



# Healthy Homes Compliance Report

**Address:**  
XXXX Auckland

**Prepared for:**

**Contact Number:**

**Inspection Date:**



SAMPLE

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# Comprehensive Inspection - Test, 1

## Introduction to NZHHS

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### Introduction

Dear XXXX Property Management Ltd,

Thank you for choosing New Zealand Healthy Homes Solutions (NZHHS) to conduct your Healthy Home Inspection.

We trust the experience was both useful and enjoyable. The purpose of the home inspection is to help you make an informed decision if your property meets the New Zealand Healthy Homes Standards.

Our focus is to identify items as outlined by the standards and help you to establish if there are any repairs or improvements needed to be carried out to bring your property up to the Healthy Homes Standards.

While we are at your property, we will have also identified if your property meets the smoke alarm compliance and if there are any presence of mould. These are included as a courtesy. The inspection is not to be regarded as building surveyor report and it does not provide any other list of building defects.

**Yours Sincerely, Home Inspector NZHHS**

**Frank Xing**





## Property In Review

The property that we are reviewing today is XXXX Auckland. Below is a picture of the front of property:



## Report Limitations

The limitations of this report are set out in our Terms and Conditions that you agreed to before the inspection. This includes the following limitations:

1. Any inspection is a visual only, non-invasive inspection of the areas of the property that are readily visible at the time of inspection.
2. The inspection does not include any areas or components which are concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which require the moving of anything which impede



access or limit visibility (such as floor coverings, furniture, appliances, personal property, vehicles, debris or soil).

## Contact Information

Please feel free to contact us with questions about the report any time via email at [info@nzhhs.co.nz](mailto:info@nzhhs.co.nz). Our telephone consulting service is available at no cost to you for as long as you own the home or manage the property. Please visit our website at your convenience - [www.nzhhs.co.nz](http://www.nzhhs.co.nz). Thanks again for allowing us to work with you.

## A Quick Summary

### Five key aspects of the NZ healthy homes standards

The New healthy homes standards will play a significant role in improving the wellbeing of New Zealanders and their families. Below are the five aspects of a healthy homes standards:



**Heating**



**Insulation**



**Ventilation**



**Moisture Ingress &  
Drainage**



**Draught Stopping**



## Items that meet healthy homes standards

A quick summary of the item(s) that MEETS the healthy homes requirements:

<b>Ceiling Insulation</b>		✓	Ceiling with adequate insulation for the Healthy Homes Standards	
<b>Floor Insulation</b>		✓	Suspended floor with adequate insulation for the Healthy Homes Standards.	
<b>Living Room - Ventilation</b>	≡≡≡	✓	Living room has ventilation compliant with the Healthy Homes Standards.	
<b>Living Room - Draught Stopping</b>	≡≡≡	✓	Draught-free living room is compliant with the Healthy Homes Standards.	
<b>Living Room - Mould</b>	≡≡≡	✓	Living room has no visible mould	
<b>Bedroom - Ventilation</b>	≡≡≡	✓	Bedroom has ventilation that is compliant with the Healthy Homes Standards.	
<b>Bedroom - Draught Stopping</b>	≡≡≡	✓	Draught-free bedroom is compliant with the Healthy Homes Standards.	
<b>Bedroom - Mould</b>	≡≡≡	✓	Bedroom has no visible mould.	
<b>Bedroom 2 - Ventilation</b>	≡≡≡	✓	Bedroom has ventilation that is compliant with the Healthy Homes Standards.	
<b>Bedroom 2 - Draught Stopping</b>	≡≡≡	✓	Draught-free bedroom is compliant with the Healthy Homes Standards.	
<b>Bedroom 2 - Mould</b>	≡≡≡	✓	Bedroom has no visible mould.	
<b>Bedroom 3 - Ventilation</b>	≡≡≡	✓	Bedroom has ventilation that is compliant with the Healthy Homes Standards.	



<b>Bedroom 3 - Draught Stopping</b>			Draught-free bedroom is compliant with the Healthy Homes Standards.	
<b>Bedroom 3 - Mould</b>			Bedroom has no visible mould.	
<b>Bedroom 4 - Ventilation</b>			Bedroom has ventilation that is compliant with the Healthy Homes Standards.	
<b>Bedroom 4 - Draught Stopping</b>			Draught-free bedroom is compliant with the Healthy Homes Standards.	
<b>Bedroom 4 - Mould</b>			Bedroom has no visible mould.	
<b>Dining Room - Ventilation</b>			Dining Room has ventilation that is compliant with the Healthy Homes Standards.	
<b>Dining Room - Draught Stopping</b>			Draught-free dining room is compliant with the Healthy Homes Standards	
<b>Dining Room - Mould</b>			Dining room has no visible mould.	
<b>Entry - Ventilation</b>			Entry has ventilation that is compliant with the Healthy Homes Standards.	
<b>Entry - Draught Stopping</b>			Draught-free entry is compliant with the Healthy Homes Standards.	
<b>Entry - Mould</b>			Entry has no visible mould.	
<b>Laundry - Ventilation</b>			Laundry has ventilation that is compliant with the Healthy Homes Standards.	
<b>Laundry - Draught Stopping</b>			Draught-free laundry is compliant with the Healthy Homes Standards	
<b>Laundry - Mould</b>			Laundry has no visible mould.	



Bathroom - Mould			Bathroom has no visible mould.	
Bathroom - Draught Stopping			Draught-free bathroom is compliant with the Healthy Homes Standards.	
Toilet - Ventilation			Toilet has ventilation that is compliant with the Healthy Homes Standards.	
Toilet - Draught Stopping			Draught-free building fabric is compliant with the Healthy Homes Standards.	
Toilet - Mould			Toilet has no visible mould.	
Kitchen - Mould			Kitchen has no visible mould	
Kitchen - Draught Stopping			Draught-free kitchen is compliant with the Healthy Homes Standards	

### Items that do not meet healthy homes standards

A quick summary of the item(s) that DO NOT MEETS the healthy homes requirements:

Drainage & Guttering			Your home does not meet the Healthy Homes Standards for drainage and guttering.	
Ground Moisture			Home is not adequately protected from ground moisture	
Smoke Alarm			Smoke alarms are not compliant with RTA	
Heating			Home has unflued gas heating in the main living space	
Bathroom - Ventilation			Extractor fan is not working that is not compliant with the Healthy Homes	
Kitchen - Ventilation			Home has kitchen extractor fan that is not compliant with the Healthy Homes Standards.	



## Overview of Your Home

### GENERAL

#### X Drainage & Guttering

**Your home does not meet the Healthy Homes Standards for drainage and guttering.**

This means there is either no spouting / down pipe and we recommend they be installed to control the storm water around the home OR the fall on the spouting requires adjusting to ensure water can drain away freely OR the spouting / down pipes are full of debris and requires clearing to allow water to drain freely. Should any damaged or holes appear, repair or replacement will be required.

If there is water pooling on the flat roof / balcony deck surface and ideally it should be modified to prevent this occurring. Should you choose not to modify, every effort should be made to keep this area as dry as possible.



Drainage & Guttering - 1



Drainage & Guttering - 2



Drainage & Guttering - 3





**Drainage & Guttering - 4**

### **X Ground Moisture**

#### **Home is not adequately protected from ground moisture**

Your home is not adequately protected from ground moisture, a significant source of dampness inside the home. This means you risk mould issues in your home, which will undermine both the health of occupants and the durability of the building materials. If there is evidence of pooling water under your home, you may have a drainage or plumbing issue that requires immediate attention. Call a plumber to find the source of leaks or a drainage company to deal with site-based issues related to the flow of water under your home. If the issue could be related to the stormwater system, call your local council.



**Ground Moisture - 1**



**Ground Moisture - 2**



**Ground Moisture - 3**

### ✓ Ceiling Insulation

**Ceiling with adequate insulation for the Healthy Homes Standards**  
Your ceiling insulation meets the Healthy Homes Standards.



**Ceiling Insulation - 1**



**Ceiling Insulation - 2**



**Ceiling Insulation - 3**

### ✓ Floor Insulation





**Suspended floor with adequate insulation for the Healthy Homes Standards.**  
Your home meets the Healthy Homes Standards for insulation below the floor.



**Floor Insulation - 1**



**Floor Insulation - 2**



**Floor Insulation - 3**

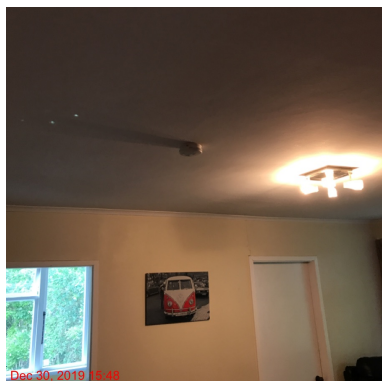
### **X Smoke Alarm**

**Smoke alarms are not compliant with RTA**

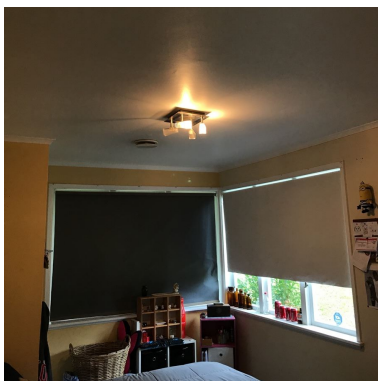
Your bedroom 1 & 2 does not have adequate smoke alarms. This doesn't meet the requirements of the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016 (RTA).

To comply with the RTA amendment, smoke alarms need to be installed EITHER within 3m of each bedroom OR in each room used for sleeping AND on each level of any multi-storey home.

To meet the RTA requirements, if you are installing new smoke alarms or if you are replacing an existing smoke alarm, you must install photoelectric smoke alarms with long life batteries that have a life span of at least 8 years. This information will be displayed on the smoke alarm and its packaging. Smoke alarms must comply with one of the following manufacturing standards: Australian Standard AS3786:1993; or equivalent international standard: UL217 (USA), ULCS531 (Canada), BS5446: Part 1 (United Kingdom), BS EN 14604 (United Kingdom) or ISO12239 (International) – this should be prominently displayed on the packaging and on the alarm.



**Smoke Alarm - 1**



**Smoke Alarm - 2**

## HEATING

### X Heating

Existing Heating Output: 0kw

#### **Home has unflued gas heating in the main living space**

These are extremely unhealthy and potentially dangerous. If at all possible, you should choose a different form of heating.

Unflued gas (UFG) heaters should be avoided because using them emits large quantities of moisture and toxic fumes which makes your home harder to heat and may make people in the home ill. UFG heaters should never be used in enclosed spaces such as bedrooms, and a window should always be left open to avoid toxic gasses building up, which makes them highly inefficient. UFG heaters are not recognised under the Healthy Homes Standards.

We recommend upgrading to a more cost-effective heating option such as a heat pump or clean-burning wood or pellet burner. These options would meet the Healthy Homes Standards.

More information on types of space heating can be found on the Energywise website



<https://www.energywise.govt.nz/at-home/heating-and-cooling/types-of-heater/>



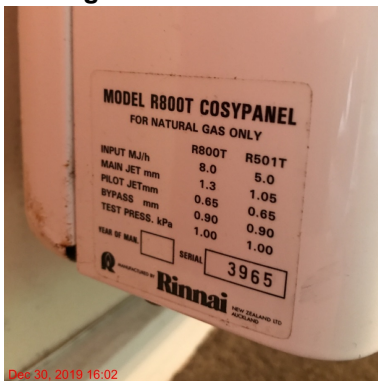
Heating - 1



Heating - 2



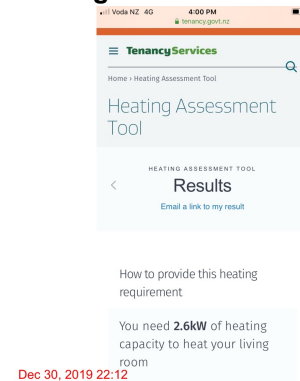
Heating - 3



Heating - 4



Heating - 5



Heating - 6

## VENTILATION

✓ Living Room



**Living room has ventilation compliant with the Healthy Homes Standards.**  
Living room has either openable windows / doors / skylights or Mechanical ventilation.



✓ **Bedroom**

**Bedroom has ventilation that is compliant with the Healthy Homes Standards.**  
Bedroom has either openable windows / doors / skylights or Mechanical ventilation.





### ✓ Bedroom 2

**Bedroom has ventilation that is compliant with the Healthy Homes Standards.**  
Bedroom has either openable windows / doors / skylights or Mechanical ventilation.



### ✓ Bedroom 3

**Bedroom has ventilation that is compliant with the Healthy Homes Standards.**  
Bedroom has either openable windows / doors / skylights or Mechanical ventilation.





#### ✓ Bedroom 4

**Bedroom has ventilation that is compliant with the Healthy Homes Standards.**  
Bedroom has either openable windows / doors / skylights or Mechanical ventilation.



#### ✓ Dining Room



**Dining Room has ventilation that is compliant with the Healthy Homes Standards.**

Dining Room has either openable windows / doors / skylights or Mechanical ventilation.



**✓ Entry**

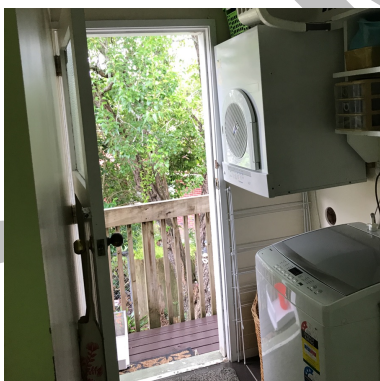
**Entry has ventilation that is compliant with the Healthy Homes Standards.**

Entry has either openable windows / doors / skylights or Mechanical ventilation.



### ✓ Laundry

**Laundry has ventilation that is compliant with the Healthy Homes Standards.**  
Laundry has either openable windows / doors / skylights or Mechanical ventilation.



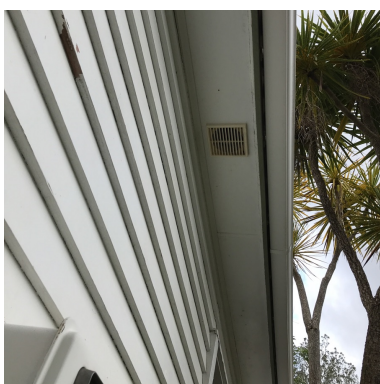
### X Bathroom





**Extractor fan is not working that is not compliant with the Healthy Homes**

Bathroom extractor fan is not working that it is not compliant with the Healthy Homes Standards. The Healthy Homes Standards requires bathrooms to have extractor fans that are ducted to the outside. New extractor fans or rangehoods installed after 1 July 2019 must have a minimum diameter (including ducting) of 120mm OR an exhaust capacity of at least 25 litres per second.



**✓ Toilet**

**Toilet has ventilation that is compliant with the Healthy Homes Standards.**

Toilet has either openable windows / doors / skylights or Mechanical ventilation.



### **X Kitchen**

#### **Home has kitchen extractor fan that is not compliant with the Healthy Homes Standards.**

Your home has a kitchen extractor fan but it is not compliant with the Healthy Homes Standards. The Healthy Homes Standards requires kitchens to have extractor fans that are ducted to the outside. New extractor fans or rangehoods installed after 1 July 2019 must have a minimum diameter (including ducting) of 150mm OR an exhaust capacity of at least 50 litres per second.





## DRAUGHT STOPPING

### ✓ Living Room

**Draught-free living room is compliant with the Healthy Homes Standards.**  
Your living area is free of large gaps in windows, doors, walls and the building envelope.



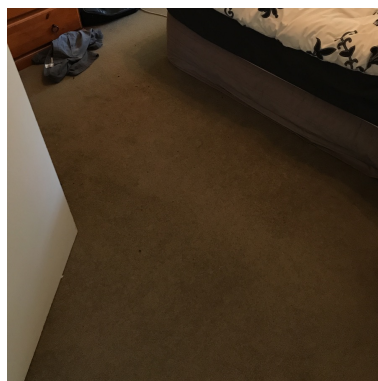
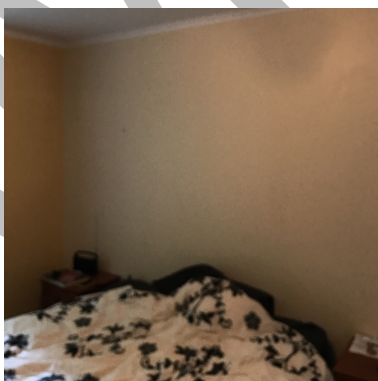
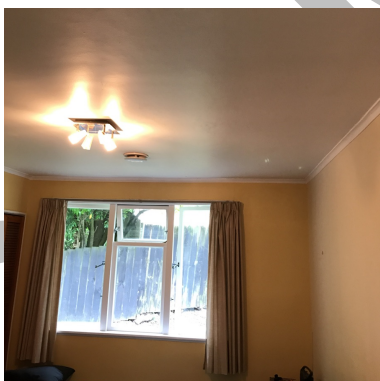
### ✓ Bedroom

**Draught-free bedroom is compliant with the Healthy Homes Standards.**  
Your bedroom is free of large gaps in windows, doors, walls and the building envelope.



### ✓ Bedroom 2

**Draught-free bedroom is compliant with the Healthy Homes Standards.**  
Your bedroom is free of large gaps in windows, doors, walls and the building envelope.

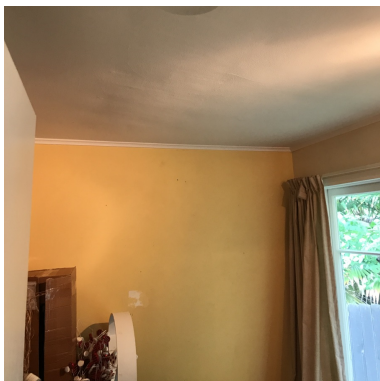


### ✓ Bedroom 3





**Draught-free bedroom is compliant with the Healthy Homes Standards.**  
Your bedroom is free of large gaps in windows, doors, walls and the building envelope.



✓ **Bedroom 4**

**Draught-free bedroom is compliant with the Healthy Homes Standards.**  
Your bedroom is free of large gaps in windows, doors, walls and the building envelope.





### ✓ Dining Room

**Draught-free dining room is compliant with the Healthy Homes Standards**

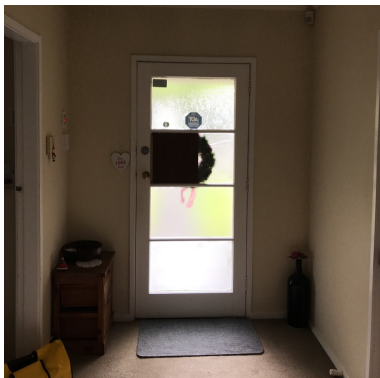
Your dining Room is free of large gaps in windows, doors, walls and the building envelope.



### ✓ Entry

**Draught-free entry is compliant with the Healthy Homes Standards.**

Your entry is free of large gaps in windows, doors, walls and the building envelope.



### ✓ Laundry

#### **Draught-free laundry is compliant with the Healthy Homes Standards**

Your laundry is free of large gaps in windows, doors, walls and the building envelope.

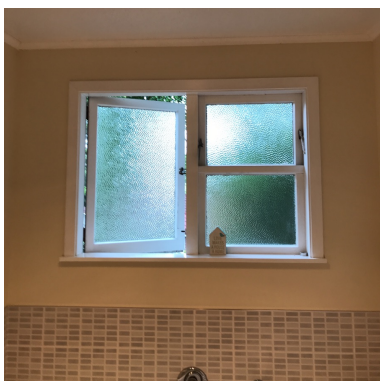


### ✓ Bathroom



**Draught-free bathroom is compliant with the Healthy Homes Standards.**

Your bathroom is free of large gaps in windows, doors, walls and the building envelope.

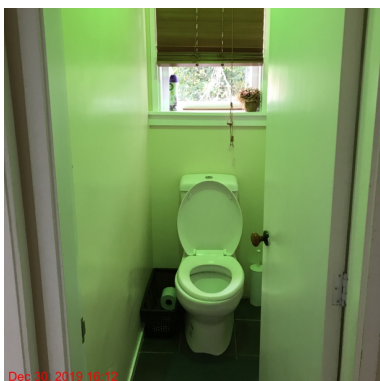


✓ **Toilet**

**Draught-free building fabric is compliant with the Healthy Homes Standards.**

Your Toilet is free of large gaps in windows, doors, walls and the building envelope.





### ✓ Kitchen

#### **Draught-free kitchen is compliant with the Healthy Homes Standards**

Your kitchen is free of large gaps in windows, doors, walls and the building envelope.



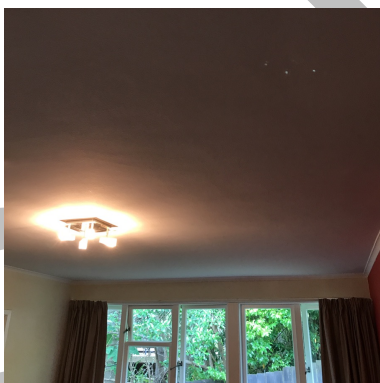


## MOULD

### ✓ Living Room

#### **Living room has no visible mould**

No dampness or visible mould is a sign that this living room is warm and dry. However, there may be mould in other less accessible places, and at certain times of the year. The best way to clean mould is to use white vinegar. On painted surfaces, dilute the vinegar with water (half and half) to avoid damaging the paint. Leave it for a few days then wipe off the dead mould with soap and water using a clean cloth. You can also use diluted household bleach. Mix one-part bleach with three parts water in a bucket of water. Use a clean sponge or cloth when washing off mould and rinse it often. This reduces the risk of the mould spreading. Wear gloves, eye protection and a safety mask when dealing with cleaning products and mould. If you're doing all the right things, and the house is still damp and mouldy, you should seek professional advice. If hidden sources of dampness are left long enough, they can cause expensive damage to a home. A qualified building surveyor may need to check the property. They can check to see if there is a hidden issue causing the dampness.



### ✓ Bedroom



### **Bedroom has no visible mould.**

No dampness or visible mould is a sign that this bedroom is warm and dry.

However, there may be mould in other less accessible places, and at certain times of the year. The best way to clean mould is to use white vinegar. On painted surfaces, dilute the vinegar with water (half and half) to avoid damaging the paint. Leave it for a few days then wipe off the dead mould with soap and water using a clean cloth. You can also use diluted household bleach. Mix one-part bleach with three parts water in a bucket of water. Use a clean sponge or cloth when washing off mould and rinse it often. This reduces the risk of the mould spreading. Wear gloves, eye protection and a safety mask when dealing with cleaning products and mould.

If you're doing all the right things, and the house is still damp and mouldy, you should seek professional advice. If hidden sources of dampness are left long enough, they can cause expensive damage to a home. A qualified building surveyor may need to check the property. They can check to see if there is a hidden issue causing the dampness.



### **✓ Bedroom 2**

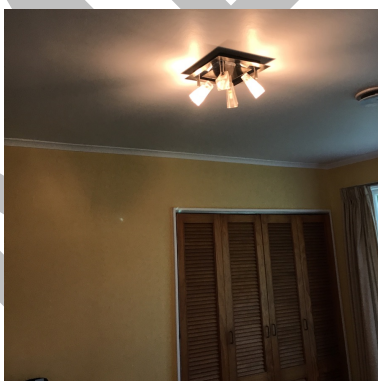
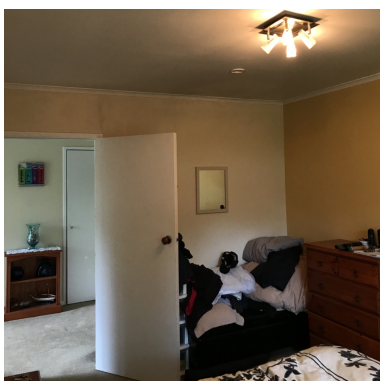
### **Bedroom has no visible mould.**

No dampness or visible mould is a sign that this bedroom is warm and dry.



However, there may be mould in other less accessible places, and at certain times of the year. The best way to clean mould is to use white vinegar. On painted surfaces, dilute the vinegar with water (half and half) to avoid damaging the paint. Leave it for a few days then wipe off the dead mould with soap and water using a clean cloth. You can also use diluted household bleach. Mix one-part bleach with three parts water in a bucket of water. Use a clean sponge or cloth when washing off mould and rinse it often. This reduces the risk of the mould spreading. Wear gloves, eye protection and a safety mask when dealing with cleaning products and mould.

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### ✓ Bedroom 3

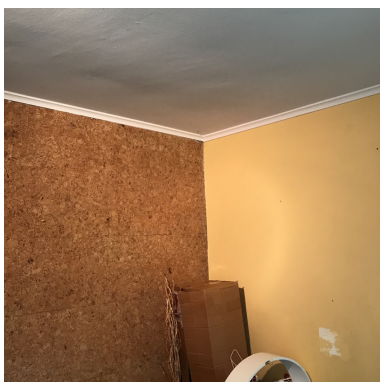
**Bedroom has no visible mould.**

No dampness or visible mould is a sign that this bedroom is warm and dry. However, there may be mould in other less accessible places, and at certain times of the year. The best way to clean mould is to use white vinegar. On painted surfaces,



dilute the vinegar with water (half and half) to avoid damaging the paint. Leave it for a few days then wipe off the dead mould with soap and water using a clean cloth. You can also use diluted household bleach. Mix one-part bleach with three parts water in a bucket of water. Use a clean sponge or cloth when washing off mould and rinse it often. This reduces the risk of the mould spreading. Wear gloves, eye protection and a safety mask when dealing with cleaning products and mould.

If you're doing all the right things, and the house is still damp and mouldy, you should seek professional advice. If hidden sources of dampness are left long enough, they can cause expensive damage to a home. A qualified building surveyor may need to check the property. They can check to see if there is a hidden issue causing the dampness.



#### ✓ Bedroom 4

##### **Bedroom has no visible mould.**

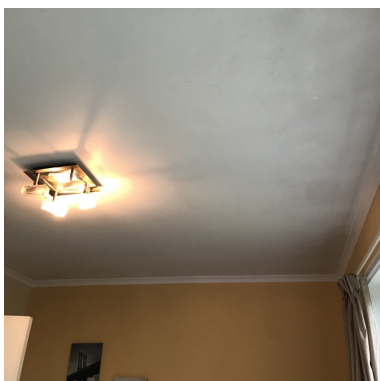
No dampness or visible mould is a sign that this bedroom is warm and dry.

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If you're doing all the right things, and the house is still damp and mouldy, you should seek professional advice. If hidden sources of dampness are left long enough, they can cause expensive damage to a home. A qualified building surveyor may need to check the property. They can check to see if there is a hidden issue causing the dampness.



### ✓ Dining Room

#### **Dining room has no visible mould.**

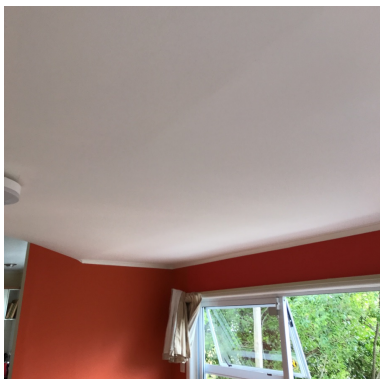
No dampness or visible mould is a sign that this dining room is warm and dry. However, there may be mould in other less accessible places, and at certain times of the year. The best way to clean mould is to use white vinegar. On painted surfaces, dilute the vinegar with water (half and half) to avoid damaging the paint. Leave it for a few days then wipe off the dead mould with soap and water using a clean cloth. You can also use diluted household bleach. Mix one-part bleach with three parts water in a bucket of water. Use a clean sponge or cloth when washing off mould and rinse it





often. This reduces the risk of the mould spreading. Wear gloves, eye protection and a safety mask when dealing with cleaning products and mould.

If you're doing all the right things, and the house is still damp and mouldy, you should seek professional advice. If hidden sources of dampness are left long enough, they can cause expensive damage to a home. A qualified building surveyor may need to check the property. They can check to see if there is a hidden issue causing the dampness.



### ✓ Entry

#### **Entry has no visible mould.**

No dampness or visible mould is a sign that this entry is warm and dry.

However, there may be mould in other less accessible places, and at certain times of the year. The best way to clean mould is to use white vinegar. On painted surfaces, dilute the vinegar with water (half and half) to avoid damaging the paint. Leave it for a few days then wipe off the dead mould with soap and water using a clean cloth. You can also use diluted household bleach. Mix one-part bleach with three parts water in a bucket of water. Use a clean sponge or cloth when washing off mould and rinse it often. This reduces the risk of the mould spreading. Wear gloves, eye protection and a safety mask when dealing with cleaning products and mould.



If you're doing all the right things, and the house is still damp and mouldy, you should seek professional advice. If hidden sources of dampness are left long enough, they can cause expensive damage to a home. A qualified building surveyor may need to check the property. They can check to see if there is a hidden issue causing the dampness.



### ✓ Laundry

#### **Laundry has no visible mould.**

No dampness or visible mould is a sign that this laundry is warm and dry.

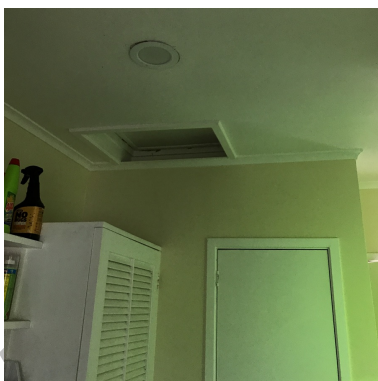
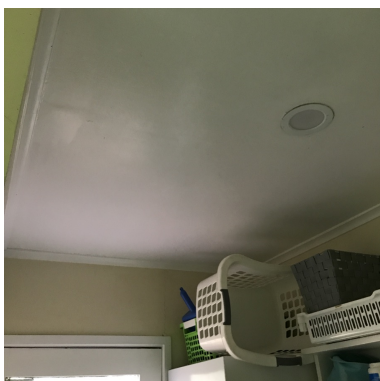
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If you're doing all the right things, and the house is still damp and mouldy, you should seek professional advice. If hidden sources of dampness are left long enough, they





can cause expensive damage to a home. A qualified building surveyor may need to check the property. They can check to see if there is a hidden issue causing the dampness.



### ✓ Bathroom

#### **Bathroom has no visible mould.**

No dampness or visible mould is a sign that this bathroom is warm and dry. However, there may be mould in other less accessible places, and at certain times of the year. The best way to clean mould is to use white vinegar. On painted surfaces, dilute the vinegar with water (half and half) to avoid damaging the paint. Leave it for a few days then wipe off the dead mould with soap and water using a clean cloth. You can also use diluted household bleach. Mix one-part bleach with three parts water in a bucket of water. Use a clean sponge or cloth when washing off mould and rinse it often. This reduces the risk of the mould spreading. Wear gloves, eye protection and a safety mask when dealing with cleaning products and mould.

If you're doing all the right things, and the house is still damp and mouldy, you should seek professional advice. If hidden sources of dampness are left long enough, they can cause expensive damage to a home. A qualified building surveyor may need to check the property. They can check to see if there is a hidden issue causing the



dampness.

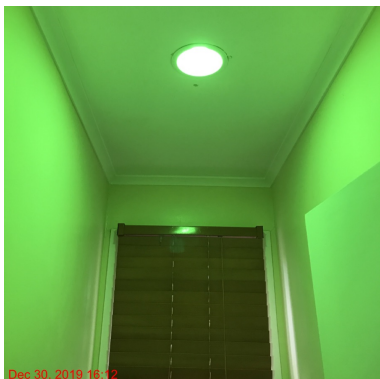


### ✓ Toilet

#### **Toilet has no visible mould.**

No dampness or visible mould is a sign that this toilet is warm and dry. However, there may be mould in other less accessible places, and at certain times of the year. The best way to clean mould is to use white vinegar. On painted surfaces, dilute the vinegar with water (half and half) to avoid damaging the paint. Leave it for a few days then wipe off the dead mould with soap and water using a clean cloth. You can also use diluted household bleach. Mix one-part bleach with three parts water in a bucket of water. Use a clean sponge or cloth when washing off mould and rinse it often. This reduces the risk of the mould spreading. Wear gloves, eye protection and a safety mask when dealing with cleaning products and mould.

If you're doing all the right things, and the house is still damp and mouldy, you should seek professional advice. If hidden sources of dampness are left long enough, they can cause expensive damage to a home. A qualified building surveyor may need to check the property. They can check to see if there is a hidden issue causing the dampness.



### ✓ Kitchen

#### **Kitchen has no visible mould**

No dampness or visible mould is a sign that this kitchen is warm and dry.

However, there may be mould in other less accessible places, and at certain times of the year. The best way to clean mould is to use white vinegar. On painted surfaces, dilute the vinegar with water (half and half) to avoid damaging the paint. Leave it for a few days then wipe off the dead mould with soap and water using a clean cloth. You can also use diluted household bleach. Mix one-part bleach with three parts water in a bucket of water. Use a clean sponge or cloth when washing off mould and rinse it often. This reduces the risk of the mould spreading. Wear gloves, eye protection and a safety mask when dealing with cleaning products and mould.

If you're doing all the right things, and the house is still damp and mouldy, you should seek professional advice. If hidden sources of dampness are left long enough, they can cause expensive damage to a home. A qualified building surveyor may need to check the property. They can check to see if there is a hidden issue causing the dampness.





## Non-Compliance Issue

These were some of the issues raised during inspections. Kindly review the discussion and resolution below.

### 1. LOCATION

Bedroom 1 & 2

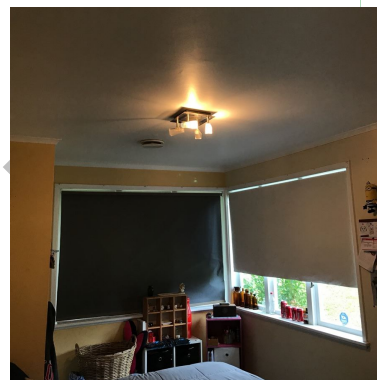
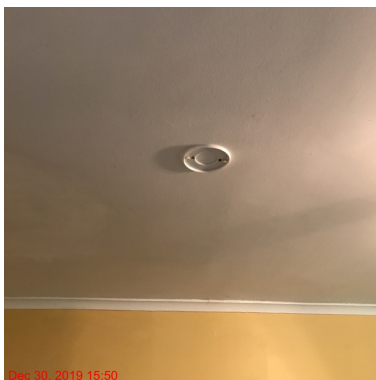
### 2. ISSUES COMMENT

Bedroom 1: No smoke alarm. Bedroom 2: The smoke alarm is not working.

### 3. RESOLUTION

Bedroom 1: Smoke alarm should be installed. Bedroom 2: The smoke alarm should be replaced with new.

### 4. PICTURES



### 1. LOCATION

Left Side of House.

### 2. ISSUES COMMENT

The fall of the flat roof is nominal.

### 3. RESOLUTION

The fall of the roof should be modified to allow water to drain freely. Should you choose not to modify, every effort should be made to keep this area as dry as possible.





#### 4. PICTURES

