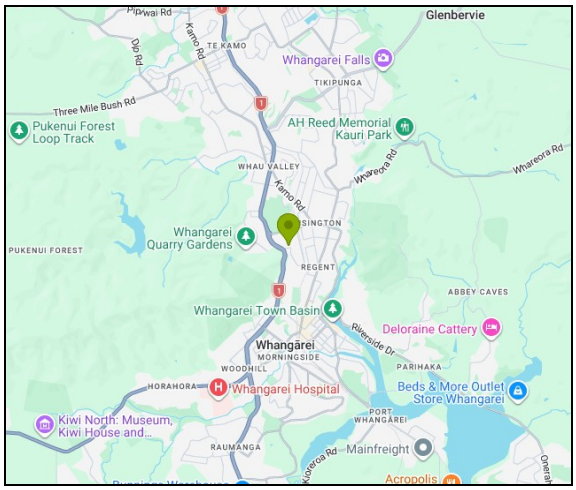
ALLCLEAR HEALTHIER homes and businesses | HEALTHY HOMES COMPLIANCE SERVICE

Assessment & Compliance Report



Job: #179739	**Address:** 40B Manse Street, Kensington, Whangarei 0112	**Client:** Lumarni Marais
Status: Completed		**Company:** Harcourts Just Rentals - Whangarei Real Estate Ltd
Building Age: 1980	**Date of Original Assessment:** 21 January 2026	**Consultant:** Way Elefante (Building Assessor & Field Technician)

Summary of Assessment:

Heating	
Heating	**COMPLIANT**
Insulation	
Ceiling Insulation	**EXEMPTION APPLIES**
Underfloor Insulation	**COMPLIANT**
Ventilation	
Habitable Spaces	**COMPLIANT**
Kitchen	**COMPLIANT**
Bathroom	**COMPLIANT**
Moisture Ingress & Drainage	
Drainage	**COMPLIANT**
Moisture Barrier	**COMPLIANT**
Draught Stopping	
Open Fireplace(s)	**COMPLIANT**
Gaps and Holes	**COMPLIANT**

Scope

The purpose of this survey is to ensure that the rental property inspected meets the heathy homes standards set out in Subparts two [2] to six [6] of the Residential Tenancies (Healthy Homes Standard) Regulations 2019 and the Residential Tenancies (Healthy Homes Standard) Amendment Regulations 2022. This standard came into effect on 1 July 2019. The Amendments Standards came into effect on 12 May 2022. This report details the minimum standards for heating, insulation, ventilation, moisture ingress and drainage and draught stopping and whether these have been met or not.

Specific details and images are captured during the assessment process. Refer to the Appendices for further information.

This report has been completed under the premise that Regulation 30 & 31 from the Residential Tenancies (Healthy Homes Standards) 2019 does not apply. I.e. The current tenant Is not the former owner AND the premise is not due to be demolished or substantially rebuilt.

Impartiality Statement

We are committed to upholding the highest standards of professionalism and integrity. Our core value is to maintain an unwavering commitment to impartiality in all our services. We believe that impartiality is crucial in fostering trust, transparency, and delivering objective results to our clients.

Our team adheres to a strict code of conduct that emphasizes the importance of remaining neutral, unbiased, and independent throughout our engagements. We ensure that our recommendations and advice are based solely on a thorough analysis of the data, information, and facts available to us, without any undue influence or conflicts of interest.

To achieve and maintain impartiality, we implement the following practices:

1. Independence: We operate independently from any external influences that may compromise our objectivity. We maintain a clear separation between our consulting services and any personal, financial, or professional interests that could potentially compromise our impartiality.
2. Transparency: We are open and transparent about any potential conflicts of interest that may arise during the course of our engagements. If such conflicts are identified, we take immediate steps to mitigate or eliminate them, ensuring that our clients receive unbiased and objective advice.
3. Data-driven Approach: Our consulting methodologies are based on rigorous analysis and evidence-based decision-making. We rely on reliable and relevant data, both qualitative and quantitative, to develop insights and recommendations for our clients.
4. Diverse Expertise: We foster a diverse and inclusive work environment that encourages different perspectives and opinions. Our team comprises professionals with diverse backgrounds and expertise, allowing us to approach each project with a wide range of insights and knowledge.
5. Continuous Improvement: We are committed to continuous improvement and regularly evaluate our processes to ensure the highest level of impartiality. We stay informed about industry best practices and make adjustments as necessary to uphold our commitment to impartiality.

We recognise that maintaining impartiality is essential for the credibility and trustworthiness of our services. We are dedicated to providing our clients with unbiased and objective guidance that is free from personal biases or external influences. Our goal is to deliver value by helping our clients make informed decisions based on accurate and impartial information and advice.

By adhering to these principles, we strive to build long-term relationships with our clients, founded on trust, professionalism, and a commitment to excellence.

Asbestos Statement

This property has been identified as being constructed prior to January 1st 2000. As a result, it has a Medium to High Risk of Asbestos Containing Material (ACM) being used in its construction. If this report identifies remediation work required that may disturb possible ACM's or involve a risk of exposure to respirable asbestos fibres, the property may require an Asbestos Survey and the issuance of an Asbestos Management Plan - please contact us for more information

Further Details on Asbestos is here - The WorkSafe information page on Asbestos is here.

Lead Statement

This property has been identified as being constructed prior to January 1st 1990. As a result, it has a Risk of Lead Based Paint being used in its construction. If this report identifies remediation work required where paint is to be removed or disturbed, the property may require a Lead Based Paint assessment - please contact us for more information

Further Details on Lead Based Paint is here - The WorkSafe information page on Lead Based paint is here.

References

1. Residential Tenancies (Healthy Homes Standards) Regulations 2019

2. Residential Tenancies (Healthy Homes Standards) Amendment Regulations 2022

3. Tenancy Services - Healthy Homes

4. Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016

5. New Zealand Standard 4246:2016 (Energy efficiency - Installing bulk thermal insulation in residential buildings) 2016

HEATING

Heating capacity required: 6.1 kW

Total Heating capacity: 7.5 kW

Device 1: Panasonic CU-RZ71VKR Heat pump 7.5 kW

Floor area: 35.3 sqm

Link to heating assessment inputs: https://tools.tenancy.govt.nz/heating-tool/result/do2nxlmy71eg647opnj6kqzv4pr30j9w

Tenancy services will only store this data for 60 days from when the assessment took place. After this time the link will no longer work. The full heating report including all measurements taken onsite can be found as an appendix to this report.

The Heating Standard requires landlords to provide one or more fixed heater(s) that can directly heat the main living room of every rental property to at least 18°C. It must be an acceptable type of heater and also needs to meet a required minimum heating capacity. The heater CAN NOT be an open fire, unflued gas heater or other unflued combustion heater.

The main living area within a property is any habitable space that can be used for general everyday living. This also includes any other space that is always open to the living area such as hallways, open -plan kitchens or stairwells. A space will only be considered to always to be open if there is no solid barrier such as a door or window between the spaces. By reducing the overall floor area the heating requirements will also be lowered. This could be achieved by adding in doors to open hallways or stairwells etc.

A specialised assessment tool was used to determine the heating capacity required and subsequently the type of heating device required for compliance.

COMPLIANT

Finding: The Property as at 21 January 2026 was assessed to be compliant with the Heating Requirements of Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Comments: The current heating device meets or exceeds the heating capacity required for the living area, as well as meeting all of the general requirements for heaters laid out in appendix A.

Photos taken during assessment

Exterior Heating system/condenser
Heat pump, Panasonic CU-RZ71VKR
View High Resolution Image Here

Heater specifications
Heater specifications showing an output of 7.5kW.
View High Resolution Image Here

Main Living Area
Hallway
View High Resolution Image Here

Main Living Area
Hallway
View High Resolution Image Here

Main Living Area
Dining Room
View High Resolution Image Here

Main Living Area
Kitchen
View High Resolution Image Here

Main Living Area
Lounge
View High Resolution Image Here

Main Living Area
Lounge
View High Resolution Image Here

Heater Heat pump, Panasonic CU-RZ71VKR
Current heater in good working condition.
View High Resolution Image Here

Heating Assessment Results
Current Heating requirements.
View High Resolution Image Here

INSULATION

Ceiling and underfloor insulation has been compulsory in all rental homes since 1st July 2019. The Healthy Homes Insulation Standard builds on the current insulation requirements. Under the Healthy Homes Insulation Standard, existing insulation may need to be topped up or replaced if it is not in a reasonable condition. Existing ceiling insulation needs to be at least 120mm thick. If ceiling insulation needs to be topped up, it needs to meet minimum R-values for ceiling insulation as set out in the 2008 Building Code. Underfloor insulation needs a minimum R-value of 1.3.

Ceiling Insulation:

EXEMPTION APPLIES

Finding: The Property as at 21 January 2026 was assessed to be Exempt of the Ceiling Insulation Requirements of Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Reason: **It is not reasonably practical to install insulation as there was no access to the ceiling cavity and major building work would be required to gain access. (Regulation 19 Exemption applies) Note: Insulation may have been installed at time of build.**

Please Note: This exemption ceases to apply if, during the term of the tenancy, it becomes reasonably practicable to install qualifying ceiling insulation so as to comply with the regulations - Please contact us for more information.

Photos taken during assessment

Roofline
The ceiling is a skillion ceiling and has no accessible cavity.
View High Resolution Image Here

Roofline
The ceiling is a skillion ceiling and has no accessible cavity.
View High Resolution Image Here

Roofline
The ceiling is a skillion ceiling and has no accessible cavity.
View High Resolution Image Here

Ceiling Cavity
The ceiling is a skillion ceiling and has no accessible cavity.
View High Resolution Image Here

Ceiling Cavity
The ceiling is a skillion ceiling and has no accessible cavity.
View High Resolution Image Here

Ceiling Cavity
The ceiling is a skillion ceiling and has no accessible cavity.
View High Resolution Image Here

Underfloor Insulation:

R Value: 1.6 (calculated)

Thickness: 93.33 mm

Type: Polyester blankets or segments

Insulation in good condition: Yes

Date of Installation: unknown

COMPLIANT

Finding: The Property as at 21 January 2026 was assessed to be compliant with the Underfloor Insulation Requirements of the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Comments: No insulation certificate available to determine the R-value. The thickness has instead been recorded to determine an estimated minimum R-Value of 1.6. The thickness may vary depending on the type of insulation installed.

Photos taken during assessment

Sub floor Access
Right side of the property
View High Resolution Image Here

Sub floor height
View High Resolution Image Here

Sub floor Insulation
Insulation consists of Polyester blankets or segments.
View High Resolution Image Here

Sub floor Insulation
Insulation is evenly distributed throughout sub floor.
View High Resolution Image Here

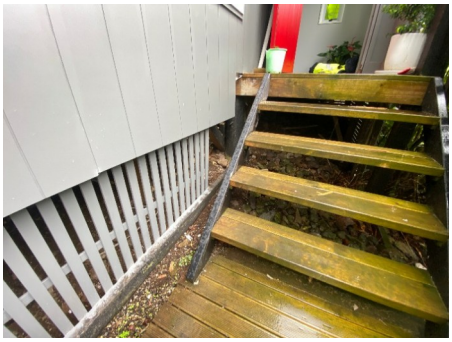
Sub floor Insulation
Insulation in good condition and meets the standards.
View High Resolution Image Here

Sub floor Insulation
Insulation measurement is 90mm.
View High Resolution Image Here

Sub floor Insulation
Insulation measurement is 90mm.
View High Resolution Image Here

Sub floor Insulation
Insulation measurement is 100mm.
View High Resolution Image Here

Sub floor Insulation
Insulation in good condition and meets the standards.
View High Resolution Image Here



Sub floor Access
Access too narrow and blocked. Unable to go thru and assess properly.
View High Resolution Image Here

Sub floor Access
Access too narrow and blocked. Unable to go thru and assess properly.
View High Resolution Image Here

Sub floor Access
Access too narrow and blocked. Unable to go thru and assess properly.
View High Resolution Image Here

Sub floor height
View High Resolution Image Here

Sub floor Insulation
Unable to measure the Polystyrene insulation as the access was too narrow and blocked.
View High Resolution Image Here

Sub floor Insulation
Insulation consists of Polystyrene.
View High Resolution Image Here

Wall Insulation:

Unknown | Reason - Inaccessible

VENTILATION

Habitable Spaces:

Each habitable space within a property must have openable windows, doors or skylights that can remain open to the outside in a fixed position. The size of each openable area must be at least 5% of the floor area of that room.

COMPLIANT

Finding: The Property as at 4 February 2026 was re-assessed to be compliant with the Ventilation - **Openable windows or external doors** Requirements of the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

	Openable Doors & Windows	Floor Area	Openable Area
Main Living Area	5.72m^2	35.3m^2	16.20%
Bedroom 1	0.95m^2	10.19m^2	9.32%
Bedroom 2	1.98m^2	17.63m^2	11.23%
Conservatory	7.75m^2	11.68m^2	66.35%

Photos taken during assessment

Main Living Area
Main Living Area ventilation requirements met.
View High Resolution Image Here

Main Living Area
Main Living Area ventilation requirements met.
View High Resolution Image Here

Main Living Area
Main Living Area ventilation requirements met.
View High Resolution Image Here

Main Living Area
Main Living Area ventilation requirements met.
View High Resolution Image Here

Main Living Area
Main Living Area ventilation requirements met.
View High Resolution Image Here

Main Living Area
Main Living Area ventilation requirements met.
View High Resolution Image Here

Bedroom 1
Bedroom 1 ventilation requirements met.
View High Resolution Image Here

Bedroom 1
Bedroom 1 ventilation requirements met.
View High Resolution Image Here

Bedroom 2
Bedroom 2 ventilation requirements met.
View High Resolution Image Here

Bedroom 2
Bedroom 2 ventilation requirements met.
View High Resolution Image Here

Conservatory
Conservatory ventilation requirements met.
View High Resolution Image Here

Conservatory
Conservatory ventilation requirements met.
View High Resolution Image Here

Conservatory
Conservatory ventilation requirements met.
View High Resolution Image Here

Conservatory
Conservatory ventilation requirements met.
View High Resolution Image Here

Kitchen Extractor Fan:

Installed from 1st July 2019: An appropriately sized extraction fan or rangehood must be installed in rooms with indoor cooktop (>150mm OR 50 litres/s). The fan must be vented externally.

Installed before 1st July 2019: Fan or rangehood must be in a good working order and vented externally.

Kitchen 1

Cooktop Installed: Yes

Current Extraction Fan Installed: Yes

Externally Vented: Yes

Diameter: 150 mm

COMPLIANT

Finding: Kitchen 1 as at 21 January 2026 was assessed to be compliant with the Ventilation - Kitchen Extractor Fans Requirement of the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Comments: Airflow testing was completed on the extraction system within the kitchen using splintax smoke matches. This has determined that the system is connected to an external vent and adequately drawing air to the outside.

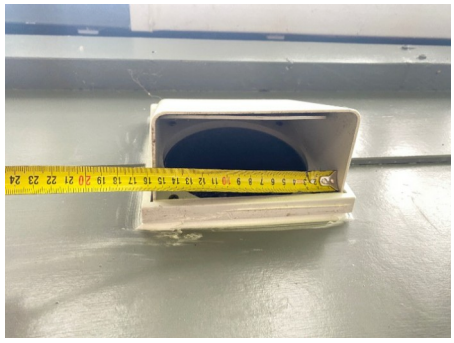
Photos taken during assessment

Kitchen 1
Context
View High Resolution Image Here

Kitchen 1 extraction system
The extraction system is in good working condition.
View High Resolution Image Here

Kitchen 1 extraction system filters
The kitchen extraction system filters are free from grease and oil.
View High Resolution Image Here

Kitchen 1 extraction system
Specifications
View High Resolution Image Here



Kitchen 1 extraction system ducting
Ducting measurement is 150mm.
View High Resolution Image Here

Kitchen 1 extraction system external vent
Confirmed by smoke test.
View High Resolution Image Here

Bathroom Extractor Fan:

Installed from 1st July 2019: An appropriately sized extraction fan must be installed in rooms with a bath or shower (>120mm OR 25 litres/s). The fan must be vented externally.

Installed before 1st July 2019: Fan must be in a good working order and vented externally.

Bathroom 1

Current Extraction Fan Installed: Yes

Externally Vented: Yes

Diameter: 150 mm

COMPLIANT

Finding: Bathroom 1 as at 21 January 2026 was assessed to be compliant with the Ventilation - Bathroom Extractor Fans Requirement of the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Comments: Airflow testing was completed on the extraction system within the bathroom using splintax smoke matches. This has determined that the system is connected to an external vent and adequately drawing air to the outside.

Photos taken during assessment

Bathroom 1
Context
View High Resolution Image Here

Bathroom 1
Context
View High Resolution Image Here

Bathroom 1 extraction system
The extraction system is in good working condition.
View High Resolution Image Here

Bathroom 1 extraction system ducting
Ducting measurement is 150mm.
View High Resolution Image Here

Bathroom 1 extraction system external vent
Confirmed by smoke test.
View High Resolution Image Here

MOISTURE INGRESS AND DRAINAGE

A rental property must have a drainage system that:

- efficiently drains storm water, surface water and ground water to an appropriate outfall*, and
- includes appropriate gutters, downpipes and drains to remove water from the roof

**An appropriate outfall may include the storm water system provided by your local council. Alternatively it may also be a properly working soakage system, natural watercourse, adequate water storage system or other constructed water way.*

Rental properties with suspended floors, where the subfloor space is enclosed, must have a ground moisture barrier (unless it is not reasonably practicable to install one).

Drainage:

COMPLIANT

Finding: The Property as at 2 February 2026 was re-assessed to be compliant with the Drainage Requirements of Residential Tenancies (Healthy Homes Standards) Regulations 2019. Guttering was assessed to be clear of debris and foliage during this assessment, however ongoing maintenance will be required to ensure ongoing compliance.

Comments: The property was deemed to have appropriate gutters and down-pipes that efficiently drain storm water, surface water and ground water to an appropriate outfall.
Compliance based on photo evidence for the remediation to the drainage system.

Photos taken during assessment

Front of property - spouting
Spouting system is in good condition/ or near new condition.
View High Resolution Image Here

Front of property - downpipe
Downpipe is in good condition/ or near new condition and affixed securely to building.
View High Resolution Image Here

Front of property - downpipe
Downpipe leads to an appropriate outfall.
View High Resolution Image Here

Front of property - spouting
Spouting is blocked by plants or debris preventing effective drainage.
View High Resolution Image Here

Front of property - downpipe
Downpipe not connected to an appropriate outfall.
View High Resolution Image Here

Front of property - downpipe
Downpipe not connected to an appropriate outfall.
View High Resolution Image Here

Left side of property - gable end
No spouting system installed and not required.
View High Resolution Image Here

Rear of property - spouting
Spouting system is in good condition/ or near new condition.
View High Resolution Image Here

Rear of property - spouting
Spouting is blocked by plants or debris preventing effective drainage.
View High Resolution Image Here

Rear of property - spouting
Spouting is blocked by plants or debris preventing effective drainage.
View High Resolution Image Here

Rear of property - downpipe
Downpipe is in good condition/ or near new condition and affixed securely to building.
View High Resolution Image Here

Rear of property - downpipe
Downpipe leads to an appropriate outfall.
View High Resolution Image Here

Rear of property - spouting
Spouting is blocked by plants or debris preventing effective drainage.
View High Resolution Image Here

Rear of property - downpipe
Downpipe not connected to an appropriate outfall.
View High Resolution Image Here

Rear of property - downpipe
Downpipe not connected to an appropriate outfall.
View High Resolution Image Here

Rear of property - downpipe
Downpipe not connected to an appropriate outfall.
View High Resolution Image Here

Right side of property - gable end
No spouting system installed and not required.
View High Resolution Image Here

Photographs provided after the Assessment

Drainage remediation
View High Resolution Image Here
02/02/2026

Drainage remediation
View High Resolution Image Here
02/02/2026

Drainage remediation
View High Resolution Image Here
02/02/2026

Drainage remediation
View High Resolution Image Here
02/02/2026

Drainage remediation
View High Resolution Image Here
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Drainage remediation
View High Resolution Image Here
02/02/2026

Drainage remediation
View High Resolution Image Here
02/02/2026

Drainage remediation
View High Resolution Image Here
02/02/2026

Drainage remediation
View High Resolution Image Here
02/02/2026

Moisture Barrier:

Access height of sub-floor space: 720mm

COMPLIANT

Finding: The Property as at 2 February 2026 was re-assessed to be compliant with the Moisture Ingress Requirements of Residential Tenancies (Healthy Homes Standards) Regulations 2019.

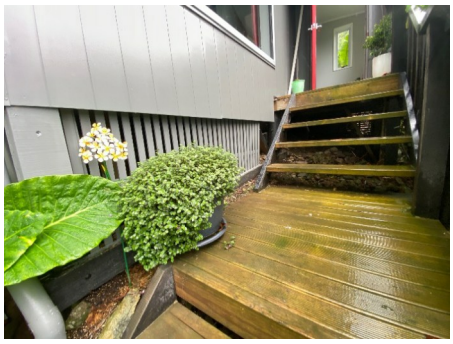
Comments: The enclosed sub-floor has a ground moisture barrier installed that meets the requirements of the standard.
Compliance based on photo evidence for the installation of a ground moisture barrier.

Please note: There is two access hatches onsite, one is too narrow and blocked. (Regulation 29 Exemption applies). Reasonable Access: Minimum clearances have been set out in the NZS 4306:2005 Residential Property Inspection Standards regarding reasonable access. Access must be safe, unobstructed and have a minimum clearance of 450 x 400 mm opening door for roof spaces or 500 x 400mm for sub-floors. Crawl Spaces must have a minimum vertical clearance of 500mm for the sub-floor and 600mm for the roof space.

Photos taken during assessment

Subfloor surrounds - Front of property
Context
View High Resolution Image Here

Subfloor surrounds - Front of property
Context
View High Resolution Image Here



Subfloor surrounds - Front of property
Context
View High Resolution Image Here

Subfloor surrounds - Left side of property
Context
View High Resolution Image Here

Subfloor surrounds - Left side of property
Context
View High Resolution Image Here

Subfloor surrounds - Rear of property
Context
View High Resolution Image Here

Subfloor surrounds - Rear of property
Context
View High Resolution Image Here

Subfloor surrounds - Right side of property
Context
View High Resolution Image Here

Subfloor access
Right side of the property
View High Resolution Image Here

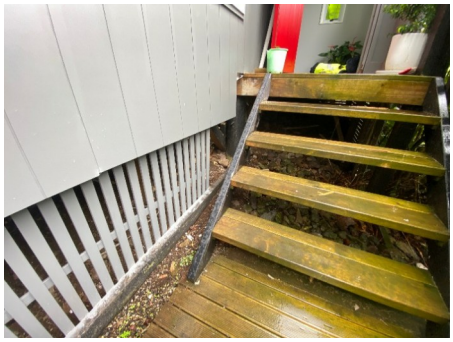
Subfloor height
View High Resolution Image Here

Sub floor internal context
No moisture barrier has been installed in the sub floor.
View High Resolution Image Here

Sub floor internal context
No moisture barrier has been installed in the sub floor.
View High Resolution Image Here

Sub floor internal context
No moisture barrier has been installed in the sub floor.
View High Resolution Image Here

Sub floor internal context
No moisture barrier has been installed in the sub floor.
View High Resolution Image Here



Subfloor access
Access too narrow and blocked.
View High Resolution Image Here

Subfloor access
Access too narrow and blocked.
View High Resolution Image Here

Sub floor internal context
No moisture barrier required, Access too narrow and blocked.
View High Resolution Image Here

Sub floor internal context
No moisture barrier required, Access too narrow and blocked.
View High Resolution Image Here

Photographs provided after the Assessment

Moisture Barrier remediation
View High Resolution Image Here
02/02/2026

Moisture Barrier remediation
View High Resolution Image Here
02/02/2026

Moisture Barrier remediation
View High Resolution Image Here
02/02/2026

Moisture Barrier remediation
View High Resolution Image Here
02/02/2026

DRAUGHT STOPPING

Any gaps or holes in walls, ceilings, windows, floors and doors that cause unreasonable draughts must be blocked. This includes all unused open fireplaces and chimneys.

Open Fireplace(s):

COMPLIANT

Finding: This Property as at 21 January 2026 was assessed to be compliant with the Draught stopping Requirement of the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Gaps/Holes:

COMPLIANT

Finding: The Property as at 21 January 2026 was assessed to be compliant with the Draught stopping Requirement of the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Comments: The property was free from unreasonable gaps or holes in walls, ceilings, windows, floors, and doors that are not intentional parts of the construction and cause noticeable draughts.

Photos taken during assessment

Bedroom 1
The window is compliant for draught stopping.
View High Resolution Image Here

Bedroom 1
The window is compliant for draught stopping.
View High Resolution Image Here

Bedroom 2
The window is compliant for draught stopping.
View High Resolution Image Here

Bedroom 2
The window is compliant for draught stopping.
View High Resolution Image Here

Bedroom 2
The window is compliant for draught stopping.
View High Resolution Image Here

Main living area
The window is compliant for draught stopping.
View High Resolution Image Here

Main living area
The window is compliant for draught stopping.
View High Resolution Image Here

Main living area
The door is compliant for draught stopping.
View High Resolution Image Here

Main living area
The window is compliant for draught stopping.
View High Resolution Image Here

Laundry
The door is compliant for draught stopping.
View High Resolution Image Here

Entrance
The door is compliant for draught stopping.
View High Resolution Image Here

Entrance
The window is compliant for draught stopping.
View High Resolution Image Here

Conservatory
The door is compliant for draught stopping.
View High Resolution Image Here

Conservatory
The window is compliant for draught stopping.
View High Resolution Image Here

Conservatory
The window is compliant for draught stopping.
View High Resolution Image Here

Bathroom
The window is compliant for draught stopping.
View High Resolution Image Here

Conclusion:

The Property is assessed to be Compliant with the **Heating** Requirements of Residential Tenancies (Healthy Homes Standards) Regulations 2019.

The Property is assessed to be Exempt with the **Ceiling Insulation** Requirements of Residential Tenancies (Healthy Homes Standards) Regulations 2019.

The Property is assessed to be Compliant with the **UnderFloor Insulation** Requirements of Residential Tenancies (Healthy Homes Standards) Regulations 2019.

The Property is assessed to be Compliant with the **Ventilation - Openable windows or external doors** Requirements of Residential Tenancies (Healthy Homes Standards) Regulations 2019.

The Property is assessed to be Compliant with the **Ventilation - Kitchen Extractor Fans** Requirements of Residential Tenancies (Healthy Homes Standards) Regulations 2019.

The Property is assessed to be Compliant with the **Ventilation - Bathroom Extractor Fans** Requirements of Residential Tenancies (Healthy Homes Standards) Regulations 2019.

The Property is assessed to be Compliant with the **Drainage** Requirements of Residential Tenancies (Healthy Homes Standards) Regulations 2019.

The Property is assessed to be Compliant with the **Moisture Ingress** Requirements of Residential Tenancies (Healthy Homes Standards) Regulations 2019.

The Property is assessed to be Compliant with the **Gaps & Holes** Requirements of Residential Tenancies (Healthy Homes Standards) Regulations 2019.

The Property is assessed to be Compliant with the **Draught Stopping - Gaps/Holes** Requirements of Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Action Required:

We recommend reassessment in-between tenancies to demonstrate ongoing compliance, and to satisfy the new tenancy agreement/S13A statement, in the event of longer-term tenancies, a minimum inspection frequency of 24mths is recommended. More information on our Reassessment service is here or please contact us for more information.

Tenancies started or renewed between 1 July 2021 and 27 August 2022 must have complied with the healthy homes standards within 90 days. Tenancies started or renewed between 28 August 2022 and 2 March 2025 must comply with the healthy homes standards within 120 days. From 1st July 2025 all private rentals must comply with the healthy homes standards - the prior 120-day compliance window no longer applies, meaning properties must be fully compliant before they're rented. Note : All boarding houses had to comply by 1 July 2021.

Please note, our Terms of Service applies to all services provided by All Clear Group Limited.

A copy of these Terms is available on our website:
http://www.allclear.nz/pages/terms-of-service

Client Disclosure

The client is required to inform the assessor of any existing issues that they are aware of that have been an issue in the past or may become an issue in the future or at the time of the assessment.

Confidentiality and limitation of liability

The contents of the report, or any other work prepared by us is confidential and has been prepared solely for our client and may not be relied upon by any third parties. All Clear Group Limited will accept no responsibility for anything done or not done by any third party in reliance, whether wholly or partially, on any of the contents of the report.

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Certificates & reports provided, results obtained, and all correspondence is considered confidential between All Clear Group Limited and the client.

Adam Gordon

Co-Founder & Director

All Clear is built on client feedback - We would love to get yours!

Please click here to provide a review of our services.

Appendix A:

Heating Requirements

General requirements for heaters (from Tenancy.govt.nz)

- The heater is located in the living room or provides heat directly to the living room e.g. through a duct or vent
- The heater is fixed to the home
- The heater has a heating capacity of at least 1.5kW
- The heater has a thermostat if it is an electric heater or heat pump
- The heater is not an open fire, unflued gas heater or other unflued combustion heater
- If the main living room's heating capacity is more than 2.4kW, the heater must not be an electric heater (except heat pump), unless it is used to top up an existing heater that was installed before July 2019

Appendix B:

Heating

External Heating Report

Tenancy Services

Heating report

Report Details

- This report was generated by
  Way
- Address of rental property
  40B Manse Street, Kensington, Whangarei 0112
- Name of landlord
  Harcourts Just Rentals - Whangarei Real Estate Ltd
- Report was generated on
  21 January 2026 02:47pm

Landlords should keep this report as a record of compliance. This will help prove a rental home meets the heating requirements of the healthy homes standards.

How to provide this heating requirement

You need 6.1kW of heating capacity to heat your living room

This is the minimum required heating capacity you need to provide in the main living room to meet the healthy homes standards, based on the information you supplied. It takes into account your local climate and the design and construction of your home. The tool makes some assumptions to keep things simple.

Your heating needs to provide this heating capacity with an outdoor temperature of 2°C

Heat pump installers need to know the outdoor temperature to work to. This is because the heating capacity of a heat pump reduces with colder outdoor temperatures. If you live somewhere cold, you may need a particular model of heat pump to give enough heating capacity.

Choose the right type and size of heater

You can provide this heating capacity using one or more heaters. But each heater must meet the requirements in the healthy homes standards.

Your heater(s) must be fixed and not portable. They must each be at least 1.5 kW in heating capacity.

Your heater must not be an open fire or an unflued combustion heater, eg portable LPG bottle heater. If you use a heat pump or an electric heater, it must have a thermostat. You cannot use an electric heater for a required heating capacity over 2.4 kW unless you're 'topping up' existing heating. Smaller 'top up' heaters must meet certain conditions (see below).

The healthy homes standards treat heat pumps differently from other electric heaters. Where the tool refers to an 'electric heater', this means an electric heater that is not a heat pump.

In most cases, the right type of heater will be a larger fixed heating device like a heat pump, wood burner, pellet burner or flued gas heater. In some cases, eg small apartments or some modern, well-insulated homes, a smaller fixed electric heater will be enough. Properties (mainly in Rotorua) which use direct geothermal heating to heat the main living room, that do not have a stated heating capacity also satisfy the heating standard. For more information about different heating options visit the Gen Less website.

You can still use heaters that don't meet these requirements. They won't need to be removed but they can't contribute to the heating capacity you need to meet the healthy homes standards.

Top up existing heating

If you're adding a new heater to a room with existing heating, each heater must meet the requirements in the healthy homes standards, with one exception. If your existing heating doesn't have the required heating capacity, you can add a smaller fixed electric heater to 'top up' your heating. If you do, you must meet all these conditions:

- you installed your existing heating before 1 July 2019
- each of your existing heaters meets the general requirements for heaters (listed above) and is not an electric heater (except for a heat pump)
- the required heating capacity is more than 2.4 kW, and
- the 'top up' you need is 2.4 kW or less.

For example, if you have a heat pump with a heating capacity of 3.6 kW that was installed before 1 July, 2019, but you need a total heating capacity of 6.0 kW, you can add a fixed 2.4 kW electric heater with a thermostat to meet the standard.

Once the heat pump needs to be replaced due to wear and tear, you will need to install a qualifying heater/s that meets the full capacity requirement of the healthy homes heating standard. See further examples below.

You don't need to add more heating if you have one or more existing large heaters that meet all these conditions:

- were installed before 1 July 2019
- each have a heating capacity greater than 2.4 kW
- meet the requirements in the standards, and
- have a total heating capacity that's at least 80% of what you need.

Disclaimer

This tool is a 'heating capacity calculator' for the purposes of the Residential Tenancies (Healthy Homes Standards) Regulations 2019. As well as determining the required heating capacity, the Heating Assessment Tool will also provide information about the type of heating device that, if installed, would achieve compliance with the heating standard.

When the Heating Assessment Tool is used correctly it is intended to presume the required heating capacity for the main living room of a specific rental premises. Any person using it in good faith is entitled to rely on the report produced as being the correct result based on the information entered. Misuse of the Heating Assessment Tool may cause an incorrect result and impact on a landlord's compliance with the heating standard. Read the full disclaimer.

Examples

Here are some examples showing a required heating capacity and how you could provide heating that meets the healthy homes standards.

Example 1:

You need a total heating capacity of 6.0 kW. You have an existing heat pump, installed in 2018, with a heating capacity of 3.6 kW. You can add a fixed 2.4 kW electric heater with a thermostat to meet the standard.

Once the heater needs to be replaced due to wear and tear, you will need to install one or more acceptable heating devices that meet the full capacity requirement (6.0Kw).

Example 2:

You need a total heating capacity of 8 kW. You have a fixed heat pump with a heating capacity of 4 kW and an unflued gas heater with a heating capacity of 3 kW. The unflued gas heater is an unacceptable heater type, which

means it can’t contribute to the required heating capacity. You can meet the standards by installing a 4 kW (or larger) qualifying fixed heater where it can heat the main living room directly. You cannot add an electric heater to ‘top up’ your heating because the ‘top up’ you need is over 2.4 kW.

Example 3:

You need a total heating capacity of 3.5 kW. You have a fixed heat pump with a thermostat and heating capacity of 2.8 kW, installed in 2014. You don’t need to add any more heating because your existing heating is a qualifying, larger heater that achieves at least 80% of the required heating capacity.

Rental property details

About your home

Your home's age, location and type

- Is your home a qualifying apartment: **No**
- When was your home built or consented: **From 1978 to 2000**
- Region: **Northland**
- Council: **Whangarei District Council**
- Zone: **1**
- Assumed external temperature: **2°C**
- Home been upgraded to 2009 insulation and glazing standards: **I don't know**

About your main living room

Main living room

- Main living room area: **35m²**

Level 1

Wall 1

- Type of wall: **internal**
- Length: **5.21m**
- Height: **2.63m**
- Area: **13.70m²**
- Calculated area: **13.70m²**
- R-Value: **0.4**
- Default R-Value **0.4**
- Wall Transmission Heat Loss: **0.27kW**
- Number of windows: **0**
- Number of door glazing: **0**

Wall 2

- Type of wall: **external**
- Length: **5.79m**
- Height: **5.29m**
- Area: **30.63m²**
- Calculated area: **30.63m²**
- R-Value: **1**
- Default R-Value **1**

- Wall Transmission Heat Loss: **0.87kW**
- Number of windows: **3**
- Number of door glazing: **0**

Wall 2: Window 1

- Glazing type: **single**
- Length: **0.99m**
- Height: **1.66m**
- Area: **1.64m²**
- Calculated area: **1.64m²**
- R-Value: **0.15**
- Default R-Value **0.15**

Wall 2: Window 2

- Glazing type: **single**
- Length: **0.99m**
- Height: **1.66m**
- Area: **1.64m²**
- Calculated area: **1.64m²**
- R-Value: **0.15**
- Default R-Value **0.15**

Wall 2: Window 3

- Glazing type: **single**
- Length: **0.99m**
- Height: **0.92m**
- Area: **0.91m²**
- Calculated area: **0.91m²**
- R-Value: **0.15**
- Default R-Value **0.15**

Wall 3

- Type of wall: **external**
- Length: **5.21m**
- Height: **2.63m**
- Area: **13.70m²**
- Calculated area: **13.70m²**
- R-Value: **1**
- Default R-Value **1**
- Wall Transmission Heat Loss: **0.47kW**
- Number of windows: **2**
- Number of door glazing: **1**

Wall 3: Window 1

- Glazing type: **single**
- Length: **0.67m**
- Height: **1.02m**
- Area: **0.68m²**
- Calculated area: **0.68m²**

- R-Value: **0.15**
- Default R-Value **0.15**

Wall 3: Window 2

- Glazing type: **single**
- Length: **0.19m**
- Height: **2.09m**
- Area: **0.40m²**
- Calculated area: **0.40m²**
- R-Value: **0.15**
- Default R-Value **0.15**

Wall 3: Door 1 glazing

- Glazing type: **single**
- Length: **0.80m**
- Height: **2.09m**
- Area: **2m²**
- Calculated area: **2m²**
- R-Value **0.15**
- Default R-Value **0.15**

Wall 4

- Type of wall: **external**
- Length: **0.83m**
- Height: **2.63m**
- Area: **2.18m²**
- Calculated area: **2.18m²**
- R-Value: **1**
- Default R-Value **1**
- Wall Transmission Heat Loss: **0.03kW**
- Number of windows: **0**
- Number of door glazing: **0**

Wall 5

- Type of wall: **internal**
- Length: **3.17m**
- Height: **2.02m**
- Area: **6.40m²**
- Calculated area: **6.40m²**
- R-Value: **0.4**
- Default R-Value **0.4**
- Wall Transmission Heat Loss: **0.13kW**
- Number of windows: **0**
- Number of door glazing: **0**

Wall 6

- Type of wall: **internal**
- Length: **2.48m**
- Height: **2.35m**

- Area: **5.83m²**
- Calculated area: **5.83m²**
- R-Value: **0.4**
- Default R-Value **0.4**
- Wall Transmission Heat Loss: **0.12kW**
- Number of windows: **0**
- Number of door glazing: **0**

Wall 7

- Type of wall: **internal**
- Length: **2.55m**
- Height: **2.35m**
- Area: **5.99m²**
- Calculated area: **5.99m²**
- R-Value: **0.4**
- Default R-Value **0.4**
- Wall Transmission Heat Loss: **0.12kW**
- Number of windows: **0**
- Number of door glazing: **0**

Wall 8

- Type of wall: **external**
- Length: **1.05m**
- Height: **2.35m**
- Area: **2.47m²**
- Calculated area: **2.47m²**
- R-Value: **1**
- Default R-Value **1**
- Wall Transmission Heat Loss: **0.20kW**
- Number of windows: **0**
- Number of door glazing: **1**

Wall 8: Door 1 glazing

- Glazing type: **single**
- Length: **0.86m**
- Height: **2.04m**
- Area: **2m²**
- Calculated area: **2m²**
- R-Value **0.15**
- Default R-Value **0.15**

Wall 9

- Type of wall: **internal**
- Length: **2.55m**
- Height: **2.35m**
- Area: **5.99m²**
- Calculated area: **5.99m²**
- R-Value: **0.4**
- Default R-Value **0.4**

- Wall Transmission Heat Loss: **0.12kW**
- Number of windows: **0**
- Number of door glazing: **0**

Wall 10

- Type of wall: **internal**
- Length: **0.66m**
- Height: **2.35m**
- Area: **1.55m²**
- Calculated area: **1.55m²**
- R-Value: **0.4**
- Default R-Value **0.4**
- Wall Transmission Heat Loss: **0.03kW**
- Number of windows: **0**
- Number of door glazing: **0**

Wall 11

- Type of wall: **internal**
- Length: **0.98m**
- Height: **2.35m**
- Area: **2.30m²**
- Calculated area: **2.30m²**
- R-Value: **0.4**
- Default R-Value **0.4**
- Wall Transmission Heat Loss: **0.05kW**
- Number of windows: **0**
- Number of door glazing: **0**

Wall 12

- Type of wall: **internal**
- Length: **0.75m**
- Height: **2.35m**
- Area: **1.76m²**
- Calculated area: **1.76m²**
- R-Value: **0.4**
- Default R-Value **0.4**
- Wall Transmission Heat Loss: **0.04kW**
- Number of windows: **0**
- Number of door glazing: **0**

Floor:

- Floor Area: **35.30m²**
- Space below floor: **external**
- External percentage: **100%**
- External R-Value **1.6**
- External R-Value default **1.3**
- Standards compliance: **all**
- Standards percentage: **100%**
- Standards area: **35.30m²**
- Standards R-Value **1.6**
- Standards R-Value default **1.3**
- Non-standards percentage: **0%**
- Non-standards area: **0.00m²**
- Non-standards R-Value **0**
- Non-standards R-Value default **0.5**
- Internal percentage: **0%**
- Internal R-Value **0**
- Internal R-Value default **0.5**
- Total area: **35.30m²**
- Internal area: **0.00m²**
- External area: **35.30m²**
- Internal Transmission Heat Loss: **0.00kW**
- External Transmission Heat Loss: **0.35kW**
- Standards Transmission Heat Loss: **0.35kW**
- Non-standards Transmission Heat Loss: **0.00kW**
- Total Transmission Heat Loss: **0.35kW**

Ceiling:

- Floor Area: **35.30m²**
- Shape of ceiling: **irregular**
- Space above ceiling: **external**
- Standards percentage: **0%**
- Standards area: **0.00m²**
- Standards R-Value **0**
- Standards R-Value default **2.4**
- Non-standards percentage: **100%**
- Non-standards area: **46.05m²**
- Non-standards R-Value: **1.9**
- Non-standards R-Value default: **1.9**
- Internal percentage: **0%**
- Internal R-Value: **0**
- Internal R-Value default: **0.5**
- External percentage: **100%**
- External R-Value: **1.9**
- External R-Value default: **2.4**
- Flat area: **0.00m²**
- Irregular area: **49.77m²**
- Total area: **49.77m²**
- Internal area: **0.00m²**
- External area: **46.05m²**
- Internal Transmission Heat Loss: **0.00kW**
- External Transmission Heat Loss: **0.39kW**
- Standards Transmission Heat Loss: **0.00kW**
- Non-standards Transmission Heat Loss: **0.39kW**
- Total Transmission Heat Loss: **0.78kW**
- Number of skylights: **1**

Skylight 1

- Glazing Type: **single**
- Length: **1.69m**
- Height: **2.20m**
- Area: **3.72m²**
- Calculated area: **3.72m²**
- R-Value: **0.15**
- Default R-Value **0.15**

Level Summary:

- Volume of Level: **186.74m³**
- Transmission Heat Loss: **3.58kW**
- Ventilation Heat Loss: **1.02kW**
- Additional heating-up power: **1.41kW**

Result

- Transmission Heat Loss: **3.58kW**
- Ventilation Heat Loss: **1.02kW**
- Additional heating-up power: **1.41kW**
- Heat load of the heated space: **6.1kW**
- Heat load of the heated space (w/o heating-up power): **4.60kW**

Appendix C:

Moisture Barrier

40B Manse St, Kensington

INSULATION NORTH

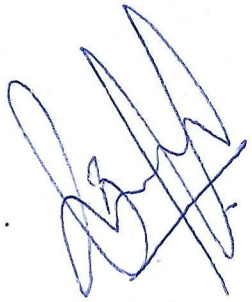
INSULATION CERTIFICATE OF COMPLIANCE

The property stated below is deemed to be compliant with the Residential Tenancies Act (2016) for Ground moisture barrier.

Street Address: 40B Manse Street, Kensington

Installation Company: Insulation North

Date Of Installation: 30/01/2026



The property is in complaint NZS4246:2016 and meets RTA requirements for ground moisture barrier and installed by Insulation North. We verify that it complies withNZS4246:2016

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