



Healthy Homes Standards Report

123 Sample St



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Valued Customer

26/01/2026

Inspector Name	Sam Taylor
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Summary Of Assessment

Smoke Alarms

Compliant with RTA

Heating

Compliant

Insulation - Ceiling

Compliant

Insulation - Walls

Compliant

Insulation - Underfloor

Compliant

Ventilation - Windows/Doors

Compliant

Ventilation - Extraction Fans

Compliant

Moisture - Ground Vapour Barrier

Compliant

Moisture - Drainage

Compliant

Draught Stopping

Compliant

Smoke Alarms

Compliance

Working smoke alarms are compulsory in all rentals, they must be hardwired or have a battery life of at least 8 years. They must be photoelectric, within 3 meters of every bedroom, installed correctly and on every level of the building.

For more information:

<https://www.tenancy.govt.nz/maintenance-and-inspections/smoke-alarms/>

RTA Compliant

Compliant with RTA

Explanation

Smoke alarms in each bedroom, hallway, lounge and dining

Working Smoke Alarms

7

In or Within 3m of Bedrooms

Yes

Compliant Smoke Alarms

Yes

Smoke Alarm Photos



Expires 2035 - in bedroom 1



Expires 2035 - in bedroom 2



Expires 2035 - in bedroom 3



Expires 2035 - in bedroom 4

Heating

Compliance

At least one heater must be provided by the landlord that directly heats the main living area. The heater(s) must meet minimum heating capacity required for the houses main living room.

For more information:

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

HHS Compliant

Compliant

Property is Exempt

No

Location	Required Capacity	Make/Type	Needs Remedy	Heater Compliant	Exempt From HSS	Heater Capacity	Operational
Lounge	3.8kW	Fujitsu	No	Yes	No	6.5kW	Yes

Heating Photos



You need **3.8kW** of heating capacity to heat your main 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 heaters need to provide this heating capacity with an outdoor temperature of **-4°C**

Insulation

Compliance

Since July 2019, insulation has been compulsory in the ceiling and underfloor for rental properties. Some existing insulation may require replacement or topping up to meet healthy homes standard.

For more information:

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

Ceiling Insulation

HHS Compliant

Compliant

Property is Exempt

No

Explanation

2 layers of R3.3

Existing Depth

300mm

Existing Insulation Type

Fiberglass

R-Value

R6.6

Condition Of Insulation

Good

Access to Ceiling

Garage

Internal Wall Insulation

NA

Downlight Type

IC

Chimneys

NA

Ceiling Insulation Photos





Wall Insulation

HHS Compliant

Compliant

Property is Exempt

Yes - Unable to access cavity

Insulation Type

Fiberglass

R-Value

Unknown



Underfloor Insulation

HHS Compliant

Compliant

Property is Exempt

Yes

Explanation

Concrete base

R-Value

R1.6

Ventilation

Compliance

Rental homes must have openable doors and windows in the living room, dining room, kitchen, and bedrooms. Kitchens and bathrooms must have extractor fans or an acceptable continuous mechanical ventilation system.

For more information:

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

Openable Windows and Doors

HHS Compliant

Compliant

Property is Exempt

No

Room	HHS Compliant	Exempt from HHS	Openable Windows and Doors	Further Comment
Kitchen/Lounge	Yes	No	Yes	
Bedroom 1	Yes	No	Yes	
Bedroom 2	Yes	No	Yes	
Bedroom 3	Yes	No	Yes	
Bedroom 4	Yes	No	Yes	



Extractor Fans

HHS Compliant

Compliant

Property Is Exempt

No

Location	HHS Compliant	Exempt from HHS	Position	Type	Operational	Vents to Outdoors	Exhausting Duct Diameter
Kitchen 1	Yes	No	Over stove	Rangehood	Yes	Yes	150mm
Ensuite 1	Yes	No	Ceiling	Inline fan	Yes	Yes	150mm
Bathroom 1	Yes	No	Ceiling	Inline fan	Yes	Yes	150mm

Fan Photos



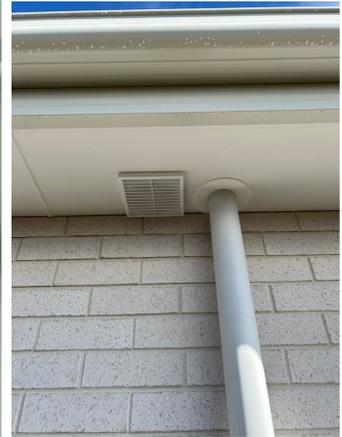
Kitchen



Kitchen



Ensuite



Ensuite



Bathroom



Bathroom

Moisture Ingress and Drainage

Compliance

Rental properties must have efficient drainage for the removal of storm water, surface water and ground water. Rental properties with an enclosed sub-floor space must have a correctly installed ground moisture barrier.

For more information:

<https://www.tenancy.govt.nz/healthy-homes/moisture-ingress-and-drainage-standard/>

Ground Moisture Barrier

HHS Compliant

Compliant

Property is Exempt

Yes

Explanation

Concrete base

Subfloor Design

Concrete Slab

Subfloor more than 50% Enclosed

Yes

Subfloor Grade

Flat



Drainage

HHS Compliant

Compliant

Property is Exempt

No

Gutters Present with Correct Fall

Yes

Gutter Intact with No Damage

Yes

Number of Levels

1

Gutters and Downpipes Clear

Yes

Downpipes Connected and Intact

Yes

Downpipes connected to stormwater riser

Yes

Subfloor: Leaks or Flooding?

NA

Drainage System Working?

Yes



Draught Stopping Summary

HHS Compliant

Compliant

Property is Exempt

No

Type	Location	Gaps or Holes	Further Comment
Door	Front Door	No	
Door	Internal Garage Door	No	Part of main building envelope
Door	Ranch Slider	No	West
Door	Ranch Slider	No	North
Door	Ranch Slider	No	Bedroom
Window	Kitchen/Lounge	No	
Window	Kitchen/Lounge	No	
Window	Bedroom 1	No	
Window	Bedroom 2	No	
Window	Ensuite 1	No	
Window	Bedroom 3	No	
Window	Bathroom 1	No	
Window	Bedroom 4	No	



Extra Location	Electrical & Plumbing Passages	No	
Extra Location	Loft hatches or manholes	No	
Extra Location	Walls	No	
Extra Location	Holes in Ceiling	No	