

Healthy Homes Inspection Scope



This document lists all items contained in the Healthy Homes Inspection procedure. It includes all compliance requirements of the Healthy Homes Standards 2019 and all PropertySafe Observations.

Healthy Homes

Insulation - Ceiling & Underfloor

Compliant due to each domestic living space in the premises being fully covered where possible by qualifying insulation. R-value:

Compliant with exemption due to:

- the premises not having any enclosed or accessible above ceiling and/or underfloor space
- it not being reasonably practicable to install insulation
- the premises being scheduled to be demolished or substantially rebuilt within 12 months

Non-compliant due to

- not having a minimum thickness of 120mm (above ceiling)
- no insulation installed
- obvious damage
- incomplete coverage
- the below floor clearance appears to be high enough to access and inspect although no access point available

Ventilation & Extractors

Compliant due to each habitable space having 1 or more qualifying windows, doors and fans where required.

Compliant with exemption due to:

- the habitable space was built or converted into a habitable space, where not having qualifying windows or doors, was lawful at the time of construction
- not being reasonably practicable to install an extractor fan in the kitchen
- not being reasonably practicable to install an extractor fan in the bathroom
- room(s) meeting alternative ventilation requirements
- the premises being scheduled to be demolished or substantially rebuilt within 12 months

Non-compliant due to:

- not having an openable window or door or skylight that takes up at least 5% of the habitable space
- not having an extractor fan in the bathroom that vents to the outside (requires at least 120mm in diameter ducting at 25 litres per second)
- not having an extractor fan in the kitchen that vents to the outside (requires at least 150mm in diameter ducting at 50 litres per second)
- the extractor fan in the bathroom does not vent to the outside
- the extractor fan in the kitchen does not vent to the outside

Heating

- Climate zone:
- Floor area calculation estimation:
- Type of current heater: Heat pump – Gas flued – Gas un-flued – Enclosed fire – Open fire- Underfloor - Nil
- Current heater kW heating capacity rating:
- Required minimum kW heating capacity rating:

Compliant due to the main living room has a qualifying heater with the required capacity to achieve the minimum temperature of 18° for the floor area calculation in the climate zone

Compliant with exemption due to:

- the premises being scheduled to be demolished or substantially rebuilt within 12 months

Non-compliant due to:

- the main living room not having a qualifying heater with the required kW capacity to achieve the minimum temperature of 18° for the floor area calculation in the climate zone
- not being able to determine the kW rating of the fixed heating device due to a lack of labelling. Heat pump specialist to inspect and report

Draught Stopping

Compliant due to being free of building elements with unreasonable gaps and holes that could facilitate excessive heat loss

Compliant with exemption due to:

- being free of building elements with unreasonable gaps and holes that could facilitate excessive heat loss with a mutual written agreement between the owner and tenant to maintain the open fireplace and chimney
- the premises being scheduled to be demolished or substantially rebuilt within 12 months

Non-compliant due to:

- the door perimeter not being sealed adequately
- the window perimeter not being sealed adequately
- the open fireplace not obviously having been sealed
- holes/gaps in perimeter walls
- damaged window latch
- absent window latch
- gaps in the louvre style inserts

Drainage & Moisture Ingress

Compliant due to a drainage system that efficiently drains storm water, surface water, and ground water to an appropriate outfall.

Compliant with exemption due to:

- it is not being reasonably practicable to install a ground moisture barrier
- the perimeter underfloor cladding with multiple continuous gaps not significantly obstructing airflow
- the premises being scheduled to be demolished or substantially rebuilt within 12 months

Non-compliant due to:

- downpipe not connected adequately

- downpipe blocked
- downpipe damaged
- gutters not connected adequately
- gutters blocked
- gutters damaged
- drain blocked
- surface ground water not directed away from the property adequately
- poor underfloor ventilation
- there being a suspended floor where 50% or more is enclosed without an adequate moisture barrier
- the below floor clearance appears to be high enough to access and inspect although no access point available. Drainage specialist to inspect and report.

PropertySafe Observations

Pool Fencing Check (inadequacy)

- The gate not opening away from the pool
- The gate not latching from any open position
- The gate latch being accessible
- The pool fence not free of climbable opportunities
- The fence has accessible gaps greater than 100mm
- The fence being damaged or missing
- The spa not having a lid

Smoke Alarms Check (inadequacy)

- An insufficient number installed
- A non-compliant location
- The unit covered, damaged or removed
- The test button failing

Building (pertaining to safety)

- Damaged flooring
- Damaged wall
- Damaged ceiling
- Damages stairs
- Damaged balustrading
- Damaged balcony/deck attachment
 - rot/decay
 - disrepair
 - rust
 - splitting
 - separation
 - an incident
 - earthquake
 - other - see comments

Inhalation

- Asbestos risk
 - suspected undisturbed asbestos material
 - suspected disturbed asbestos material

Fall

- Significant fall risk
 - absent balustrade
 - balustrade height less than 1m metre from the internal standing surface
 - penetrable gap greater than 125mm in diameter
 - fixed climbable opportunity within the balustrade height between 150mm and 750mm
 - balustrade height less than 865mm from the stair nosing line
 - absence of a secure handrail on frameless glass balustrade
 - window opening greater than 125mm
 - no window restrictor present

Glass

- Damaged pane
- Suspected absent safety glass in a slip, trip or fall zone

Electrical

- Damaged fitting
- Safety Switch (RCD) test button fail

Gas (Natural, Propane, Butane, LPG & LNG excludes Co2)

- Outlet(s) leak

Restrictions

- Excessive furniture
- Excessive storage
- Excessive foliage
- Area locked and no key supplied
- Access to area denied by the occupants
- Dog present
- other - see comments