



Date of Assessment:

Friday, August 1, 2025

Assessment conducted by:

Reza Saffarizadeha – Structural Engineer

Assessor Email:

Reza@ecohomeprogram.co.nz

Address:

10 Randolph Street, Woolston, Christchurch, New Zealand

Decade built:

2025

Exterior cladding of the property:

Mixed Cladding (Specify Below)



Property Address

10 Randolph Street, Woolston, Christchurch, New Zealand

New or Existing Client:

New Client

New Client Name:

Aaron McGuinness

New Client Email:

azzamcg@hotmail.com

Zone: 3 - Assumed external coldest temperature: -4C

Total compliance status

Heating

COMPLIANT

Ceiling Insulation

COMPLIANT

Underfloor Insulation

AN EXEMPTION APPLIES

Ventilation

COMPLIANT

Drainage

COMPLIANT

Moisture Ingress

AN EXEMPTION APPLIES

Draught Stopping

COMPLIANT

Summary Findings:

Ceiling insulation Findings:

The ceiling insulation consists of Earthwool segments insulation with an average thickness of 250+mm and R-value of R7.0. This meets the Healthy Homes minimum requirement of 120mm or R3.3 and is in reasonable condition.

Underfloor insulation Findings:

This property has a concrete floor construction. Underfloor insulation and ground moisture barriers are not required for concrete foundations, and this component is considered compliant under Healthy Homes Standards.

Moisture insulation Findings:

A ground moisture barrier is not required as the property has a concrete foundation and no exposed subfloor.

Heating Findings:

The primary heating source meets or exceeds the required heating capacity for the main living area, as determined by the Healthy Homes Standards. No additional heating is required.

Ventilation Findings:

COMPLIANT. A working kitchen extractor fan is present and vents externally. This meets the Healthy Homes ventilation requirement. The bathroom contains an operational, externally vented extractor fan and complies with Healthy Homes ventilation requirements. The main living area has openable windows or doors totalling to 23.35% of the floor area. This complies with the Healthy Homes ventilation requirement. Room1 is COMPLIANT. The area has openable windows or doors totalling to 26.47% of the floor area.

Draught Findings:

COMPLIANT. This Property as at 01-08-2025 was assessed to be compliant with the Draught stopping Requirement of the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Drainage Findings:

COMPLIANT. The property is equipped with an effective drainage system. Gutters, downpipes, and surface drainage features appear to be in good condition and are directing stormwater away from the building. No compliance issues were observed.

Asbestos Statement:

This property was constructed in or after the year 2000. Based on age, the likelihood of asbestos-containing materials being present is low.

Lead-Based Paint Advisory:

The property was built in or after 1991. The risk of lead-based paint is considered low.

References & Regulatory Standards

1. [Residential Tenancies \(Healthy Homes Standards\) Regulations 2019](#)
2. [Residential Tenancies \(Healthy Homes Standards\) Amendment Regulations 2022](#)
3. [Residential Tenancies \(Smoke Alarms and Insulation\) Regulations 2016](#)
4. [NZS 4246:2016 – Installing Bulk Thermal Insulation](#)
5. [Tenancy Services – Healthy Homes Guidance](#)
6. [MBIE Building Code Clause G4 – Ventilation](#)



Insulation Standard

Ceiling and underfloor insulation has been mandatory in all rental homes since 1 July 2019. The Healthy Homes Insulation Standard strengthens these requirements by ensuring insulation is not only present but also effective.

Ceiling insulation must be in reasonable condition and have a minimum thickness of 120mm. Where top-up is required, it must meet the minimum R-value set out in the 2008 Building Code.

Underfloor insulation must also be in good condition and achieve a minimum R-value of R1.3.

Ceiling Insulation:

Does the Ceiling insulation meet the minimum requirement of 120mm or R3.3:

- **Yes**

Ceiling Insulation Compliance Note:

The ceiling insulation consists of Earthwool segments insulation with an average thickness of 250+mm and R-value of R7.0. This meets the Healthy Homes minimum requirement of 120mm or R3.3 and is in reasonable condition.

Date of Installation:	2025
Type:	• Earthwool segments
R-Value:	• R7.0
Areas insulated:	• All accessible areas
Thickness:	• 250+mm

Photo of insulation measured:



Ceiling Insulation Photos:



Is all ducting connected, intact and installed:

- Yes

Ducting Photos:



Underfloor Insulation:

Underfloor Insulation Compliance Notes

This property has a concrete floor construction. Underfloor insulation and ground moisture barriers are not required for concrete foundations, and this component is considered compliant under Healthy Homes Standards.

When was the insulation installed: **Unknown**

Photos of the Concrete foundation:





Moisture Ingress

Ground Moisture Barrier Requirements

For rental properties with suspended floors and enclosed subfloor spaces, a ground moisture barrier is required under the Healthy Homes Standards. This barrier must be installed to reduce moisture rising into the home from the ground.

A ground moisture barrier is not required if it is not reasonably practicable to install—such as when there is insufficient subfloor clearance or unsafe access.

The barrier must be made from a polythene material that meets NZS 4246 standards and must be installed to cover all accessible ground areas beneath the home.

Ground Moisture Compliance Notes

A ground moisture barrier is not required as the property has a concrete foundation and no exposed subfloor.

Photo of concrete foundation:



Wall Insulation:

Wall Insulation: Unknown



Heating

The Healthy Homes Heating Standard requires landlords to install one or more fixed heaters capable of directly heating the main living room to a minimum temperature of 18°C.

The heater must be a compliant, acceptable type and meet the required minimum heating capacity for the space.

Open fireplaces, unflued gas heaters, and other unflued combustion heaters are not permitted.

The main living area includes any habitable space intended for general, everyday living. This may also include adjacent spaces such as open-plan kitchens, hallways, or stairwells—provided there is no solid barrier (e.g., a door or window) separating them from the main area.

Reducing the open floor area—such as by installing doors in open hallways or stairwells—may lower the required heating capacity.

A specialised heating assessment tool was used to calculate the minimum heating output required and to determine the appropriate type of compliant heating device.

Is there a fixed heating source in the main living area: • **Yes**

Heating Summary:

The main living room is heated by a Fujitsu Heat Pump with a total heating capacity of 3.20kW The required capacity is 1.9kW

Total kW heating capacity required:	1.9
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Main Living Room Heater Capacity (kW)	3.2
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Total Heater Output – Main + Secondary (kW)

3.20

Heater installed before 1 July 2019 • **No**

Brand: • **Fujitsu**

Type:

- Heat Pump

Underfloor heating installed in the lounge:

- No

Heat Pump unit or Fireplace:



Photo of Main living area:



Heating calculation link:



17540071746420.pdf

Is there an open fireplace:

- No



Ventilation

Requirements for kitchen extractor fans

Installed FROM 1 July 2019: The fan and all exhaust ducting must have a diameter of at least 150mm OR the fan and all exhaust ducting must have an exhaust capacity of at least 50 litres per second.

The fan must vent extracted air to outdoors.

Installed BEFORE 1 July 2019: No minimum size or performance requirements but fans must be in good working order and ventilate to outdoors. This means that the range hood or extractor fan must not vent back into the kitchen, into a roof space or other space.

Any ducting must be connected, intact (i.e. without tears or holes) and installed so that extracted air can flow freely through it (e.g. no unnecessary kinks or compressions).

Any grills or filters must be unclogged.

Habitable Spaces:

Each habitable room in the property must have windows, doors, or skylights that can be securely opened to the outside. The total openable area must be at least 5% of the room's floor area

Main living area:

Photo of living area:



Openable Window/Door Area (m ²)	6.07
Floor Area (m ²)	26
Main living area %	23.35

Main Living Area – Ventilation Compliance Note

The main living area has openable windows or doors totalling to 23.35% of the floor area. This complies with the Healthy Homes ventilation requirement.



Bedroom 1:



Room 1: Openable Window/Door Area (m²) 2.7

Room 1: Floor Area (m²) 10.2

Room 1: Openable Area % 26.47

Room 1 – Ventilation Compliance Note

Room1 is COMPLIANT. The area has openable windows or doors totalling to 26.47% of the floor area.

Kitchen Extractor Fan:

Is there a working extractor fan in the kitchen 1: **Yes – vents to outside**

Kitchen compliance notes:
COMPLIANT. A working kitchen extractor fan is present and vents externally. This meets the Healthy Homes ventilation requirement.

Enter brand/model Unknown

Main kitchen extractor fan details 150mm OR 50 litres/s

Photo of Extractor fan Photo of entire kitchen



Bathroom Extractor Fan

If installed on or after 1st July 2019:

An extraction fan must be installed in any bathroom containing a bath or shower.

The fan must provide at least 25 litres per second airflow.
It must be ducted to the outside.

If installed before 1st July 2019:

The fan must be in good working condition and vented externally.

Extractor fan Installed: **Yes**

Main Bathroom Ventilation Compliance Note

The bathroom contains an operational, externally vented extractor fan and complies with Healthy Homes ventilation requirements.

Extractor fan details: 120mm OR 25 litres/s

Ducted externally: Yes

In reasonable working order Yes

Photo of Extractor fan



Photo of entire bathroom





Draughts

All gaps or holes in walls, ceilings, windows, floors, and doors that result in unreasonable draughts must be properly sealed. This includes any unused open fireplaces and chimneys.

Unreasonable draughts:

No

Compliance notes Gaps/Holes:

COMPLIANT. This Property as at 01-08-2025 was assessed to be compliant with the Draught stopping Requirement of the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Internal garage door sealed around the sides and bottom to prevent draughts:	N/A
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Sealed Plumbing:	Yes
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Draughts in Lounge/Dinning Area: **No**

Photos of the Lounge/ Dining:



Photo of room 1:



Smoke Alarms

To meet NZ tenancy regulations and Healthy Homes standards, smoke alarms must be photoelectric, have a long-life (10-year) battery or be hardwired, and be installed within 3 metres of each bedroom. They must also be positioned on the ceiling and tested to ensure functionality.

Drainage

An appropriate outfall may include the storm water system provided by your local council.

Alternatively it may also be a properly working soakage system, natural watercourse, adequate water storage system or other constructed water way.

Effective drainage system that directs storm water away from the building: **Yes – effective and compliant**

Drainage Compliance Note:

COMPLIANT. The property is equipped with an effective drainage system. Gutters, downpipes, and surface drainage features appear to be in good condition and are directing stormwater away from the building. No compliance issues were observed.

Is the property equipped with an effective drainage system that directs storm water away from the building: Yes – effective and compliant

Drainage features present on the property:

- Gutters and downpipes
- Stormwater drains

Photos of Compliant gutters:



Drainage system that efficiently drains storm water, surface water, and ground water to an appropriate outfall:

Yes

Photos of appropriate outfall



Photos of the extractor fan external grills:



Drainage Compliance Note

COMPLIANT. The property is equipped with an effective drainage system. Gutters, downpipes, and surface drainage features appear to be in good condition and are directing stormwater away from the building. No compliance issues were observed.

After the Assessment – Your Options:

You can choose how you'd like to manage the required work:

- 1. Let us manage it: We can coordinate everything using our trusted trade network.**
- 2. Do it yourself: You're welcome to arrange the work independently.**

Once the work is completed, you can:

Submit evidence of the completed work (\$50 admin fee), or

Book a re-assessment with us (\$100)

Scope

The purpose of this survey is to ensure that the rental property inspected meets the healthy homes standards set out in Subparts two [2] to five [5] of the Residential Tenancies (Healthy Homes Standard) Regulations 2019.

This standard came into effect on 1 July 2019.

This report details the minimum standards for heating, insulation, ventilation, moisture ingress and drainage and draught stopping and whether these have been met or not.

Specific details and images are captured during the assessment process.

This report has been completed under the premise that Regulation 30 & 31 from the Residential Tenancies (Healthy Homes Standards) 2019 does not apply. I.e. The current tenant is not the former owner AND the premise is not due to be demolished or substantially rebuilt.

Disclaimer

The statements contained in this report are prepared solely for the purposes of assessing the property's suitability for rental in accordance with the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

The report is based on a limited visual, non-invasive inspection of the components, the assessment is a guide only in some cases further investigation may be required.

We recommend that where possible owners or landlords search their personal records of the property and compliance documents, property plans or code of compliance for information that would further assist compliance with the legislation.

Eco Home Program endeavours to the best of its ability and knowledge to ensure the information generated by this assessment is accurate and will assist in user's compliance with the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

We do offer no guarantee that this document will satisfy all of the requirements under the legislation.

Eco Home Program will not accept any liability for the accuracy of any report or information generated,

where information provided by the landlord or property manager is incorrect or incomplete or where we have no access to the property, or access is limited, or parts are inaccessible.

It is the landlord's sole responsibility to ensure compliance with Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Eco Home Program will not accept liability for any penalty imposed for non-compliance with the statutory requirements whatsoever.

Eco Home Program will accept a limited liability for errors in our report that may influence the owner or landlord's ability to comply with the legislation, such liability will be limited to a maximum of twenty percent of the cost of the report.

The report is an assessment of the current state of the items measured in the standards to assess compliance only and a guide to assist the landlord in being able to meet compliance.

The report is not a guarantee or warranty as to the state of the building or any product, system or feature in the building.

It is not a building report and not to be interpreted or utilized in any other manner whatsoever as to soundness or defects of structure.

It remains the owner's sole responsibility to establish and maintain the structural soundness of the property in conformity of all building regulations and by-laws.

No liability will be accepted for any omissions in the preparation of this report, or incorrect use of this report.

Eco Home Program recommends reassessment when making any changes at the property, we additionally suggest assessment every 12 to 36 months depending on the condition of the building.

Where we have no information on your installation date for your insulation, we assume that it was installed prior to 1 July 2016 and compliance is based on the measurement in mm.

While Eco Home Program tests appliances where possible and makes the best assessment that we can at the time, we do not take responsibility for ensuring that items are and remain in working condition, the landlord will remain solely responsible for this.

Our report where a machine, appliance, or equipment is involved, is based on the specifications of the machine, appliance, or equipment to ascertain its ability to conform, we do not test to ensure that the machine, appliance, or equipment is performing to its specifications, such tests are carried out by qualified technicians with specialized equipment.

We do where possible turn on a machine, appliance, or equipment to check that it is operational, this is however not a guarantee that the machine, appliance, or equipment is performing as it should.

It is the property owner's sole responsibility to ensure that all machine, appliance, or equipment is maintained in proper working order.

Where a code of compliance is required to ensure an aspect of the property is legal this will be the responsibility of the landlord to ensure.

Appendix A:
Heating
External Heating Report

Heating report

Report Details

- This report was generated by
Reza
- Address of rental property
10 Randolph Street, Woolston, Christchurch, New Zealand
- Name of landlord
Aaron McGuinness
- Report was generated on
01 August 2025 12:00pm

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.

How to provide this heating requirement

You need 1.9kW of heating capacity to heat your 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 heating needs 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.

Choose the right type and size of heater

You can provide this heating capacity using one or more heaters. But each heater must meet the requirements in the healthy homes standards.

Your heater(s) must be fixed and not portable. They must each be at least 1.5 kW in heating capacity.

Your heater must not be an open fire or an unflued combustion heater, eg portable LPG bottle heater. If you use a heat pump or an electric heater, it must have a thermostat. You cannot use an electric heater for a required heating capacity over 2.4 kW unless you're 'topping up' existing heating. Smaller 'top up' heaters must meet certain conditions (see below).

The healthy homes standards treat heat pumps differently from other electric heaters. Where the tool refers to an 'electric heater', this means an electric heater that is not a heat pump.

In most cases, the right type of heater will be a larger fixed heating device like a heat pump, wood burner, pellet burner or flued gas heater. In some cases, eg small apartments or some modern, well-insulated homes, a smaller fixed electric heater will be enough. Properties (mainly in Rotorua) which use direct geothermal heating to heat the main living room, that do not have a stated heating capacity also satisfy the heating standard. For more information about different heating options visit the [Gen Less website](#).

You can still use heaters that don't meet these requirements. They won't need to be removed but they can't contribute to the heating capacity you need to meet the healthy homes standards.

Top up existing heating

If you're adding a new heater to a room with existing heating, each heater must meet the requirements in the healthy homes standards, with one exception. If your existing heating doesn't have the required heating capacity, you can add a smaller fixed electric heater to 'top up' your heating. If you do, you must meet all these conditions:

- you installed your existing heating before 1 July 2019
- each of your existing heaters meets the general requirements for heaters (listed above) and is not an electric heater (except for a heat pump)
- the required heating capacity is more than 2.4 kW, and
- the 'top up' you need is 2.4 kW or less.

For example, if you have a heat pump with a heating capacity of 3.6 kW that was installed before 1 July, 2019, but you need a total heating capacity of 6.0 kW, you can add a fixed 2.4 kW electric heater with a thermostat to meet the standard.

Once the heat pump needs to be replaced due to wear and tear, you will need to install a qualifying heater/s that meets the full capacity requirement of the healthy homes heating standard. See further examples below.

You don't need to add more heating if you have one or more existing large heaters that meet all these conditions:

- were installed before 1 July 2019
- each have a heating capacity greater than 2.4 kW
- meet the requirements in the standards, and
- have a total heating capacity that's at least 80% of what you need.

Disclaimer

This tool is a 'heating capacity calculator' for the purposes of the Residential Tenancies (Healthy Homes Standards) Regulations 2019. As well as determining the required heating capacity, the Heating Assessment Tool will also provide information about the type of heating device that, if installed, would achieve compliance with the heating standard.

When the Heating Assessment Tool is used correctly it is intended to presume the required heating capacity for the main living room of a specific rental premises. Any person using it in good faith is entitled to rely on the report produced as being the correct result based on the information entered. Misuse of the Heating Assessment Tool may cause an incorrect result and impact on a landlord's compliance with the heating standard. [Read the full disclaimer.](#)

Examples

Here are some examples showing a required heating capacity and how you could provide heating that meets the healthy homes standards.

Example 1:

You need a total heating capacity of 6.0 kW. You have an existing heat pump, installed in 2018, with a heating capacity of 3.6 kW. You can add a fixed 2.4 kW electric heater with a thermostat to meet the standard.

Once the heater needs to be replaced due to wear and tear, you will need to install one or more acceptable heating devices that meet the full capacity requirement (6.0Kw).

Example 2:

You need a total heating capacity of 8 kW. You have a fixed heat pump with a heating capacity of 4 kW and an unflued gas heater with a heating capacity of 3 kW. The unflued gas heater is an unacceptable heater type, which

means it can't contribute to the required heating capacity. You can meet the standards by installing a 4 kW (or larger) qualifying fixed heater where it can heat the main living room directly. You cannot add an electric heater to 'top up' your heating because the 'top up' you need is over 2.4 kW.

Example 3:

You need a total heating capacity of 3.5 kW. You have a fixed heat pump with a thermostat and heating capacity of 2.8 kW, installed in 2014. You don't need to add any more heating because your existing heating is a qualifying, larger heater that achieves at least 80% of the required heating capacity.

Rental property details

About your home

Your home's age, location and type

- Is your home a qualifying apartment: **No**
- When was your home built or consented: **On or after 2 Nov 2023**
- Region: **Canterbury**
- Council: **Christchurch City Council**
- Zone: **5**
- Assumed external temperature: **-4°C**

About your main living room

Main living room

- Main living room area: **26m²**

Level 1

Wall 1

- Type of wall: **internal**
- Length: **4.37m**
- Height: **2.40m**
- Area: **10.49m²**
- Calculated area: **10.49m²**
- R-Value: **0.4**
- Default R-Value **0.4**
- Wall Transmission Heat Loss: **0.14kW**
- Number of windows: **0**
- Number of door glazing: **0**

Wall 2

- Type of wall: **external**
- Length: **16.20m**
- Height: **2.40m**
- Area: **38.88m²**
- Calculated area: **38.88m²**
- R-Value: **2**
- Default R-Value **2**
- Wall Transmission Heat Loss: **0.69kW**

- Number of windows: **3**
- Number of door glazing: **1**

Wall 2: Window 1

- Glazing type: **double**
- Length: **1.10m**
- Height: **0.87m**
- Area: **0.96m²**
- Calculated area: **0.96m²**
- R-Value: **0.5**
- Default R-Value **0.5**

Wall 2: Window 2

- Glazing type: **double**
- Length: **1.50m**
- Height: **2.10m**
- Area: **3.15m²**
- Calculated area: **3.15m²**
- R-Value: **0.5**
- Default R-Value **0.5**

Wall 2: Window 3

- Glazing type: **double**
- Length: **1.00m**
- Height: **2.10m**
- Area: **2.10m²**
- Calculated area: **2.10m²**
- R-Value: **0.5**
- Default R-Value **0.5**

Wall 2: Door 1 glazing

- Glazing type: **double**
- Length: **1.00m**
- Height: **1.80m**
- Area: **2m²**
- Calculated area: **2m²**
- R-Value **0.5**
- Default R-Value **0.5**

Floor:

- Floor Area: **26.00m²**
- Space below floor: **external**
- External Slab percentage: **100%**
- External Slab R-Value **1.6**
- External Slab R-Value default **1.6**
- External Suspended percentage: **0%**
- External Suspended R-Value
- External Suspended R-Value default **3**

- Internal percentage: **0%**
- Internal R-Value **0**
- Internal R-Value default **0.5**
- Total area: **26.00m²**
- Internal area: **0.00m²**
- External area: **26.00m²**
- Internal Transmission Heat Loss: **0.00kW**
- External Transmission Heat Loss: **0.36kW**
- Standards Transmission Heat Loss: **0.00kW**
- Non-standards Transmission Heat Loss: **0.00kW**
- Total Transmission Heat Loss: **0.36kW**

Ceiling:

- Floor Area: **26.00m²**
- Shape of ceiling: **flat**
- Space above ceiling: **external**
- Standards percentage: **100%**
- Standards area: **26.00m²**
- Standards R-Value **6.6**
- Standards R-Value default **6.6**
- Non-standards percentage: **0%**
- Non-standards area: **0.00m²**
- Non-standards R-Value: **0**
- Non-standards R-Value default: **1.9**
- Internal percentage: **0%**
- Internal R-Value: **0**
- Internal R-Value default: **0.5**
- External percentage: **100%**
- External R-Value: **6.6**
- External R-Value default: **6.6**

- Flat area: **26.00m²**
- Irregular area: **0.00m²**
- Total area: **26.00m²**
- Internal area: **0.00m²**
- External area: **26.00m²**
- Internal Transmission Heat Loss: **0.00kW**
- External Transmission Heat Loss: **0.09kW**
- Standards Transmission Heat Loss: **0.09kW**
- Non-standards Transmission Heat Loss: **0.00kW**
- Total Transmission Heat Loss: **0.09kW**
- Number of skylights: **0**

Level Summary:

- Volume of Level: **62.4m³**
- Transmission Heat Loss: **1.28kW**
- Ventilation Heat Loss: **0.23kW**
- Additional heating-up power: **0.30kW**

Result

- Transmission Heat Loss: **1.28kW**
- Ventilation Heat Loss: **0.23kW**
- Additional heating-up power: **0.30kW**
- Heat load of the heated space: **1.9kW**
- Heat load of the heated space (w/o heating-up power): **1.51kW**