



Healthy Home Inspections

27 Mar 2025

Complete

Score	41 / 41 (100%)	Flagged items	0	Actions	0
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Address of Property 1 Inverell Place, Waikanae 5036,
New Zealand
(-40.8793613, 175.0611947)

Property Photo



Photo 1



Photo 2

Date 27.03.2025

Inspected by Noel Richards

Summary of Report 7 / 7 (100%)

Drainage and Guttering	Compliant
Moisture Barrier	Compliant
Insulation	Compliant
Heat	Compliant
Ventilation	Compliant
Windows	Compliant
Drafts	Compliant

INTRODUCTION

Definitions as per the Residential Tenancies Healthy Homes Standards Regulations 2019

- Bathroom: means a domestic living space in which a bath or shower is installed.
- Domestic Living Space: means an interior space of a building that is a space for activities normally associated with domestic living.
- Extractor Fan: means an extractor fan that vents extracted air to the outdoors.
- Habitable Space: means a domestic living space excluding any bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes-drying room, or other space of a specialised nature occupied neither frequently nor for extended periods.
- Kitchen: means a domestic living space in which an indoor cooktop is installed.
- Living Room: means a room that consists of, or includes, a habitable space that is for use, or could reasonably be expected to be used, for general everyday living, whether as a lounge room, dining room, sitting room, family room, or other similar use.
- Room: room means an area within residential premises that—
 - (a) consists of, or includes, 1 or more habitable spaces; and
 - (b) can be fully enclosed by the floor, the ceiling, floor-to-ceiling walls, and closable windows and doors.

Meaning of not reasonably practicable to install

It is not reasonably practicable to install something at any premises or tenancy building if, because of the way the premises or tenancy building is designed or built,—

(c) professional installer cannot access the relevant area of the premises or tenancy building to install the thing without—

- (i) carrying out substantial building work; or
- (ii) causing substantial damage to the premises or tenancy building; or

(d) a professional installer cannot install the thing without creating greater risks to the health or safety of any person than are normally acceptable when something of that kind is being installed by a professional installer;

or

if it is otherwise not reasonably practicable for a professional installer to install the thing.

DRAINAGE & GUTTERING

5 / 5 (100%)

5 / 5 (100%)

Restrictions

None

Photos of guttering and downpipes. Are there any issues?

Photo 3



Photo 4



Photo 5

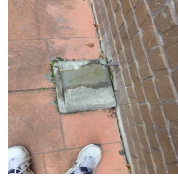


Photo 6

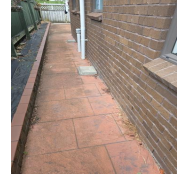


Photo 7



Photo 8



Photo 9

Do all the roof areas have gutters & downpipes catching the roof water?

Yes

Gutter & Downpipe Condition

Good

Do the downpipes discharge into a stormwater reticulation system?

Yes

Is there any evidence of stormwater pooling/ponding around the site?

No

Compliance

Compliant

This section covers site drainage and roof water management. It does not comment on the weathertightness of the property or any water ingress. The report only comments on its compliance with the Residential Tenancies (Healthy Homes Standards) Regulations 2019. Due to the nature of some sites inspection may be limited for both the site drainage and guttering systems due to factors such as planting, elevation and site contour. The efficiency of the drainage or guttering systems were not tested. The systems were visually inspected only.

Drainage System requirements as documented in the (as per the Residential Tenancies (Healthy Homes Standards) Regulations 2019)

27 Tenancy building to have efficient drainage system

(1) The tenancy building must have a drainage system that efficiently drains storm water, surface water, and ground water to an appropriate outfall.

(2) The drainage system must include appropriate gutters, downpipes, and drains for the removal of water from the roof.

MOISTURE BARRIER

1 / 1 (100%)

1 / 1 (100%)

Restrictions

Concrete pad

Photos of Moisture Barrier

Photo 10

Is the subfloor enclosed?

N/A

Is there an adequately installed ground vapour barrier?

N/A

Is the subfloor ventilated

N/A

Compliance

Compliant

This section covers the moisture barrier in the subfloor. It does not comment on the weathertightness of the property or any water ingress. The report only comments on its compliance with the Residential Tenancies (Healthy Homes Standards) Regulations 2019. Due to Health & Safety requirements the subfloor is only inspected from the manhole, and therefore those areas which could not be viewed from the manholes could not be commented on.

Moisture Barrier requirements as documented in the (as per the Residential Tenancies (Healthy Homes Standards) Regulations 2019).

28 Suspended floors to have a ground moisture barrier

(1) this regulation applies if—

- (a) the tenancy building has a suspended floor; and
- (b) the subfloor space is enclosed.

(2) The tenancy building's subfloor space must—

(a) have a ground moisture barrier that—

(i) is made of a material that meets the specifications for an on ground vapour barrier set out in section 8 of NZS 4246:2016; and

(ii) was installed in accordance with section 8 of NZS 4246:2016; or

(b) have an alternative ground moisture barrier that—

- (i) has a vapour flow resistance of at least 50 MN s/g; and
- (ii) was installed by an appropriate professional installer.

(1) A subfloor space is enclosed if the airflow into and out of the space is significantly obstructed along at least 50% of the perimeter of the subfloor space by 1 or more of the following:

- (a) a masonry foundation wall;
- (b) cement boards, timber skirting, or other cladding;
- (c) other parts of the building or any adjoining structure
- (d) any other permanent or semi-permanent structure that significantly obstructs airflow:



INSULATION	4 / 4 (100%)
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UNDERFLOOR	1 / 1 (100%)
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Restrictions	Concrete Pad
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Photo of Insulation



Photo 11

Insulation Type	
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Estimated R-Value	
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Insulation Condition	N/A
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Compliance	Compliant
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CEILING	3 / 3 (100%)
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Restrictions	None
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Photo of Insulation



Photo 12



Photo 13



Photo 14



Photo 15

Insulation Type	Pink batts
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R-Value	2.9
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Is the insulation thickness 120mm? or more?	Yes
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Insulation Condition	Fair
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Compliance	Compliant
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Will need a top up at some stage as part of Maintenance

This section covers the roof and underfloor spaces. Due to Health & Safety requirements the subfloor and roof space is only inspected from the manholes, and therefore those areas which could not be viewed from the manholes could not be commented on.

Insulation requirements as documented in the (as per the Residential Tenancies (Healthy Homes Standards) Regulations 2019).

14 Qualifying ceiling insulation

(1) Ceiling insulation is qualifying ceiling insulation if all of the following apply:

- (a) the insulation's R-value, when it was installed, was,—
 - (i) if the premises are in zone 1 or zone 2, at least 2.9; or
 - (ii) if the premises are in zone 3, at least 3.3;
- (b) the insulation was installed in accordance with NZS 4246:2016;
- (c) the insulation is in a reasonable condition (or better).

Located on page 3 of this report

(2) If the ceiling insulation for an area of ceiling consists of 2 or more products installed on top of each other, the insulation's R-value for the purposes of subclause (1)(a) is to be determined by—

- (a) determining the R-value of each product when it was installed; and
- (b) adding those R-values together

16 Qualifying underfloor insulation

(1) Underfloor insulation qualifies if all of the following apply:

- (a) the insulation's R-value, when it was installed, was at least 1.3;
- (b) the insulation was installed in accordance with NZS 4246:2016;
- (c) the insulation is in a reasonable condition (or better).

Located on page 3 of this report

(2) If the underfloor insulation for an area of floor consists of 2 or more products installed on top of each other, the insulation's R-value for the purposes of subclause (1)(a) is to be determined by—

- (a) determining the R-value of each product when it was installed; and
- (b) adding those R-values together

18 Determining whether insulation is in reasonable condition

(1) In determining whether insulation is in reasonable condition (or better), the following matters must be taken into account.

- (a) the extent to which the performance of the insulation is compromised by any aspect of its condition.
- (b) the extent of any dampness, damage, degradation, or displacement;
- (c) the condition of any materials or other items that are ancillary to the insulations installation (for example, strapping or staples).

(2) Without limiting subclause (1), ceiling insulation is not in reasonable condition if the minimum thickness of the insulation material is less than 120 mm.

(3) However, subclause (2) does not apply if the landlord proves that—

- (a) the insulation's R-value, when it was installed, was the value specified in regulation 14(1)(a)(i) or (ii) (as applicable); and
- (b) the current thickness of the insulation material is 70% or more of its thickness when it was installed (even if its current thickness is less than 120 mm).
- (c) the insulation is in a reasonable condition (or better)

HEATING	4 / 4 (100%)
	4 / 4 (100%)
Restrictions	None
Heat requirement for Room	7.2kw

Photo of Heat Source

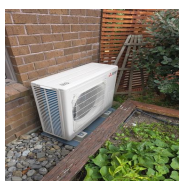


Photo 16



Photo 17



Photo 18

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Heat Source Type	Heat pump
Heat Source Make	Mitsubishi
Heat Source Rating/Capacity	6.8kw
Is the heat source positioned to heat the main living room?	Yes
Does the heat source have a thermostat?	Yes
Heat Source Condition	Good
Compliance	Compliant
Within 80% of Requirement	

This section covers the heat source. Only the heat source in the main living area is assessed in this report. The functionality of the heat source was not inspected or commented on, nor was its efficiency. This report only comments on its compliance with the Residential Tenancies (Healthy Homes Standards) Regulations 2019. No heat sources were operated or tested as part of this inspection.

VENTILATION	12 / 12 (100%)
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KITCHEN	4 / 4 (100%)
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Restrictions	None
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Photos of Ventilation

Needs cleaning to be effective



Photo 19



Photo 20

Mechanical Ventilation Type	Rangehood vented through ceiling
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Mechanical Ventilation Condition	Fair
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Needs cleaning or grills replaced

Is The size of the Ventilation adequate 150mm or 50lps	Yes
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Are all the Extractor vents Ventilating to the outside?	Yes
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Compliance	Compliant
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BATHROOM	8 / 8 (100%)
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BATHROOM 1	4 / 4 (100%)
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Restrictions	None
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Ensuite

Photos of Ventilation



Photo 21



Photo 22

Mechanical Ventilation Type	Vent through ceiling
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Mechanical Ventilation Condition	Good
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Is the size of the Mechanical Ventilation adequate 120mm or	Yes
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25lps	
Are all the Extractions Vents Ventilating to the Outside?	Yes
Compliance	Compliant
BATHROOM 2	4 / 4 (100%)
Restrictions	None

Photos of Ventilation



Photo 23



Photo 24

Mechanical Ventilation Type	Vent through ceiling
Mechanical Ventilation Condition	Good
Is the size of the Mechanical Ventilation adequate 120mm or 25lps	Yes
Are all the Extractions Vents Ventilating to the Outside?	Yes
Compliance	Compliant

This section covers the ventilation of each habitable space. This report only comments on its compliance with the Residential Tenancies (Healthy Homes Standards) Regulations 2019. No mechanical ventilation was tested as part of this inspection.

Ventilation requirements as documented in the (as per the Residential Tenancies (Healthy Homes Standards) Regulations 2019).

21 Openable windows or external doors

- (1) each habitable space in the premises must have 1 or more qualifying windows or doors.
- (2) the total openable area of the qualifying windows or doors in the space must be at least 5% of the floor area of the habitable space.
- (3) a window, skylight, or door is a qualifying window or door if it
 - (a) opens to the outdoors; and
 - (b) is designed and built in a way that allows it to remain fixed in the open position during normal occupation of the premises.
- (4) the openable area of a qualifying window or door is its net openable area on the internal face of the building element in which it is located.

23 Extractor fans for kitchens and bathrooms

- (1) each kitchen and bathroom in the premises must have an extractor fan installed in it.

- (2) for a kitchen, —
 - (a) the fan and all exhaust ducting must have a diameter of at least 150 mm; or
 - (b) the fan and all exhaust ducting must have an exhaust capacity of at least 50 l/s
 - (3) for a bathroom, —
 - (a) the fan and all exhaust ducting must have a diameter of at least 120 mm; or
 - (b) the fan and all exhaust ducting must have an exhaust capacity of at least 25 l/s
-

8 Ventilation Standard – Extractor fans installed before 1 July 2019

- (1) This clause modifies the requirements for extractor fans in regulation 23 for certain fans that were installed before 1 July 2019.
 - (2) If an extractor fan was installed before 1 July 2019, regulation 23(2) or (3) does not apply.
 - (3) If a landlord relies on this clause in relation to a kitchen or bathroom, the section 13A statement –
 - (a) need not include the information required by regulation 36(1)(b) for that room; but
 - (b) must include –
 - (i) a statement to the effect that this clause is relied on; and
 - (ii) a brief description of the circumstances giving rise to the application of this clause.
-

WINDOWS

4 / 4 (100%)

ROOMS

ROOMS 1

Room

Kitchen

Photos of Windows in Each Room



Photo 25



Photo 26



Photo 27



Photo 28

ROOMS 2

Room

Dining

Photos of Windows in Each Room

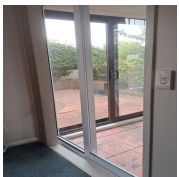


Photo 29

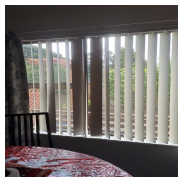


Photo 30

ROOMS 3

Room

Lounge

Photos of Windows in Each Room

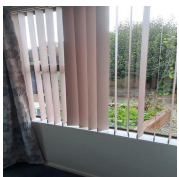


Photo 31



Photo 32



Photo 33



Photo 34

ROOMS 4

Room

Front door

Photos of Windows in Each Room

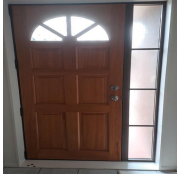


Photo 35

ROOMS 5

Room

Bedroom1

Opposite front door

Photos of Windows in Each Room



Photo 36

ROOMS 6

Room

Ensuite

Photos of Windows in Each Room

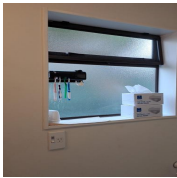


Photo 37

ROOMS 7

Room

Toilet

Photos of Windows in Each Room



Photo 38

ROOMS 8

Room

Bathroom

Photos of Windows in Each Room

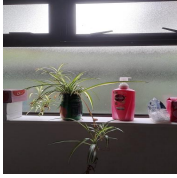


Photo 39

ROOMS 9

Room

Bedroom 2

Photos of Windows in Each Room



Photo 40

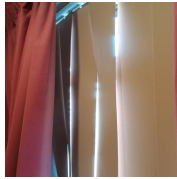


Photo 41

ROOMS 10

Room

Bedroom 3

Opposite toilet

Photos of Windows in Each Room

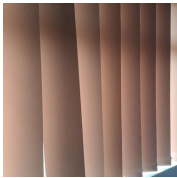


Photo 42



Photo 43

WINDOWS

4 / 4 (100%)

Does the area of window meet the minimum 5% requirement of floor space in each room?

Yes

Are all exterior opening windows and doors able to be fixed in position?

Yes

Is there one exterior opening window or door in each habitable room?

Yes

Compliance

Compliant

DRAUGHTS	3 / 3 (100%)
	3 / 3 (100%)
Restrictions	None
Photos of Drafts	
Are there any gaps or cracks larger than 3mm which may cause draughts?	No
Are there any open fires located in the dwelling that are not adequately sealed?	No
Compliance	Compliant

This section covers the draughts between the interior and exterior of the building. Draughts can vary in severity depending on building movement and may be affected by thermal expansion. Only major draughts consisting of a gap of over 3mm will be commented on.

Draught Stopping requirements as documented in the (as per the Residential Tenancies (Healthy Homes Standards) Regulations 2019).

25 Open Fireplaces that need to be blocked

(1) If the premises has an open fireplace, it must be blocked off, or its chimney must be blocked, in a way that prevents draughts into and out of the premises through the fireplace.

(2) However, subclause (1) does not apply if –

- (a) The tenant requests in writing that the fireplace be available for use; and
- (b) The landlord agrees to the request.

(3) If subclause (1) is disapplied under subclause (2), the fireplace and its chimney must be —

- (a) Free from gaps or holes that allow draughts into or out of the premises and that are not necessary for safe and efficient operation of the fireplace; and
- (b) Maintained and in good working order.

26 Gaps and Holes that allow draughts

(1) The premises must be free from gaps between, and holes in, building elements that –

- (a) Are not intentional parts of the construction of the premises (such as drainage and ventilation openings); and
- (b) Allow draughts into or out of the premises;
- (c) Are reasonable

(2) Determining whether a gap or hole is unreasonable for the purposes of subclause

(1c), the following matters may be taken into account.

- (a) The size and location of the gap or hole;
- (b) The extent of the draught that is allowed through the gap or the hole;
- (c) If there is more than 1 gap or hole at the premises, the extent of the total draught that is allowed through those gaps or holes
- (d) The likely impact that a draught through the gap or hole will have on heat loss for the premises.
- (e) Any other relevant matters, subject to subclause (3)

(3) In determining whether a gap or a hole is unreasonable for the purposes of subclause (1c), the

age and condition of the premises or tenancy building must not be taken into account.

SIGN OFF

Inspector's Signature



N. G Richards
27.03.2025 18:59 NZDT

It is Healthy Home Inspections advice to conduct a Healthy Home inspection on the Property regularly (We recommend 3 yearly) to ensure the Home continues to meet the Standard implemented in 2019.

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16

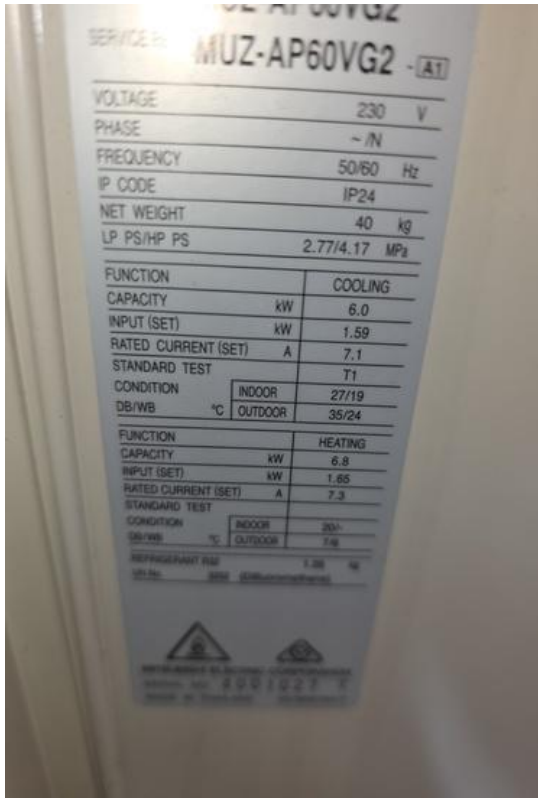


Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43

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