

Tenancy Healthy Homes Warrant of Fitness

Property Address:	113 King Edward Street
Date Of Inspection:	29/05/2026
Work Order:	n/a
Job Number:	46110 (2)



CEILING INSULATION

Insulation Complies with Building Code NZS4246:2016 Zone 3 R3.3



UNDERFLOOR INSULATION

Insulation Complies with Building Code NZS4246:2016 Zone 3 R1.3



ON-GROUND VAPOUR BARRIER

O-GVB Complies with Building Code NZS4246:2016



HEATING

Heating Complies with Residential Tenancies Act



VENTILATION

Ventilation Complies with Residential Tenancies Act



DRAUGHT PROOFING

Draught Stopping complies with Residential Tenancies Act



DRAINAGE and GUTTERING

Drainage and Guttering complies with Residential Tenancies Act



GAS INSTALLATION

Visual Gas Safety Check AS/NZS 5601.1.2013



SMOKE ALARMS

Smoke Alarms complies with Residential Tenancies Act

INSULATION REPORT

CEILING INSULATION

RTA STATUS: Insulation Complies with Building Code NZS4246:2016

Ceiling Product: Segments

Minimum Thickness: Over 120mm

R-Rating: Zone 3 R3.3

Additional Comments:



UNDER FLOOR INSULATION

RTA STATUS: Insulation Complies with Building Code NZS4246:2016

Insulation Product: Concrete Floor

Condition: None

R-Rating or Thickness: Zone 3 R1.3

Additional Comments:

MOISTURE & DRAINAGE

ON GROUND VAPOUR BARRIER

RTA STATUS: O_GVB Complies with Building Code NZS4246:2016

Condition: Concrete Floor

Additional Comments:

DRAINAGE

RTA STATUS: Drainage complies with the Residential Tenancy Act

Guttering: Clear and flowing sufficiently

Downpipes: Clear and flowing sufficiently

Ground Drainage: No evidence of drainage issue

Additional Comments:

HEATING & VENTILATION

HEATING

RTA STATUS: Heating complies with Residential Tenancies Act

Heating Type : Heat Pump and Kent Woodburner

Current Capacity: 8.0 kW and 14kW

Required Capacity (kW): 6.7 kW

Additional Comments: Downstairs Lounge has 8.1kW heat pump



VENTILATION

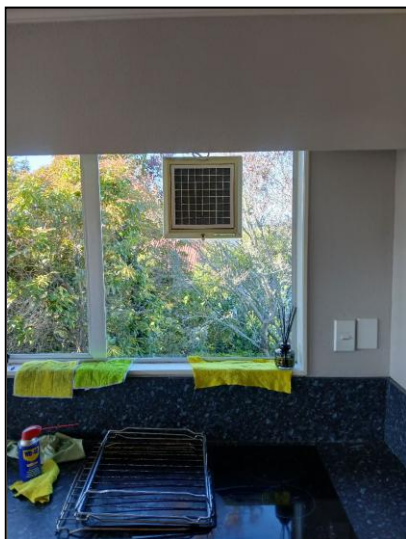
RTA STATUS: Ventilation complies with Residential Tenancies Act

Kitchen Fan: Venting sufficiently (Ducting of 150mm or 50 Litres p/s)

Bathroom Fan: Venting sufficiently (Ducting of 120mm or 25 Litres p/s)

D/Stairs Bathroom: Venting sufficiently (Ducting of 120mm or 25 Litres p/s)

Additional Comments: Opening windows Bedroom 1 = 2; Bedroom 2 = 3; Bedroom 3= 3; Bedroom 4= 2; Living = 4; Dining = 3; Kitchen = 3; Downstairs lounge = 4



Address: 113 King Edward Street, Motueka

Inspected On: 29/05/2026

WINDOWS & DRAUGHTS

DRAUGHT STOPPING

RTA STATUS: Draughting complies with Residential Tenancies Act

Doors: No gaps present or detectable

Window Gaps: No gaps present or detectable.

Window Function: All windows open correctly.

Walls, Ceilings and floors: No gaps present or detectable

Additional Comments: Draughting must comply with Residential Tenancies Act

SMOKE ALARMS

RTA STATUS: Warning Systems. 3.2 Type 1 Domestic
Smoke Alarm Systems

How many smoke alarms installed: Photoelectric: 4 Older Model: 2

Working at time of Inspection: YES

Additional Comments:
All Smoke alarms expiry 2027

GAS SAFETY

VISUAL GAS SAFETY CHECK ☒ YES

RTA STATUS: AS/NZS 5601.1.2013 Regulations 1998

Bottle Location Compliant, solid base, no ventilation openings 1 meter either side, chains installed.

Pigtail Condition: Satisfactory

Labeling on pipework: Present

Califont Condition:

Gas Installation for: Hot Water

Additional Comments: Note windows are screwed shut



Tenancy Healthy Home Inspection Statement

Hay's Plumbing Services Ltd declare that the information in this Tenancy Healthy Home Warrant of Fitness is true and correct as at the date of inspection and that all reasonable efforts have been made to obtain information about the location, type, and condition at the premises.