

Healthy Homes Assessment Checklist

Property Address: 4/49 Russell Road, Manurewa

Date of Inspection: 24/07/2025

Assessor Name: Scott Wells

Assessment Type: ☒ Initial ☐ Follow-up ☐ Final

1. Heating Standard

The main living room must have one or more qualifying fixed heaters capable of heating the room to 18°C.

Item	Yes	No	N/A	Comments / Details
Fixed heating appliance is present in the main living room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Brand new heatpump in lounge area
Heater is electric, heat pump, wood burner, or flued gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heatpump
Heating output is sufficient for the room size (per MBIE calculator)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	working well and meets all requirements
Heater is not an open fire or unflued gas heater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Heater is in working order	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	both indoor and outdoor units are new and functioning well

2. Insulation Standard

Ceiling and underfloor insulation must meet required R-values and be in good condition.

Item	Yes	No	N/A	Comments / Details
Ceiling insulation meets minimum R-value	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	New bradford gold ceiling insulation R 3.3
Underfloor insulation meets minimum R1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	concrete subfloor

No gaps, damage, or compression in insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	no visible gaps or damage to insulation
Insulation is dry and securely installed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	insulation was dry
Top-up or replacement required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	no further action required

3. Ventilation Standard

All habitable rooms must have windows. Kitchens and bathrooms must have externally vented extractor fans.

Item	Yes	No	N/A	Comments / Details
All habitable rooms have openable windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows are at least 5% of the room's floor area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Kitchen has an extractor fan vented to the outside	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	kitchen extractor is new and vented to outside
Bathroom has an extractor fan vented to the outside	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom fan is new and vented to the outside
Fans installed after 1 July 2019 meet required flow rates (kitchen: 50 L/s; bathroom: 25 L/s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

4. Moisture Ingress and Drainage

The property must have effective drainage and ground moisture prevention (if applicable).

Item	Yes	No	N/A	Comments / Details
Gutters, downpipes, and drains are functional and not	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

blocked				
Stormwater is directed away from the foundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Subfloor vents are clear and not obstructed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ground moisture barrier is installed if required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Subfloor area is dry and free from pooling water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

5. Draught Stopping Standard

There must be no unreasonable gaps or holes letting air in or out.

Item	Yes	No	N/A	Comments / Details
External doors and windows close tightly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	doors and windows close tightly
Gaps around windows, doors, or floors are sealed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Unused chimneys or fireplaces are sealed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Cat doors, wall penetrations or old fan holes sealed appropriately	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Summary

Standard	Compliant	Not Compliant	Not Applicable	Actions Required
Heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Moisture & Drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Draught Stopping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Assessor Name: Scott Wells

Signature: 