



Healthy Homes Inspection Report

14 Cambridge Terrace, Kaiti, Gisborne 4010

Form ID: 6877

Assessor Name: Harawira Kahukura

Assessment Date: 20 August 2026



Your home at a glance:

Healthy Homes Standards 2019	Achieved	Yes
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Summary of Compliance

Healthy Homes Standards 2019

Criteria	HEALTHY HOMES STANDARDS (2019)
Adequate ceiling insulation	Yes
Adequate underfloor insulation	Yes
Fixed heating	Yes
Good ventilation	Yes
Draught Free	Yes
Moisture protection in subfloor	Yes
Good drainage	Yes
Smoke alarms	Yes

Home Details

Decade home was built	1960's
Number of stories	1
Number of bedrooms	3
Number of living spaces	1
Number of kitchens	1
Number of bathrooms	1

Advisory Report

Ceiling Insulation

Last Insulation Inspection Date: 20/08/2026

Your home has adequate ceiling insulation with an R-value of at least R2.9 and/or a minimum thickness of 120mm and meets the ceiling insulation component of the Healthy Homes standards.



Assessor Comments: The ceiling space is fully insulated with R3.6 polyester blanket insulation installed April 2024 that is in good condition and has no visible gaps.

Underfloor Insulation

Last Insulation Inspection Date: 20/08/2026

Your home has either a concrete base or a suspended floor with adequate underfloor insulation with an R-value of at least R1.3 and meets the underfloor insulation component of the Healthy Homes standards.



Assessor Comments: The subfloor space has R1.5 polyester blanket insulation installed before April 2024 with full coverage and no gaps other than where clearances are required.

Wall Insulation

The presence, type and condition of wall insulation could not be determined as the wall cavities are not reasonably accessible for inspection without invasive investigation.

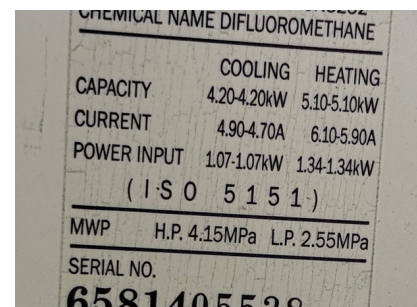
Assessor Comments: Wall insulation could not be visually inspected as the wall cavities are enclosed and no reasonably accessible inspection points were available. No invasive inspection of the wall linings was undertaken.

Heating

Your home has a qualifying fixed heating device that is of adequate size to heat the main living space in your home and meets the heating component of the Healthy Homes standards.

Main living space **Heat demand:** 2.5kW

Heat source **Heat output:** 5.1kW



Assessor Comments: The main living space has a calculated heating requirement of 2.5kW and has an electric heat pump with a rated output of 5.1kW, exceeding the required capacity and meeting the Healthy Homes Heating Standard.

Kitchen Extractor

Your home has at least one mechanical extractor fan located in the kitchen/s that is ducted to the outside and meets the kitchen ventilation component of the Healthy Homes standards.



Assessor Comments: The kitchen has an externally ducted extractor fan with a duct diameter of 150mm and a flow rate exceeding 50L/s.

Bathroom Extractor

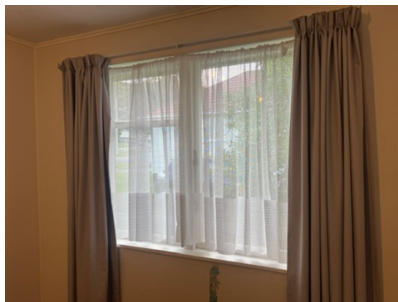
Your home has at least one mechanical extractor fan located in the bathroom/s that is ducted to the outside and meets the bathroom ventilation component of the Healthy Homes standards.



Assessor Comments: The bathroom has an externally ducted extractor fan with a duct diameter of 120mm and a flow rate exceeding 25L/s.

Ventilation

Your home has sufficient passive or mechanical ventilation in all living spaces and meets the ventilation component of the Healthy Homes standards.



Assessor Comments: All living spaces have sufficient passive ventilation through windows and doors that have openable areas exceeding 5% of the floor area.

Draught Stopping

Your home has no unreasonable gaps allowing draughts and meets the draught stopping component of the Healthy Homes standards.

Assessor Comments: All significant gaps have been remediated and no noticeable draughts were identified during the re-assessment.

Drainage

Your home has good drainage to protect from external moisture and meets the drainage component of the Healthy Homes standards.



Assessor Comments: The drainage system is generally in good condition. Some gutters contain plant debris and vegetation and should be cleaned and maintained to ensure rainwater can drain freely.

Ground Moisture Barrier

Your home has a concrete base or an enclosed subfloor with a ground moisture barrier (GMB) installed in accordance with NZS 4246 and meets the GMB component of the Healthy Homes standards.



Assessor Comments: The subfloor space is fully enclosed and has a ground moisture barrier installed to NZS:4246 that is in good condition.

Smoke Alarms

Your home has at least one working smoke alarm on each floor and at least one working smoke alarm within 3m of each bedroom entrance and meets the smoke alarm component of the Residential Tenancies Act (2016) standards.



Assessor Comments: There is one working smoke alarm within the home that is located within 3 meters of all bedroom entrances.