INFORMED PROPERTY
INSPECTIONS

Healthy Homes Assessment

Inspector

Name:	Kyle Brookland
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Email:	kyletheinspector@gmail.com
Date:	1 January 2025.
Time:	1:00 pm.
Weather Conditions:	Fine.
Site Address:	Christchurch.
Client:	Sample Report.

Location	Christchurch.	Inspector Name	Kyle Brookland.
Client Details		Assessment Time	
Client Number			
Client Emial			

Summary of Assessment

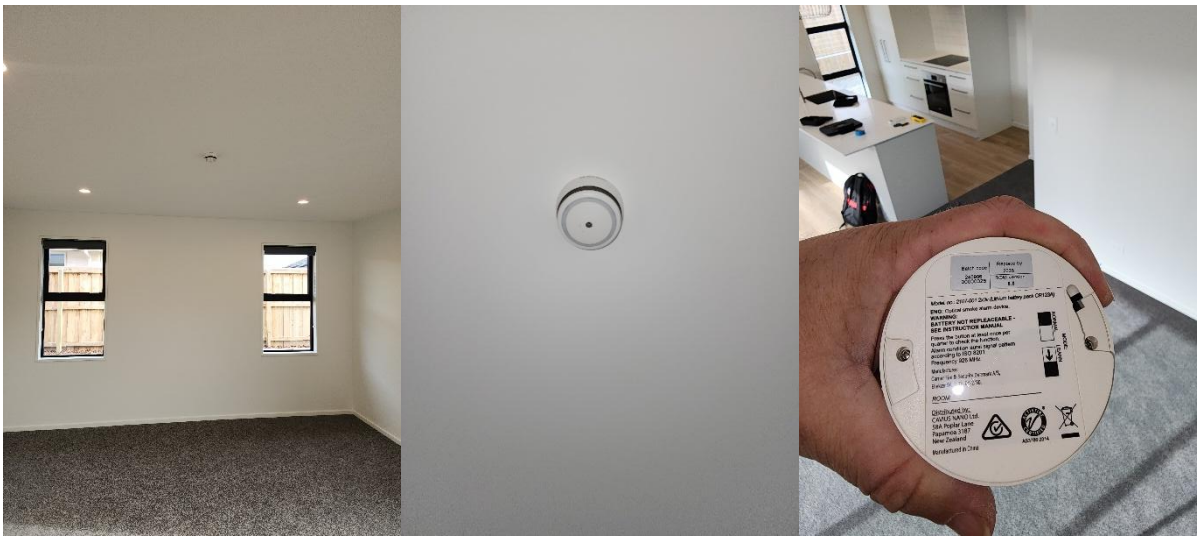
Smoke Alarms	**Compliant**
Heating	**Compliant**
Insulation – Ceiling	**Compliant**
Insulation – Walls	**Compliant**
Insulation – Underfloor	**Compliant**
Ventilation	**Compliant**
Extraction Fans	**Compliant**
Ground Vapour Barrier	**Compliant**
Drainage	**Compliant**
Draught Stopping	**Compliant**

Smoke Alarms

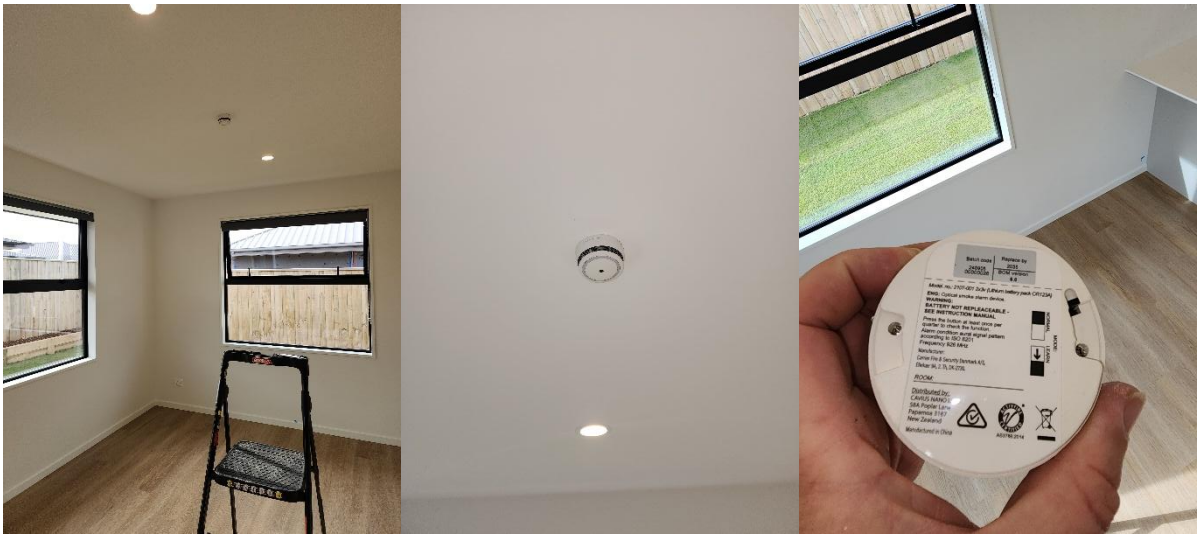
Working smoke alarms are compulsory in all rentals, they must be hardwired or have a battery life of at least 8 years. They must be photoelectric, within 3m of every bedroom, installed correctly and on every level of the building.

For more info: https://www.tenancy.govt.nz/maintenance-and-inspections/smoke-alarms/

HHS Compliant	**Compliant**
Explanation	10 year long-life expire 2035.
Operational Smoke Alarms	7
In or within 3m of Bedroom	Yes
Compliant Smoke Alarms	Yes
Further Comment	Cavius units – all interconnected and operation tested. Master in Hallway.



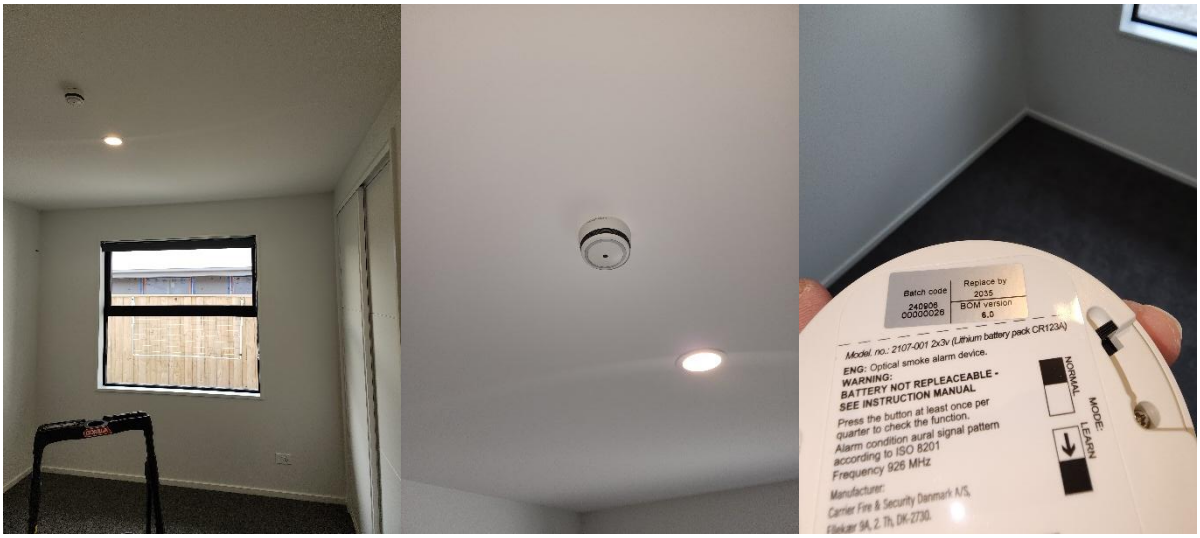
Lounge.



Dining Room.

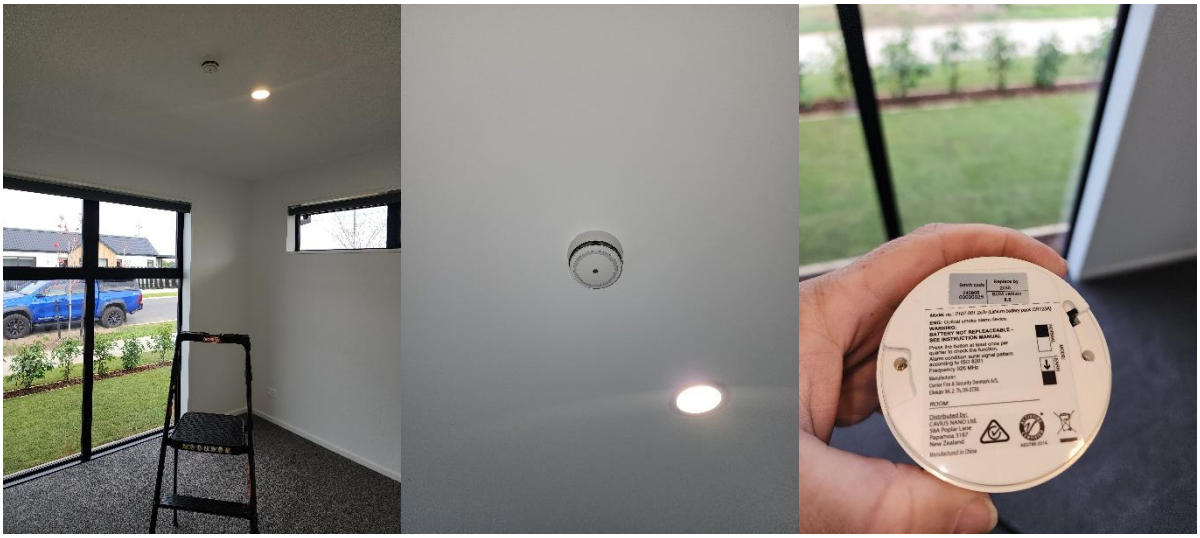
Hallway.

Bedroom One.



Bedroom Two.

Bedroom Three.



Bedroom Four.

Heating

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

For more info: https://www.tenancy.govt.nz/healthy-homes/heating-standard/

HHS Compliant	**Compliant**
Explanation	
Property is Exempt	No
Further Comment	

Location	Required Capacity	Make/Type	Needs Remedy	Heater Compliant	Exempt from HHS	Heater Capacity	Operational
Dining	2.9 kW	Fujitsu	No	Yes	No	6.5kW	Yes

You need **2.9kW** 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**

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.

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.

Insulation

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 the healthy homes standard.

For more info: https://www.tenancy.govt.nz/healthy-homes/insulation-standard/

Ceiling Insulation

HHS Compliant	Compliant
Explanation	
Property is Exempt	No
Existing Measurement	
Existing Depth	310 mm
Existing Insulation Type	Glass Wool
R-Value	6.6 approximate value – please confirm via the consented drawings.
Condition of Insulation	Good
Access to Ceiling	Garage

Internal Wall	NA	Internal Wall Measurement	
Chimneys	NA	Downlight Type	IC

Wall Insulation

HHS Compliant	**Compliant**
Explanation	
Property is Exempt	Yes - Unable to access cavity
Insulation Type	
R-Value	
Further Comment	

Underfloor Insulation

HHS Compliant	**Compliant**
Explanation	Concrete base
Property is Exempt	Yes

Underfloor Measurement in m2		Joist Spacing	
Insulation Type		R-Value	

Further Comment	

Openable Windows and Doors

HHS Compliant	**Compliant**
Explanation	
Property is Exempt	No
Further Comments	

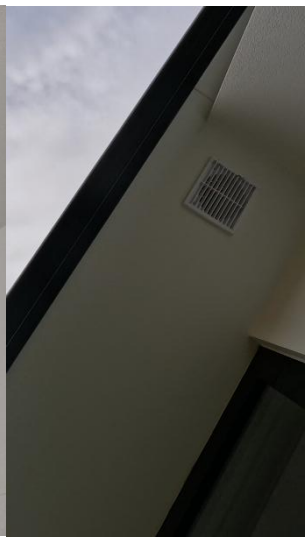
Room	HHS Compliant	Exempt from HHS	Openable Windows and Doors	Further Comment
Lounge	**Yes**	No	Yes	
Dining Room	**Yes**	No	Yes	
Kitchen	**Yes**	No	Yes	
Bedroom 1	**Yes**	No	Yes	
Bedroom 2	**Yes**	No	Yes	
Bedroom 3	**Yes**	No	Yes	
Bedroom 4	**Yes**	No	Yes	

Extraction Fans

Property is Exempt	No
Further Comment	**Compliant**

Location	HHS Compliant	Exempt from HHS	Position	Type	Operational	Vents to Outdoors	Exhausting duct diameter
Kitchen	**Yes**	No	Over stovetop	Rangehood	Yes	Yes	150mm
Bathroom	**Yes**	No	Ceiling	Inline	Yes	Yes	150mm
Ensuite	**Yes**	No	Ceiling	Inline	Yes	Yes	150mm
Laundry	**Yes**	No	Ceiling	Inline	Yes	Yes	150mm

Kitchen.



Bathroom.

Ensuite.

Laundry.

Moisture Ingress and Drainage

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 info: https://www.tenancy.govt.nz/healthy-homes/moisture-and-drainage-standard/

Ground Vapour Barrier

HHS Compliant	**Compliant**
Explanation	Concrete base

Existing Measurement		Subfloor Design	Concrete
Subfloor more than 50% enclosed	Yes	Subfloor Grade	Flat

Property is Exempt	Yes
Further Comment	

Drainage

HHS Compliant	**Compliant**
Explanation	
Property is Exempt	No

Gutters present with correct fall	Yes	No. of gutter runs	4
Gutters intact with no damage	Yes	No. of levels	1
Gutters and Downpipes clear	Yes	Gutter size	120x60 approx.
Downpipes Connected and intact	Yes	Downpipe size	80 mm round.
Subfloor: Leaks or Flooding	N/A	Gutters connected to stormwater riser	Yes
		Drainage system working	Yes

Further Comment	

Draught Stopping

Landlords must make sure the property doesn't have unreasonable gaps or holes in walls, ceilings, windows, skylights, floors, and doors which cause noticeable draughts. All unused open fireplaces must be closed off or their chimneys must be blocked to prevent draughts.

For more info: https://www.tenancy.govSt.nz/healthy-homes/draught/

HHS Compliant	**Compliant**
Explanation	
Property is Exempt	No
Further Comment	

Type	Location	Gaps or Holes	Further Comment
Window	Kitchen	No	
Window	Dining Room	No	
Windows/Doors	Lounge	No	
Window	Hallway	No	
Window	Bathroom	No	
Window	Bedroom 1	No	
Window	Ensuite	No	
Window	Bedroom 2	No	
Window	Bedroom 3	No	
Window	Bedroom 4	No	
Extra Location	Walls	No	
Extra Location	Ceiling	No	
Extra Location	Manholes	No	