

Draft housing Warrant of Fitness checklist – to be used in HNZ trial

Insulated and dry		
1	<p>Living Room can be ventilated by accessible opening window/s, door/s or mechanical ventilation</p> <p>There is at least one form of ventilation present.</p>	
2	<p>Bedrooms can be ventilated by accessible opening window/s, door/s or mechanical ventilation</p> <p>There is at least one form of ventilation present.</p>	
3	<p>Bathrooms can be ventilated by accessible external opening window/s or mechanical ventilation</p> <p>There is at least one form of ventilation present.</p>	
4	<p>Toilets can be ventilated by accessible external opening window/s or mechanical ventilation</p> <p>There is at least one form of ventilation present.</p>	
5	<p>Kitchens can be ventilated by accessible opening window/s or mechanical ventilation</p> <p>There is at least one form of ventilation present.</p>	
6	<p>Laundries can be ventilated by accessible opening window/s or mechanical ventilation</p> <p>There is at least one form of ventilation present.</p>	
7	<p>Lounges have minimum of two fixed wired power points</p> <p>Power points present and working, with one in an appropriate location for a heater</p>	
8	<p>The roof is intact and not leaking</p> <p>Roof to be in functional condition and not leaking.</p>	
9	<p>The building exterior is intact and not leaking</p> <p>Cladding, windows, doors, verandas and closed-in decks to be in functional condition and not leaking.</p>	

10	Ceiling insulation is present. Where not practicable to install (eg. no ceiling cavity), appropriate heating must be installed	
	Accessible ceiling spaces meet minimum requirements for insulation thickness and coverage (to be defined). Appropriate heating to be defined.	
11	Under-floor insulation is present. Where not practicable to install (eg. no access), appropriate heating must be installed	
	Accessible under-floor spaces meet minimum requirements for insulation (to be defined). Appropriate heating to be defined.	
12	Accessible subfloor spaces are dry and have adequate air vents	
	Subfloor is dry and well ventilated.	
13	Property has no or limited mould	
	Internal surfaces are free of "uncontrollable" mould and property is free of dampness and musty smells.	
14	Landlord-provided driers are vented to the building exterior	
	Proprietary vent/custom ducted vent or mechanical extract.	

Safe and secure		
15	The Building Warrant of Fitness is current, where required	
	This includes, for example, lifts and sprinkler systems.	
16	Hot water temperature controls are present and working	
	Hot water is at a safe temperature.	
17	Windows	
	Windows to be structurally sound, functional and not leak.	
18	Security/restrictor stays	
	Security stays on some ground floor windows allow for secure ventilation while tenants are out; security stays protect against falls from windows	
19	External glass doors and low level glazing have safety visibility strip	
	Visibility strips installed on glazing where there is a risk of harm.	
20	Access to the front door is safe	
	Access needs to be free of trip hazards; steps and ramps to meet acceptable standards.	

21	Access to the front door is well lit The immediate area outside the entrance door is lit by electrical lighting.	
22	Secure storage for hazardous/toxic substances out of children's reach Property to provide a source of secure/lockable storage or storage at least 1200mm above floor level.	
23	Exterior doors Exterior doors are functional and fit for purpose.	
24	Internal / external stairs, landings & decks have balustrades and handrails All stairs, ramps, landings, decks meet minimum fall from height standards.	
25	No visible electrical hazards Electrical services to be functional and in safe condition.	
26	Smoke alarms are present and working Smoke alarms present and in working condition.	

Essential amenities		
27	Bedrooms to have at least two functional and safe fixed power points Power points present and working	
28	Bedroom doors Bedroom doors are present and functioning.	
29	Bathroom/toilet doors are present, secure and functioning Bathroom and toilet doors are present and functioning.	
30	Kitchen sink Property must have a functioning kitchen sink and taps, and potable hot and cold water.	
31	Washing machine services Dedicated water and waste services for a washing machine.	
32	Bathroom basin services Bathroom to have functioning hand wash services and potable hot and cold water.	

33	Bathroom bath or shower services Bathroom to have functioning body wash facilities.	
34	WC services Property to provide functioning toilet facilities.	
35	Kitchen food storage Kitchens must provide food storage facility.	
36	Wastewater/sewerage reticulation Wastewater and sewerage services to be present and functional.	
37	Storm water systems Storm water systems (where provided by local authorities) to be present and functional	
38	Floor linings Floor linings are intact, can be kept hygienic and do not present trip hazards.	
39	Ceiling / Wall linings Ceiling wall linings are intact and can be kept hygienic.	
40	Free-standing stoves All freestanding stoves are protected from tipping.	
41	Property identification The property number is clearly visible to emergency services from the street.	
42	No obvious signs of vermin infestation No obvious signs of vermin infestation at the time of letting	
44	Habitable spaces (bedroom, living, kitchen, dining area) have electrical lighting All habitable spaces to have at least one electrical light.	
45	Habitable spaces (bedroom, living, kitchen, dining area) have natural light All habitable spaces to have natural light.	
46	Kitchen means of cooking Properties to provide a means of hot cooking	

47	Food preparation facilities Properties to provide hygienic surface for food preparation.	
48	Kitchen power services present Kitchen to have at least two fixed power points	
49	Laundry power services present Laundry to have at least one fixed power point	

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