

Healthy Homes Assessment & Recommendations

Section 13A Statement



Consultant: David Keefe	Approximate Build Date: 1970s
On 06/10/2025 we undertook an assessment of compliance for Healthy Homes	
Job#: 64814	Site: 28 Mountbatten place, Tokoroa
Client: Ray White, Tokoroa	

SUMMARY OF ASSESSMENT

Name of Assessment	Action Required!			
Insulation - Ceiling - Underfloor	COMPLIANT	☒	NON COMPLIANT ACTION REQUIRED	☐
	COMPLIANT	☒	NON COMPLIANT ACTION REQUIRED	☐
Heating	COMPLIANT	☒	NON COMPLIANT ACTION REQUIRED	☐
Ventilation - Openable windows and doors - Kitchen extraction - Bathroom extraction	COMPLIANT	☒	NON COMPLIANT ACTION REQUIRED	☐
	COMPLIANT	☒	NON COMPLIANT ACTION REQUIRED	☐
	COMPLIANT	☒	NON COMPLIANT ACTION REQUIRED	☐
Draught Stopping - Gaps greater than 3mm - Open fire place	COMPLIANT	☒	NON COMPLIANT ACTION REQUIRED	☐
	COMPLIANT	☒	NON COMPLIANT ACTION REQUIRED	☐
Moisture Ingress & Drainage - Drainage and guttering - Ground moisture barrier	COMPLIANT	☒	NON COMPLIANT ACTION REQUIRED	☐
	COMPLIANT	☒	NON COMPLIANT ACTION REQUIRED	☐

SCOPE OF WORK

Governed by legislation, our focus is to confirm whether or not specific areas of this property meet the Residential Tenancies Regulations 2019. (Healthy Homes Standards). The standard came into effect on 1st July 2019. The report details the minimum requirements for insulation, heating, ventilation, moisture ingress including drainage, draught stopping and will include smoke alarms.

WHY CHOOSE GREENSTAR

As a preferred provider to the Energy Efficient Consulation Authority (EECA), Auckland Council and a majority number of District Health Boards (DHB) we are well rehearsed in not only reporting on the required standards but also implementing solutions to remedy them. Having already installed thousands of energy efficient measures into rental properties across New Zealand we fully appreciate what it takes to bring an underperforming property up to the required standard.

IMPORTANCE FOR A PROPERTY MANAGER, LANDLORD AND TENANT

There is a mountain of work ahead of us all and the timeframe is against us. By having in-house assessors, Insulation installers, electricians, technicians & Auditors we are able to not only offer reports but also offer solutions to be implemented (quotes) in one instance. (Backed by legislation). This saves time & capacity for property managers / landlords and minimises disruption to tenants in having multiple services needing to visit them. Where able we will present an option to bring the underperforming areas up to code to ensure the standards are met in a timely and cost effective manner.

ASBESTOS

1. If a property is constructed pre 1 January 2000, there is a high probability it may contain Asbestos Containing Material (ACM). Any work which is carried out at the property must be undertaken with the appropriate Personal Protective Equipment (PPE) and/or require an additional Asbestos Survey with an Asbestos Management Plan. Please reference below for additional information.

REFERENCES

- 1.Tenancy Services "About The Healthy Homes Standards"
- 2.Tenancy Services "Healthy Homes Standards- Key Points"
- 3.Tenancy Services "Smoke Alarms"
- 4.WorkSafe "Policy Clarification - Landlords & Asbestos"

INSULATION STANDARD - CEILING

FULL INSULATION STANDARD BRIEF:

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.

All private rentals must comply with the healthy homes standards within 90 days of any new or renewed tenancy after 1 July 2021, with all private rentals complying by 1 July 2024. All boarding houses must comply by 1 July 2021. All houses rented by Kōinga Ora (formerly Housing New Zealand) and registered Community Housing Providers must comply by 1 July 2023.

CEILING INSULATION BRIEF:

Existing ceiling insulation needs to be at least 120mm in thickness. If ceiling insulation needs to be topped up, it needs to meet the minimum R-values for ceiling insulation as set out in the Healthy Homes Standards 2019. Climate Zone & corresponding R-value required: ZONE 1 - at least R2.9 with a total thickness of at least 120mm

Is ceiling insulation installed?

Yes

Existing insulation type and condition?

Good polyester blanket

Existing R-value (if known)?

R2.9

Thickness?

At least 120mm

Finding result?

- ☒ **COMPLIANT** - As at date of assessment, the ceiling insulation is compliant with the ceiling insulation requirements of the Healthy Homes Standards 2019
- ☐ **NON COMPLIANT** - As at date of assessment, the ceiling insulation is not compliant with the ceiling insulation requirements of the Healthy Homes Standards 2019
- ☐ **ACTION REQUIRED** - As at date of assessment, the ceiling insulation has at least 120mm of insulation however the insulation application requires additional works in order to bring it to compliance with the ceiling insulation requirements of the Healthy Homes Standards 2019
- ☐ **EXEMPT** - As at date of assessment, the ceiling insulation is exempt due to no access due to a flat roof and/or cathedral ceiling and/or the ceiling cavity height is too low in order to be professionally insulated by a suitably qualified and experienced professional

Action required

N/A



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COMMENTS:

Ceiling insulation standard compliant

INSULATION STANDARD - UNDERFLOOR

UNDERFLOOR INSULATION BRIEF

Underfloor insulation needs a minimum R-value of R1.3, as set out in the Healthy Homes Standards 2019. Climate Zone & corresponding R-value required:
ZONE 1, 2 & 3 - at least R1.3

Is underfloor insulation installed?

Yes

Existing insulation type and condition?

Good polyester blanket

Existing R-value (if known)?

R1.5

Notes:

Finding result?

- ☒ **COMPLIANT** - As at date of assessment, the underfloor insulation is compliant with the underfloor insulation requirements of the Healthy Homes Standards 2019
- ☐ **NON COMPLIANT** - As at date of assessment, the underfloor insulation is not compliant with the underfloor insulation requirements of the Healthy Homes Standards 2019
- ☐ **ACTION REQUIRED** - As at date of assessment, the underfloor insulation has at least 100mm of insulation however the insulation application requires additional works in order to bring it to compliance with the underfloor insulation requirements of the Healthy Homes Standards 2019
- ☐ **EXEMPT** - As at date of assessment, the underfloor insulation is exempt due to no access due a concrete pad and/or majority of the underfloor cavity height is too low in order to be professionally insulated by a suitably qualified and experienced professional

Action required

N/A



COMMENTS:

Underfloor insulation standard compliant.

HEATING STANDARD

FULL HEATING STANDARD BRIEF:

Landlords must provide one or more fixed heaters that can directly heat the main living room to a maintained temperature of at least 18 degrees Celsius.

The World Health Organization (WHO) recommends a minimum indoor temperature of 18°C. By installing a heater that can reach this temperature on the coldest days of the year, tenants will be able to keep warm all year round. Your heater must be fixed (not portable), and at least 1.5 kW in heating capacity.

Your heater must not be an open fire or an flueless combustion heater, eg portable LPG bottle heaters. If you use a heat pump or an electric heater, it must have a thermostat. You can't use an electric heater (except a heat pump) if the required heating capacity for the main living room is over 2.4 kW, unless you're 'topping up' existing qualifying heating that was installed before 1 July 2019.

A specialised assessment tool has been used to determine the heating capacity required and the type of heating device required for compliance to the Healthy Homes Standards 2019.

Total volume (cubic metres) of the main living area

25m2

Heating capacity of device required to heat the main living area

3.4

Is there an existing heating device in the main living area (make, model number and heating capacity if known)?

Yes

Fireplace/Air-con

At time of assessment, is the existing heating device in good working order and compliant to the Healthy Homes Standards 2019?

Yes

Finding result?

- ☒ **COMPLIANT** - As at date of assessment, the existing fixed heating device is compliant with the heating requirements of the Healthy Homes Standards 2019
- ☐ **NON COMPLIANT** - As at date of assessment, there is no fixed heating device for the main living area
- ☐ **TOP UP** - As at date of assessment, a top up heating device is required for the main living room in order to comply with the heating requirements of the Healthy Homes Standards 2019

Action required

- ☒ None, as compliant
- ☐ None, as exemption applies. State why in comments box
- ☐ Please engage a suitably qualified and experienced professional to verify the existing woodburner / pellet burner / gas fire place is fit for purpose
- ☐ Further works required. A quote can or has been provided for compliance

N/A



COMMENTS:

Heating standard compliant.

VENTILATION STANDARD - OPENABLE WINDOWS AND DOORS

FULL VENTILATION STANDARD BRIEF:

Rental homes must have openable windows in the living room, dining room, kitchen and bedrooms. Kitchens and bathrooms must have extractor fans.

Mould and dampness caused by poor ventilation is harmful for tenants' health as well as landlords' property. The ventilation standard targets mould and dampness in rental homes.

OPENABLE DOORS AND WINDOWS:

All habitable rooms in a rental property must have at least one window, door or skylight which opens to the outside and can be fixed in the open position. In each room, the size of the openable windows, doors and skylights together must be at least 5% of the floor area of that room. Each window door, window or skylight must be openable and must be able to remain fixed in an open position.

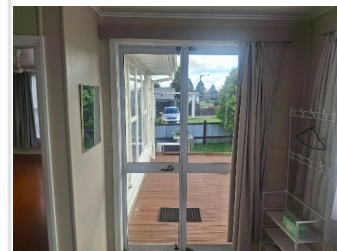
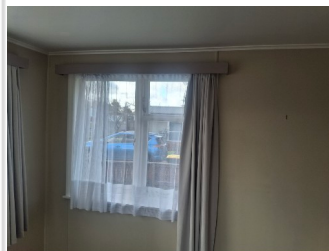
Room	Is the 5% threshold met for openable windows and doors
Living / Dining & Kitchen	Yes
Bedroom 1	Yes
Bedroom 2	Yes
Bedroom 3	Yes

Finding result?

- ☒ **COMPLIANT** - As at date of assessment, the property is assessed to be compliant with the Ventilation (Openable Windows and Doors) requirements of the Healthy Homes Standards 2019.
- ☐ **NON COMPLIANT** - As at date of assessment, the property is assessed not to be compliant with the Ventilation (Openable Windows and Doors) requirements of the Healthy Homes Standards 2019.

Action required

- ☒ None, as compliant
- ☐ None, as exemption applies. State why in comments section
- ☐ Further works required, please engage a suitably qualified and experienced professional to bring the non-compliant habitable spaces into compliance with the Ventilation (Openable Windows and Doors) requirements of the Healthy Homes Standards 2019



COMMENTS:

Openable windows and doors standard compliant.

VENTILATION STANDARD - KITCHEN EXTRACTOR

KITCHEN EXTRACTION:

In any room with a cooktop, new fans or rangehoods installed after 1 July 2019 must have a minimum diameter (including ducting) of 150mm or an exhaust capacity of at least 50 litres per second.

Fans put in before 1 July 2019 must ventilate to the outside of the house and be in good working order. These fans do not have to meet the requirements listed above.

When they stop working, they must be repaired to be in good working order or replaced with fans which do meet all the new requirements of the Healthy Homes Standards 2019.

Number of Kitchens	Has existing extraction fan that is in good working order	Existing extraction fan vented outside	Ducting diameter at least 150mm	Finding result
Kitchen 1	Yes	Yes	Yes	Compliant

Action required

- ☒ None, as compliant
- ☐ None, as exemption applies. State why in comments box
- ☐ Further works required, please engage a suitable qualified and experienced professionals to address the non compliance issue(s) for compliance to the HHS 2019 requirements
- ☐ Further works required. A quote can or has been provided

N/A



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COMMENTS:

Kitchen extraction standard compliant.

VENTILATION STANDARD - BATHROOM EXTRACTION

BATHROOM EXTRACTION:

In any room with a shower or both, new fans installed after 1 July 2019 must have a minimum diameter (including ducting) of 120mm or an exhaust capacity of at least 25 litres per second.

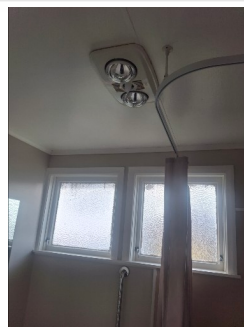
Fans put in before 1 July 2019 must ventilate to the outside of the house and be in good working order. These fans do not have to meet the requirements listed above. When they stop working, they must be repaired to be in good working order or replaced with fans which do meet all the new requirements of the Healthy Homes Standards 2019.

Number of Bathrooms	Has existing extraction fan that is in good working order	Existing extraction fan vented outside	Ducting diameter at least 120mm	Finding result
Bathroom 1 - main	Yes	Yes	Yes	Compliant

Action required

- ☒ None, as compliant
- ☐ None, as exemption applies. State why in comments box
- ☐ Further works required, please engage a suitable qualified and experienced professional to address the non compliance issue(s) for compliance to the HHS 2019 requirements
- ☐ Further works required. A quote can or has been provided for compliance

N/A



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COMMENTS:

Bathroom extraction standard compliant

DRAUGHT STOPPING STANDARD

FULL DRAUGHT STOPPING STANDARD BRIEF:

Any unreasonable gaps or holes in walls, ceilings, windows, floors and doors that are not necessary and cause noticeable draughts must be blocked. This includes open fireplaces, unless the tenant has requested in writing that the open fireplace not be blocked and the landlord accepts this request.

As a rule of thumb, gaps or holes with a width greater than 3mm in or around the walls, ceilings, windows, doors and floors that let air into or out of the home will usually require blocking to prevent unreasonable draughts.

Room	Any gaps greater than 3mm found in these habitable spaces?	Finding result
Living / Dining & Kitchen	Yes	Compliant
Bedroom 1	Yes	Compliant
Bedroom 2	Yes	Compliant
Bedroom 3	Yes	Compliant

Is there an open fire - place that may need to be blocked off?

Action required

- ☒ None, as compliant
- ☐ None, as exemption applies. State why?
- ☐ Please engage a suitably qualified and experienced professional to address the non-compliance issues, for compliance to the HHS 2019 requirements

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COMMENTS:

Draught stopping standard compliant.

MOISTURE INGRESS & DRAINAGE STANDARD

FULL MOISTURE INGRESS & DRAINAGE STANDARD BRIEF:

Rental properties must have efficient drainage for the removal of storm water, surface water and ground water, including an appropriate outfall. The drainage system must include gutters, downpipes and drains for the removal of water from the roof. Rental properties with an enclosed sub-floor space must have a ground moisture barrier. Moisture can be a large source of dampness in a home. This dampness can lead to poor health outcomes for tenants and can be destructive to the quality of a house.

DRAINAGE & GUTTERING:

STANDARD BRIEF -

The drainage system must ensure the rental home, including the land that it sits on, is not subject to periodic flooding during or after normal rain.

When assessing your property to see if it complies, look for damage to your existing drainage systems or any need for maintenance to keep it all working properly. In particular, you may wish to look for the following specific things.

Is the drainage and guttering system of the property in good working order?

Yes

Finding result?

- ☒ **COMPLIANT** - As at date of assessment, the drainage and guttering of the property is compliant with the MOISTURE INGRESS & DRAINAGE requirements of the Healthy Homes Standards 2019
- ☐ **NON COMPLIANT** - As at date of assessment, the drainage and guttering of the property is not compliant with the MOISTURE INGRESS & DRAINAGE requirements of the Healthy Homes Standards 2019

Action required

- ☒ None, as compliant
- ☐ Further works required, please engage a suitably qualified and experienced professional to address the non-compliance issues for compliance to the HHS 2019 requirements
- ☐ Further works required. A quote can or has been provided for compliance

N/A

N/A



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COMMENTS:

Guttering and drainage standard compliant.

MOISTURE INGRESS AND DRAINAGE STANDARD

GROUND MOISTURE BARRIER:

STANDARD BRIEF -

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 moisture barrier.

Finding result?

- ☐ **COMPLIANT** - As at date of assessment, there is a compliant GMB currently installed to the subfloor of the property. Therefore the property is compliant with the MOISTURE INGRESS & DRAINAGE STANDARD (Ground Moisture Barrier) requirements of the Healthy Homes Standards 2019
- ☐ **NON COMPLIANT** - As at date of assessment, there is no GMB currently installed to the subfloor of this property. Therefore the property is not compliant with the MOISTURE INGRESS & DRAINAGE STANDARD (Ground Moisture Barrier) requirements of the Healthy Homes Standards 2019
- ☐ **ACTION REQUIRED** - As at date of assessment, there is a GMB currently installed to the subfloor of the property however the GMB application requires additional works in order to bring it to compliance with the MOISTURE INGRESS & DRAINAGE STANDARD (Ground Moisture Barrier) requirements of the Healthy Homes Standards 2019
- ☐ **EXEMPT** - As at date of assessment, the requirement for a GMB for the subfloor is exempt as it is not reasonably practicable to access the subfloor area due to a concrete pad and/or majority of the under floor cavity height is too low in order to be professionally installed by a suitably qualified and experienced professional.

Action required

- ☐ None, as compliant
- ☐ None, as exemption applies. State why in comments box
- ☐ Further works required. A quote can or has been provided for compliance



COMMENTS:

Ground moisture barrier standard compliant.

