



Healthy Homes Assessment Report ITNZ

Site Address

111 Union Street, Foxton, 4814

Photo of front of house



Date of Assessment

03/03/2026



Customer Name

Jason Middleton

Customer Contact Number

0275344012

Assesor Name

Phill

Weather at the time of this assessment:

Dry

Number of levels

1

Summary of Assessment

Drainage

- Compliant
- Compliant with Exemption - Refer to section notes below
- Not Compliant - Refer to section notes below

Ventilation

- Compliant
- Compliant with Exemption - Refer to section notes below
- Not Compliant - Refer to section notes below

Extraction Fans

- Compliant
- Compliant with Exemption - Refer to section notes below
- Not Compliant - Refer to section notes below

Draught Stopping

- Compliant
- Compliant with Exemption - Refer to section notes below
- Not Compliant - Refer to section notes below

Smoke Alarms

- Compliant
- Compliant with Exemption - Refer to section notes below
- Not Compliant - Refer to section notes below

Insulation - Ceiling

- Compliant
- Compliant with Exemption - Refer to section notes below
- Not Compliant - Refer to section notes below

Wall Insulation

- Compliant
- Compliant with Exemption - Refer to section notes below
- Not Compliant - Refer to section notes below

Insulation - Underfloor

- Compliant
- Compliant with Exemption - Refer to section notes below
- Not Compliant - Refer to section notes below

Ground Moisture Barrier

- Compliant
- Compliant with Exemption - Refer to section notes below
- Not Compliant - Refer to section notes below

Heating

- Compliant
- Compliant with Exemption - Refer to section notes below
- Not Compliant - Refer to section notes below

Healthy Homes Assessment Report

Drainage

Moisture ingress and drainage

- Compliant
- Not Compliant - Refer to section notes below
- Exemption applies - Refer to section notes below
- Mark as not applicable

Assesor Notes - Drainage

Compliant

Moisture ingress and drainage requirement photos

What is the moisture ingress and drainage standard?

Rental properties must have efficient drainage for the removal of storm water, surface water and ground water, including an appropriate outfall. An outfall is the place where the water from drains empties out to.

Drainage systems must include gutters, downpipes and drains for the removal of water from the roof.

Gutters present with correct fall

- Yes - pass
- No - fail

Gutters intact with no damage

- Yes - pass
- No - fail

Photo

Gutters/downpipes clear from obstructions

- Yes - pass
- No - fail

Photo

Downpipes connected and intact

- Yes - pass
- No - fail

Photo

Gutters/downpipes sufficient size

- Yes - pass
- No - fail

Photo

Downpipe connected to outfall

- Yes - pass
- No - fail

Photo

Surface water drainage system in good working order?

- Yes
- No

Photo

Sub-floor: leaks or flooding present

Yes

No

Photo

Ventilation

Ventilation

Compliant

Not Compliant - Refer to section notes below

Exemption applies - Refer to section notes below

Assesor Notes - Ventilation

Compliant

Ventilation requirement photos

What are the ventilation standards?

Each liveable space must have a window or door that opens to the outside and can be fixed in the open position. Kitchens and bathrooms must also have an extractor fan to remove moisture.

Room 1

Room Type

Kitchen

Openable window or door

Yes - Pass

No - Fail - add notes

Exemption - add notes

requirement photos IF non compliant

Room 2

Room Type

Dinning

Openable window or door

Yes - Pass

No - Fail - add notes

Exemption - add notes

requirement photos IF non compliant

Room 3

Room Type

Lounge

Openable window or door

Yes - Pass

No - Fail - add notes

Exemption - add notes

requirement photos IF non compliant

Notes

Compliant

Room 4

Room Type

Bedroom 1

Openable window or door

Yes - Pass

No - Fail - add notes

Exemption - add notes

requirement photos IF non compliant

Notes

Compliant

Room 5

Room Type

Bedroom 2

Openable window or door

Yes - Pass

No - Fail - add notes

Exemption - add notes

requirement photos IF non compliant

Notes

Compliant

Room 6

Room Type

Bedroom 3

Openable window or door

Yes - Pass

No - Fail - add notes

Exemption - add notes

requirement photos IF non compliant

Notes

Compliant

Room 7

Room Type

Bathroom

Openable window or door

Yes - Pass

No - Fail - add notes

Exemption - add notes

requirement photos IF non compliant

Notes

Compliant

Room 8

Room Type

Laundry

Openable window or door

Yes - Pass

No - Fail - add notes

Exemption - add notes

requirement photos IF non compliant

Notes

Compliant

Room 9

Room Type

Openable window or door

Yes - Pass

No - Fail - add notes

Exemption - add notes

requirement photos IF non compliant

Notes

Extraction Fans

Extraction Fans

Compliant - pass

Not Compliant - Refer to section notes below

Exemption applies - Refer to section notes below

Assesor Notes - Extraction Fans

Compliant

Extraction Fan - Kitchen

Preexisting extraction fan

- Yes
- No

Fan operational

- Yes
- No

Vents to the outdoors

- Yes
- No

Exhaust ducting diameter

150mm

Extraction Fan - Bathroom

Preexisting extraction fan

- Yes
- No

Fan operational

- Yes
- No

Vents to the outdoors

- Yes
- No

Exhaust ducting diameter

120mm

Draught Stopping

Draught Stopping

- Compliant - pass
- Compliant - Exemption applies - Refer to section notes below
- Not Compliant - Refer to section notes below

Draught Stopping requirement photos

Assesor Notes - Draught Stopping

Compliant

What is the draught stopping standard?

Landlords must block any unreasonable gaps or holes, in walls, ceilings, windows, floors and doors, that cause noticeable draughts.

Fireplace1

Fireplace photo

Location of fireplace

Lounge

Gaps or holes

If yes - Please comment further

- No - Pass
- Yes - Fail

External Doors1

External Doors1 requirement photos IF non compliant

Location of door

Front door

Gaps or holes

If yes - Please comment further

- No - Pass
- Yes - Fail

External Doors2

External Doors 2 requirement photos IF non compliant

Location of door

Back door

Gaps or holes

If yes - Please comment further

No - Pass

Yes - Fail

External Doors3

External Doors 3 requirement photos IF non compliant

Location of door

Gaps or holes

If yes - Please comment further

No - Pass

Yes - Fail

External Doors4

External Doors 4 requirement photos IF non compliant

Location of door

Gaps or holes

If yes - Please comment further

No - Pass

Yes - Fail

Windows1

Windows1 requirement photos IF non compliant

Room

Kitchen

Gaps or holes

If yes - Please comment further

No - Pass

Yes - Fail

Windows2

Windows 2 requirement photos IF non compliant

Room

Dinning

Gaps or holes

If yes - Please comment further

No - Pass

Yes - Fail

Windows3

Windows 3 requirement photos IF non compliant

Room

Lounge

Gaps or holes

If yes - Please comment further

No - Pass

Yes - Fail

Windows4

Windows 4 requirement photos IF non compliant

Room

Bedroom 1

Gaps or holes

If yes - Please comment further

No - Pass

Yes - Fail

Windows5

Windows 5 requirement photos IF non compliant

Room

Bedroom 2

Gaps or holes

If yes - Please comment further

No - Pass

Yes - fail

Windows 6

Windows 6 requirement photos IF non compliant

Room

Bedroom 3

Gaps or holes

If yes - Please comment further

No - pass

yes - fail

Windows 7 bathroom

Windows 7 requirement photos IF non compliant

Gaps or holes

If yes - Please comment further

No - pass

Yes - fail

Windows 8 laundry

Windows 8 requirement photos IF non compliant

Gaps or holes

If yes - Please comment further

No - pass

yes - fail

Windows 9

Windows 9 requirement photos IF non compliant

Gaps or holes

If yes - Please comment further

No - pass

Yes - fail

Windows 10

Windows 10 requirement photos IF non compliant

Gaps or holes

If yes - Please comment further

No - pass

Yes - fail

Pet Doors

Compliant

Compliant - pass

Compliant - Exemption - Refer to section notes below

Not Compliant - Refer to section notes below

Assesor notes

Compliant

Pet Doors requirement photos IF non compliant

Gaps or holes

If yes - Please comment further

No - Pass

Yes - Fail

Floorboards

Compliant

Not Compliant - Refer to section notes below

Compliant - pass

Compliant - Exemption - Refer to section notes below

Assesor notes

Compliant

Floorboards requirement photos IF non compliant

Gaps or holes

If yes - Please comment further

No - Pass

Yes - Fail

Electrical and Plumbing Passages

Compliant

Compliant - pass

Compliant - Exemption - Refer to section notes below

Not Compliant - Refer to section notes below

Assesor notes

Compliant

Electrical and Plumbing Passages requirement photos IF non compliant

Gaps or holes

If yes - Please comment further

No - Pass

Yes - Fail

Decommissioned Ventilation Passages

Compliant

Compliant - pass

Compliant - Exemption - Refer to section notes below

Not Compliant - Refer to section notes below

Assesor notes

Compliant

Decommissioned Ventilation Passages requirement photos IF non compliant

Gaps or holes

If yes - Please comment further

No - Pass

Yes - Fail

Loft Hatches/Manholes

Compliant

Compliant - pass

Not Compliant - Refer to section notes below

Exemption - Refer to section notes below

Assesor notes

Compliant

Loft Hatches/Manholes requirement photos IF non compliant

Gaps or holes

If yes - Please comment further

No - Pass

Yes - Fail

Walls

Gaps or holes

If yes - Please comment further

No - Pass

Yes - Fail

Holes in Ceiling

Holes in Ceiling requirement photos IF non compliant

Compliant

- Compliant - pass
- Compliant - Exemption - Refer to section notes below
- Not Compliant - Refer to section notes below

Assessor notes

Compliant

Gaps or holes

If yes - Please comment further

- No - Pass
- Yes - Fail

Other Holes and Gaps

Gaps or holes

If yes - Please comment further

- No - Pass
- Yes - Fail

Smoke Alarms

Smoke Alarms

- Compliant - pass
- Compliant - Exemption - Refer to section notes below
- Not Compliant - Refer to section notes below

Does the property have Smoke Alarms?

- Yes - meets standard - pass
- Yes - but does not meet standard -fail
- No - Fail
- Unknown - see notes

Assessor notes - Smoke Alarms

No working smoke alarms

Within 3m of a bedroom

- Yes - pass
- No - fail

Smoke Alarms photos

Smoke Alarm expiry date photo

Expiry Date

Nothing

What is the smoke alarm standards?

Working smoke alarms or detectors are compulsory in all rental homes. New smoke alarms must be photoelectric and have a long battery life, or be hard-wired.

Ceiling Insulation

Insulation - Ceiling

- Compliant - pass
- Compliant - Exemption - Refer to section notes below
- Not Compliant - Refer to section notes below

Does the property have ceiling Insulation?

- Yes - meets standard - pass
- Yes - but does not meet standard -fail
- No - Fail
- Unknown - see notes

Assesor notes - Ceiling

Compliant

Insulation - Ceiling photos

Product needed

Compliant

M2 required

Compliant

Existing insulation type

- Polyester
- Glasswool
- Foil
- Unknown

Condition of insulation

- Excellent
- Good
- Poor

Existing rvalue

Unknown

Existing depth

220mm

Internal wall

- Yes
- No

Chimneys

- Yes
- No

Unducted fan

0

Downlights

0

3 in 1 fan

1

Wall Insulation

Does the property have Wall Insulation?

- Yes - meets standard - pass
- No - fail
- Exemption - Unknown

Assesor Notes - Walls

Compliant

Wall Insulation requirement photos IF non compliant

Insulation Underfloor

Insulation - Underfloor

- Compliant
- Compliant - Exemption - Refer to section notes below
- Not Compliant - Refer to section notes below

Does the property have Underfloor Insulation?

- Yes - meets standard - pass
- Yes - but does not meet standard -fail
- No - fail
- Unknown - see notes

Assessor notes - Underfloor

Compliant

Insulation Underfloor photos

Joist size

M2 required

Product needed

Compliant

Compliant

Compliant

Is foil removal required? if so how many m2

No

is rubbish/debris removal required?

No

Photo of rubbish/debris to be removed

Existing rvalue

Existing product type

Condition of insulation

Unknown

Polyester

Good

What is the Insulation standards?

Ceiling and underfloor insulation has been compulsory in all rental homes since 1 July 2019. The healthy homes insulation standard builds on the current regulations and some existing insulation will need to be topped up or replaced. Wall insulation is not a requirement of the Healthy Homes Standard, however it is a requirement that you include in the properties healthy homes compliance statement the level of insulation present in the walls of the property. If you are unable to find out what level of insulation is in the walls (and have made all reasonable steps to find out), then it is acceptable to declare on the compliance statement that the level is unknown and give a reason.

Ground Vapour Barrier

Insulation - Ground Moisture Barrier

- Compliant
- Compliant - Exemption - Refer to section notes below
- Not Compliant - Refer to section notes below

Does the property have Ground Vapour Barrier?

- Yes - meets standard - pass
- Yes - but does not meet standard - fail
- No - Fail
- Unknown - see notes

Assesor notes - GVB

No gvb how ever if owner pulls out the polystyrene walls that block the airflow gap under the house then gvb would be compliant

Ground Vapour Barrier Photos

m2 required

90m2

What is the ground Vapour Barrier standards?

If a home has a suspended floor (i.e. there is a cavity under the floor), and the subfloor space under the home is enclosed, then the home requires a ground vapour barrier. A subfloor is considered enclosed if the airflow into and out of the space is significantly obstructed along at least 50 per cent of the perimeter of the subfloor space.

Subfloor design

Piles

Access to underfloor

External

Subfloor enclosed

Yes

Heating

Heating tool

<https://www.tenancy.govt.nz/heating-tool/>

Heating

- Compliant
- Compliant - Exemption - Refer to section notes below
- Not Compliant - Refer to section notes below

Does this property have heating in the main living area?

- Yes - meets standard
- Yes - but does not meet standard
- No - Fail
- Unknown - see notes

Assesor notes - Heating

Compliant Heatpump and fireplace

Heating photos

Required heating capacity

1.9kw

Current heater capacity

3.9kw

What is the Heating standards?

Heating Requirement: A rental home must have a fixed heating device (or devices) that can directly heat the main living room. This may be via a duct or vent located in the main living room. The fixed heating device(s) must be an acceptable type of heater and meet a required minimum heating capacity. The heater CAN NOT be an open fire, unflued gas heater or other unflued combustion heater

Sign Off

Site Access Information

Mobile phone available with adequate reception:

- Yes - Pass
- No - add notes

Site access is safe (not obstructed):

- Yes - Pass
- No - add notes

All internal routes safe and free of obstruction:

Yes - Pass

No - add notes

Underfloor

All plumbing ok (no issues needing attention)

Yes - Pass

No - add notes

No drainage problems in the underfloor:

Yes - Pass

No - add notes

Is the site safe:

Yes - pass

No - add notes

Ceiling

There are no sharp objects in the roof cavity:

No - Pass

Yes - add notes

Are there dogs on the site:

No - Pass

Yes - add notes

No suspicious power supply (needing attention):

No - Pass

Yes - add notes

There is appropriate ventilation underfloor:

Yes - Pass

No - add notes

No suspicious power supply:

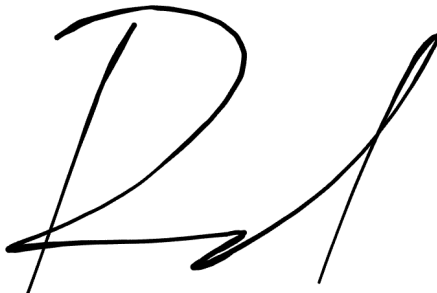
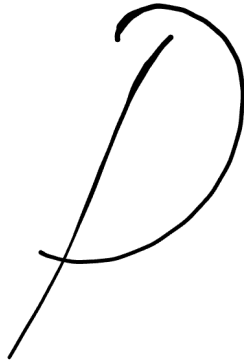
No - Pass

Yes - add notes

Signatory name:

Phill

Signature



Extra Photos

Drainage

Ventilation

Draught Stopping

Smoke Alarms

Insulation Ceiling

Insulation Underfloor

Ground Vapour Barrier

Heating

To find out more about healthy home standards please follow this link below

<https://www.tenancy.govt.nz/healthy-homes/>

Insulation Tech NZ Limited

<https://insulationtech.co.nz/>

Important

Please see further important information and warranty and disclosures attached

Minor change to Healthy homes standards

As of 25 September 2025, a technical amendment to the Healthy Homes Standards has taken effect. The amendment has no effect on your rental property if you are already compliant with the Healthy Homes Standards. The amendment specifies that if you comply with the Healthy Homes Standards, you do not need to meet the Housing Improvements Regulations 1947. This change prevents landlords complying with 2 separate standards.