

Your Healthy Homes Inspection Report



Rental Inspection Report for:

116 Richard Street, Opotiki

Prepared by: Sapphire Rouru
Prepared on: 29th September



Your Healthy Homes Inspection Report

Your Rental Property

Address:	116 Richard Street, Opotiki
On site Inspection on:	26th September 2025
On site Inspection by:	Daniel Bresler
# bedrooms:	Three

Your current Healthy Homes Standards compliance status

The Healthy Homes Standards (HHS) has minimum levels of insulation, heating, ventilation, moisture control and draught stopping that are expected. Some are required now, others come into force over the coming 2-3 years.

Below is a summary of your rental property's compliance as it currently stands. Further details are on the following pages and include what needs to be actioned for these to become compliant.

		COMPLIES WITH HHS
INSULATION	Ceiling Insulation	Yes
	Wall Insulation	Unknown
	Floor insulation	Yes
HEATING	Fixed Heating Device for Living Room	Yes
VENTILATION	Bathroom 1 Extractor	Yes
	Kitchen 1 Extractor	Yes
	Kitchen Windows	Yes
	Living Room 1 Windows	Yes
	Dining Room Windows	Yes
	Bedroom 1 Windows	Yes
	Bedroom 2 Windows	Yes
	Bedroom 3 Windows	Yes
DRAUGHT STOPPING	External Doors	Yes
	Wall & ceiling joins	Yes
	Windows	Yes
MOISTURE INGRESS	Ground Moisture Barrier	Yes
	Drainage	Yes

INSULATION

PASS

Ceiling Insulation

HHS Requirement: The minimum level of ceiling and underfloor insulation in terms of the new standard must either: meet the 2008 Building Code, or for existing ceiling insulation have a minimum thickness of 120mm and be in reasonable condition.

Rental properties with existing insulation between 70 and 120mm thick meet current regulations for mandatory insulation but will have to upgrade their ceiling insulation to meet the 2008 Building Code in order to comply with the Healthy Homes Standards.

Please note that if the Ceiling insulation is not already 120mm thick then the insulation needs to be topped up to the 2008 Building Code level.

Inspection Findings

Accessible roof space:	Yes
Existing Insulation:	Yes
Ceiling Insulation Material:	Polyester
R-Value/Min Thickness mm:	170mm
Compliant?	Yes

Notes/Remedial Work required/Exceptions

The ceiling insulation appears compliant - no remedial work required.



Wall Insulation

Requirement: Wall Insulation is not a requirement in the Healthy Homes Standards. The Residential Tenancy Act does however require a Statement of Insulation to be included in Tenancy Agreements including Wall Insulation if known. Wall Insulation cannot be assessed retrospectively and so it's presence is unknown based on this inspection.

Presence: ☐ Unknown ☐

Underfloor Insulation

Requirement: The minimum level of underfloor insulation under the new standard must meet the 2008 Building Code. In the case of foil insulation, it must be intact, shiny, and unripped.

Inspection Findings	
Accessible	Yes
Existing Insulation:	Yes
Underfloor Insulation Type:	Polyester
If Known R-Value/Min Thickness mm:	R2.0
Compliant?	Yes

Notes/Remedial Work/Exceptions

The underfloor insulation appears compliant - no remedial work is required.



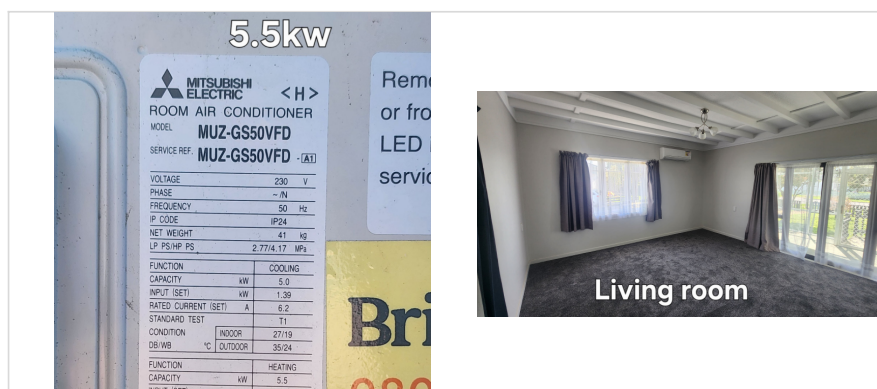
HEATING**PASS****Heating Requirement**

Requirement: The Healthy Homes Standard for heating requires that the property's main (largest) living room must be heated by 1 or more qualifying heaters in working condition.

The standard also specifies the minimum required heating capacity for the main living room taking into account it's geographic location, size, insulation level and glazing. The level of heating required is designed to enable heating the main living room to a temperature of 18°C on the coldest day of winter.

Inspection Findings

# of qualifying Heating Devices:	One
Existing Qualifying Heating Device:	Heatpump(s) ☒ Flued Gas ☐ Fireplace ☐
Installed pre July 2019?:	Unknown

**Does your heating device comply?**

The combined capacity of qualifying devices must exceed the Required Heating Capacity of the living room. In the case of qualifying heating devices installed prior to July 2019, the Combined Heating Capacity must exceed 80% of the Required Heating Capacity.

Combined Heating Capacity of qualifying device (s) (kW):	5.5
Required Heating Capacity as per Tool: (Supplied on request)	3.9
Capacity Required exceeds Heating Requirement:	Yes
Devices installed pre July '19 exceed 80% of Requirement:	No
Compliant?	Yes

Notes/Remedial Work/Exceptions

The fixed heating device in the main living room is of a capacity that meets or exceeds the Required Heating Capacity.

VENTILATION**PASS**

Requirements for kitchen and bathroom extractors installed PRE July 2019: No minimum size or performance requirements but fans must be in a good working order and ventilate extracted air to outdoors. This means that the extractor fans and rangehood must not vent extracted air back into the kitchen or bathroom, into a roof space or other space. Any ducting must be connected, intact (i.e. without tears or holes) and installed so that exhaust air can flow freely through it (e.g. no unnecessary kinks or compressions). Any grills or filters must be unclogged.

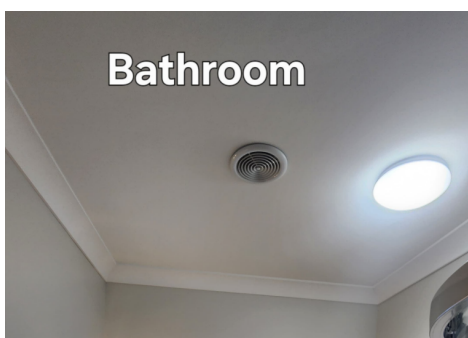
Requirements for kitchen and bathroom extractors installed AFTER July 2019: The fan and all exhaust ducting must either have a diameter of at least 120mm for bathrooms or 150mm for kitchens OR the fan and all exhaust ducting must have an exhaust capacity of at least 25 litres (bathrooms) or 50 litres (kitchens) per second. The fan must vent extracted air to outdoors.

Bathroom Extractors

	Working Extractor	Pre 7/19	External Vent	Ducting 120mm or greater	Ducting/Extraction Rate	Compliant
Bathroom 1	Yes	Yes	Yes	Yes	$\geq 25\text{L/s}$	Yes

Notes/Remedial Work/Exceptions

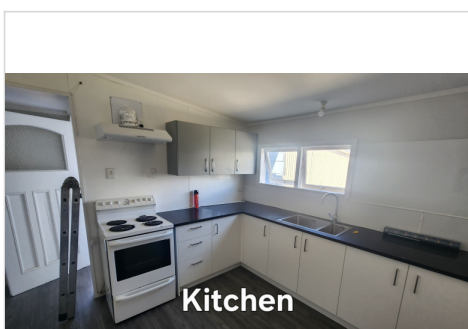
Each bathroom with a shower or bath is fitted with a working externally vented extractor and so is compliant with the Ventilation Standard.

**Bathroom****Kitchen Extractors**

	Working Extractor	Pre 7/19	External Vent	Ducting 150mm or greater	Ducting/Extraction Rate	Compliant
Kitchen 1	Yes	Yes	Yes	Yes	$\geq 50\text{L/s}$	Yes

Notes/Remedial Work/Exceptions

Each kitchen with a cooktop is fitted with a working externally vented extractor and so is compliant with the Ventilation Standard.

**Kitchen****Kitchen vent**

Openable Windows

Requirements: must include openable windows or doors in each habitable space that can be fixed open to allow ventilation. The openable area to the outdoors must be at least 5% of the floor area of that space.

It is not a ventilation requirement that windows be free of mould/rot however this may impact on the Moisture Ingress Standard and so should be addressed.

Inspection:	Has Openable windows/ ext door	Can Fix Open	Openable area >5% room area	Compliant
Kitchen 1 Windows	Yes	Yes	Yes	Yes
Living space 1 Windows	Yes	Yes	Yes	Yes
Dining Room Windows	Yes	Yes	Yes	Yes
Bedroom 1 Windows	Yes	Yes	Yes	Yes
Bedroom 2 Windows	Yes	Yes	Yes	Yes
Bedroom 3 Windows	Yes	Yes	Yes	Yes

Notes/Remedial Work/Exceptions

The property windows appear compliant to the ventilation component of the Healthy Home Standards.

DRAUGHT STOPPING

PASS

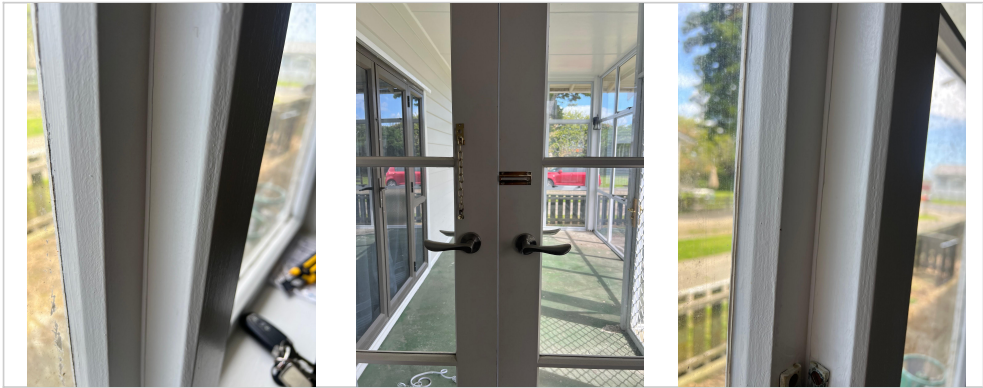
Requirement: If the premises have an open fireplace, it must be closed off, or its chimney must be blocked, in a way that prevents draughts into and out of the premises through the fireplace. The premises must be free from gaps between, and holes in, building elements that (a) are not intentional parts of the construction of the premises (such as drainage and ventilation openings); and (b) allow draughts into or out of the premises; and (c) are unreasonable.

Gaps	Free of Unreasonable Gaps?
External Doors:	Yes
Wall & ceiling joins:	Yes
Windows:	Yes

Compliant	Yes
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Notes/Remedial Work/Exceptions

The property appears compliant to the draught stopping component of the Healthy Home Standards.



MOISTURE INGRESS**PASS****Drainage**

Requirement: The tenancy building must have a drainage system that efficiently drains storm water, surface water, and ground water to an appropriate outfall. The drainage system must include appropriate gutters, downpipes, and drains for the removal of water from the roof.

Guttering around total roof circumference:	Yes
Guttering is good - has no holes, cracks or breaks:	Yes
All gutters connect to downpipes:	Yes
Downpipes all feed into drain:	Yes
Gutters & downpipes do not appear obstructed:	Yes
Surface water evident under home:	No
Compliant	Yes

Notes/Remedial Work/Exceptions

The property drainage appears compliant to the drainage component of the Healthy Home Standards. Council approved sockpit holes were made.

**Ground Moisture Barrier**

Requirement: Suspended floors with over 50% of the perimeter enclosed must have a moisture barrier installed.

Has a sub-floor	Yes
Is 50% or more of the subfloor perimeter enclosed	Yes
Is Ground Moisture Barrier installed	Yes
Is Ground Moisture Barrier practicable to install	Yes
Compliant	Yes

Notes/Remedial Work/Exceptions

A moisture barrier is installed and complies with the Healthy Homes standards.

Smoke Alarms (RTA 2016)

Requirement: Although not a requirement in terms of the Healthy Homes Standards, it is nevertheless a requirement of the Residential Tenancies Act that there must be a working smoke alarm within 3 m of each bedroom at the commencement of the tenancy.

Smoke Alarms adequate?:	Yes
Total working Smoke Alarms:	2
A working smoke alarm within 3m (or inside) each bedroom?:	Yes

DEADLINES FOR COMPLIANCE

The "Residential Tenancies (Healthy Homes Standards) Regulations 2019" were passed in May 2019 and have a detailed timeframe for compliance including the declarations/information in new and varied Tenancy Agreements from July 2019. By 1 July 2019: All rentals to be insulated to meet the levels set in 2016. From July 2019: New/varied Tenancy Agreements must include a landlord declaration of intention to comply with the Standards. From 1 December (updated) 2020: New/varied Tenancy Agreements must include information on the current level of the 5 Healthy Homes Standards. From 1 July 2021: New/varied Tenancy Agreements must comply with all new Healthy Homes Standards within 90 days of the Tenancy Agreement. By 1 July 2024: All rentals must be compliant with the 5 Healthy Homes Standards.

LIMITATIONS OF THIS REPORT

- 1) This inspection report has been conducted in good faith by Brighttr to support landlord declarations of compliance with the Healthy Homes Standards.
- 2) Every care has been taken in conducting inspections to provide accurate detail on the state of the property on the date on the inspection.
- 3) The inspection was visual in nature and consequently is limited with respect to elements not visible due to furniture, fittings and possessions of the tenants which would not/could not be moved for practical and privacy reasons.
- 4) A Health & Safety Summary is provided but is limited in its nature. It is not a comprehensive summary of the property's hazards and should not be relied upon as being so in particular with respect to the presence or otherwise of asbestos or other hazardous substances. If asbestos, dogs or other hazards are known to be on the property it is beholden to the landlord to advise workers.
- 5) The information provided is designed to fulfil the information requirements as they were known as of 1 October 2019. Should Tenancy Services change or elaborate on the information they require to be included in new Tenancy Agreements subsequent to 1 October 2019, Brighttr cannot be held responsible for such changed requirements of omissions.
- 6) With respect to drainage requirements, it should be noted that this inspection has not been conducted by a drainage professional but instead includes a visual inspection of drains, gutters and surface water. To supplement this, enquiries of the tenant have been included with respect to drains, pooling of water and overflowing of gutters during the last winter - if they were present.
- 7) This report provides an assessment by Brighttr of the property's compliance with Healthy Homes Standards. Where that assessment requires a subjective consideration of what is reasonable or adequate we have carried out our assessment based on our opinion. Our opinion may differ from a Court or Tribunal.
- 8) Brighttr sole liability for any errors or omissions in this report shall be limited to an amount equal to three times the amount actually paid for the report.
- 9) This report is prepared solely for the person to whom it is addressed and may not be used or relied upon by any other person without the written consent of Brighttr. Brighttr accepts no liability to third parties who may act or rely on the contents of this report without our consent. If a third party wishes to rely on this report we may either refuse to accept liability, or charge an additional fee.