceiling insulation, especially if your home is a rental property, to meet the HHS and HomeFit standard. You'll need insulation with a minimum R-value of 2.9 to meet these standards, but we recommend a minimum R3.6 in the North Island (excluding Central Plateau) and R4 in the South Island and Central Plateau to meet the HomeFit PLUS standard.

The government's Warmer Kiwi Homes programme provides grants for ceiling and underfloor insulation to eligible homeowners (owner-occupiers) on low incomes. For more information, see [Funding for Insulation](#).

Assessor Comments

200mm of insulation R value of 3.5 present but installed to a poor standard. Recommend distributing evenly over the roof space to cover all gaps to meet the Healthy Homes standard

SUPPORTING DOCUMENTS



WINDOWS

Windows in living spaces and bedrooms need better protection from heat loss

Rooms affected: *Bedroom 2 rear of unit*

You'll need to install good curtains or blinds, or double glazing in all living spaces and bedrooms to meet the HomeFit standard. Without these measures your home is leaking significant amounts of heat through the windows making it harder to keep warm. In a typical, otherwise reasonably well-insulated home, heat loss from windows can account for 40% or more of the total heat lost.

To meet the HomeFit standard, the curtains you choose must be either floor length (touching the floor), have pelmets above them, or have close-fitting tracks with only a minimal air gap between the top of the curtain and the wall. Sill length curtains are not as effective. They also need to be double layered and either fitted tightly against the wall or window frame, or be wider than the window frame.

If you prefer blinds, they must have a snug fit with the window frame that creates a good seal to trap the air in the gap between them and the window. If there are any gaps around the blinds, they will not be very effective. Pleated blinds (sometimes described as 'honeycomb' or 'cellular' blinds) can be even more effective, but only if they can be installed without any gaps around them. Roller blinds and wooden or venetian blinds are unlikely to meet the HomeFit standard.

It's a good idea to open curtains and blinds during the day, even if you're not using the room, and close them just before it gets dark. This allows your home to gain heat from the sun during the day, and better retain it overnight. In summer, close curtains and blinds on the side facing the sun and open windows to help keep your home cool.

If you're considering a major refurbishment, consider replacing window units with double glazing (IGUs), or retrofitting double glazed panes of glass. For more information on choosing double glazing refer to the Gen Less website [here](#).

Assessor Comments

Bedroom 2: Bedroom 2 - Recommend installing good curtains to meet the Homefit standard

SUPPORTING DOCUMENTS



DRAUGHT-FREE BUILDING FABRIC

Home has gaps that are causing draughts

Rooms affected: *Main Living Area, Kitchen 1, Corridors and Other General Internal Spaces, Bathroom 1, Bedroom 1 front of unit, Bedroom 2 rear of unit*

Your assessor has identified holes in the building fabric that need to be blocked to improve the comfort of your home and reduce your power bills by preventing warm air from escaping.

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.

Extractor fans that aren't in use, open fireplaces, older recessed downlights, unintended gaps around electrical or plumbing fittings, and draughty cat flaps should all be sealed up. Sources of draughts will need to be permanently fixed to meet the HomeFit and Healthy Homes standards – a draught sausage won't be enough!

Assessor Comments

General Area: Hallway draught stopping - Recommend installing weather strip to meet the Healthy Home standard

Main Living Area: Living area draught stopping- Recommend installing weather strip to meet the Healthy Home standards

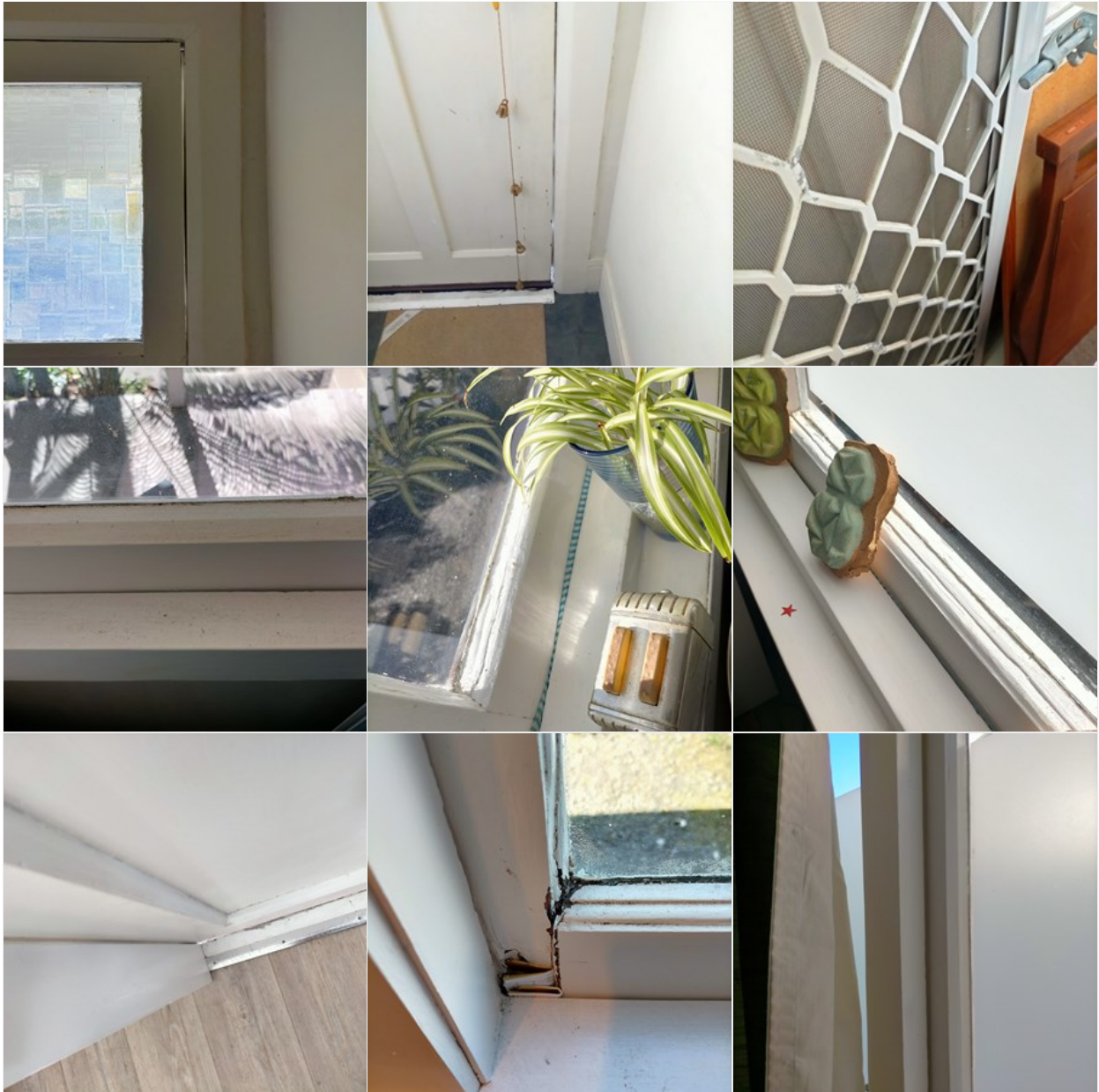
Kitchen 1: Kitchen draught stopping - Recommend installing weather strip to meet the Healthy Home standards

Bathroom 1: Bathroom draught stopping - Recommend installing weather strip and repairs to sash timber to meet the Healthy Home standards

Bedroom 1: Bedroom 1 draught stopping - Recommend installing weather strip to meet the Healthy Home standard

Bedroom 2: Bedroom 2 - draught stopping - Recommend installing weather strip to meet the Healthy Home standard

SUPPORTING DOCUMENTS





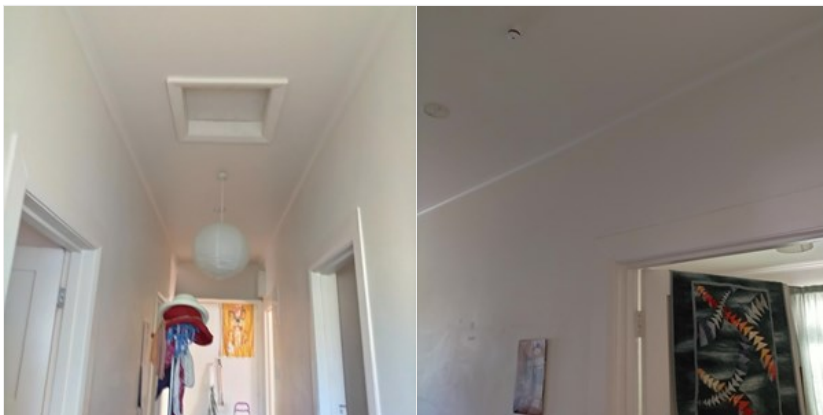
SMOKE ALARMS

Home has smoke alarms that are compliant with RTA and HomeFit

Your home has smoke alarms that meet the requirements for HomeFit and the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016 (RTA).

If you are installing new smoke alarms or if you are replacing an existing smoke alarm, you must install photoelectric smoke alarms that are hard wired or have long life batteries with a life span of at least 8 years.

SUPPORTING DOCUMENTS



ENERGY-EFFICIENT LIGHTING

Some lights are not LEDs or CFLs

You need to improve the energy efficiency of the lights in your home. It's easy to swap the poor performers for LEDs. Existing CFLs meet the HomeFit standard but LEDs are more efficient, long lasting, and cost effective. LEDs come with a range of colour temperatures which allows you to recreate the familiar effect of incandescent lighting without the energy waste or cost. Every supermarket and hardware store will generally stock LED bulbs at a reasonable price. If any of your lights are recessed into your ceiling, ensure they are enclosed and able to be covered or closely fitted with insulation (IC or CA rated downlights). If they are not IC or CA rated, they will not meet the insulation criteria of HomeFit.

SUPPORTING DOCUMENTS

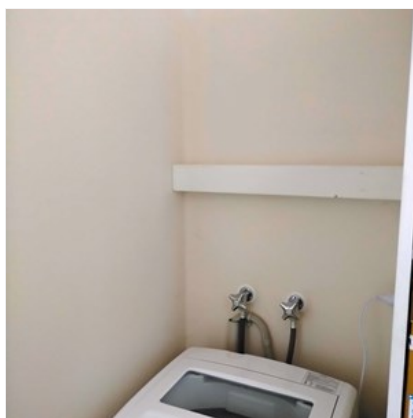


CLOTHES DRYING

Home has no permanent means of drying clothes

It's really important to be able to dry clothes without introducing moisture into the home. To gain points towards the HomeFit or HomeFit PLUS standard, you'll need a clothes dryer that vents outside, ducting to the outside for a future clothes dryer or covered outdoor washing line. Without one of these options, occupants are likely to dry clothes inside on racks. Indoor clothes drying is a major source of moisture in New Zealand homes and can contribute to the formation of mould.

SUPPORTING DOCUMENTS



IMPROVED WATER EFFICIENCY

All the toilets in your home are dual flush

Your home has dual flush toilets, which are recognised in HomeFit and HomeFit PLUS as a cost-effective means of reducing mains water usage.

SUPPORTING DOCUMENTS



WALL INSULATION

Home has insufficient insulation in the walls

It's a good idea to consider installing or upgrading the insulation in your walls if you're planning a renovation. Wall insulation is not a requirement for HomeFit but can significantly reduce the heat loss of a home. A home with 80% or more of exterior walls fitted with insulation will meet or exceed the requirements for HomeFit PLUS. You can find guidance for retrofitting wall insulation on [Genless wall insulation](#).

SAFE HOT WATER

Hot water temperature at the tap is safe

The temperature of your hot water has been measured at less than 55°C which meets the HomeFit and HomeFit PLUS optional standards for safe hot water as it reduces the scalding risk.

Assessor Comments

Kitchen 1: Kitchen water temp 43 degrees C - Recommend turning the hot water temp up to above 45 degrees but below 55 degrees at the tap to prevent risk of legionella to meet Homefit standard

Bathroom 1: Kitchen water temp 42 degrees C - Recommend turning the hot water temp up to above 45 degrees but below 55 degrees at the tap to prevent risk of legionella to meet Homefit standard

SUPPORTING DOCUMENTS



DRAINAGE

Home needs better protection from external moisture

You need to fix any issues your assessor has identified with your gutters, downpipes or drains to meet the HomeFit and Healthy Homes Standards for drainage. At the moment storm water coming from the roof and along the ground is not draining away from the house properly. We recommend you contact one of these professionals:

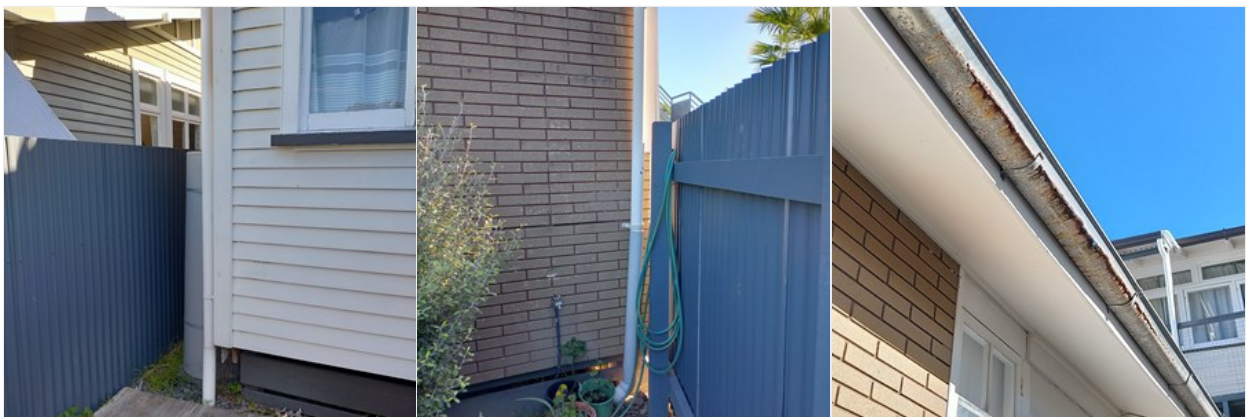
- A member of New Zealand Institute of Building Surveyors (NZIBS)
- A member of Building Officials Institute of New Zealand (BOINZ)
- A licensed building practitioner (plumber/drainlayer or builder)

External moisture entering the home can make it damp and hard to heat, which is unhealthy for the occupants and causes mould issues. It may also affect the durability of the building materials which can make the home unsafe.

Assessor Comments

Drainage - Corroded gutter, recommend replacement to meet the Healthy Home standard

SUPPORTING DOCUMENTS



RAINWATER HARVESTING

No rainwater tank or rainwater tank does not meet the HomeFit PLUS optional standard

Rainwater harvesting is recognised in HomeFit PLUS as a cost-effective means of reducing mains water usage and gaining resilience in times of drought or civil defence emergency. Rainwater tanks of 1000 litres or higher capacity can be paid back within 10-15 years (in areas with water rates). For those who pay for their water in general rates, the benefit in terms of reduction in Council water supply costs is similar.