LCR Group Tenancy Healthy Home Inspection .

The purpose of the Healthy Homes report is to establish whether the property complies with Residential Tenancies (Healthy Home Standards) Regulations 2019. This report will document what is required to make the property comply with Healthy Home Standards.

12 Feb 2025 / Andy Gallagher

Complete

Date	12.02.2025 10:41 NZDT
Prepared By	Andy Gallagher
Property Address	114B Parkers Road, Tāhunanui, Nelson 7011, New Zealand (-41.2874681, 173.2379311)

Property Image

Photo 1

Inspection	
Insulation Inspection to NZS 4246:2016 Zone 3 R3.3	
Ceiling	A successful top up has been completed measuring over 120mm combined.


Photo 2


Photo 3


Photo 4


Photo 5


Photo 6


Photo 7

Photo 8

Install required	Meets requirements in reasonable condition throughout
Is this section compliant for the residential tenancy act	Yes
Is this section compliant for the healthy homes standards	Yes
Insulation Inspection to NZS 4246:2016 Zone 3 R1.3	
Underfloor	Concrete foundation floor
Install required	Meets requirements in reasonable condition throughout
Under floor accessible? (If under floor access is less than 400mm it will be exempt)	No
Is this section compliant (A visual inspection has taken place from the access point)	Yes
DRAINAGE AND GUTTERING – Tenancy Act 1986	

Check the system visually from ground level during moderate rain or speak to the tenants to see if they have observed any of the below issues:

1. Guttering is installed correctly to carry water from all parts of the roof	Yes
2. All gutters are connected to a downpipe (Directly or via another connecting gutter)	Yes

3. Gutters have enough fall for water to flow into the connected downpipe (no stagnant water)	Yes
4. Gutters and downpipes are intact (Not broken, corroded or with pieces missing) and fixed well to the home (Not loose)	Yes
5. Are gutters and downpipes obstructed or blocked (With leaf matter or other debris)	No

Clear.

Photo 9

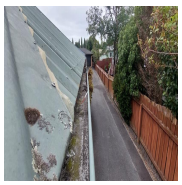

Photo 10

6. All downpipes direct water to an appropriate outfall	Yes
Is this section compliant	Yes
•SUBFLOOR SPACE	
1. Any leaking water pipes, gully traps or waste pipes under the house	No
2. Any visible leaks or wet areas inside the house	No
3. Evidence of surface water from surrounding ground, paths or driveways flowing under the building	No
Is this section compliant	Yes
GROUND MOISTURE BARRIER	

Must meet specifications NZS 4246:2016 or achieve a vapour flow resistance pf at least 50 MNs/g If a home has a suspended floor, and the subfloor space under the home is enclosed, then the home requires a ground moisture barrier. The sub floor is enclosed of the airflow into and out of the space is significantly obstructed along at least 50% of the perimeter of the subfloor space. If the subfloor space is enclosed please indicate what it is enclosed with ?

1. A masonry foundation wall	Yes
2. Fiber cement sheets, timber skirting, or other cladding	No
3. Any other permanent or semi-permanent structure that significantly obstructs airflow	No

NOTE: Even where vents are built into the subfloor perimeter walls, airflow into and out of the space
is usually significantly obstructed. However, perimeter claddings such as base boards with multiple continuous gaps or more than 20mm width or trellis do not significantly obstruct airflow.

•GROUND MOISTURE BARRIER CHECKS

1. Is ground moisture barrier installed at the property?

2. Are there any significant holes or tears?

Is this section compliant (A visual inspection has taken place from the access point)	Yes

Not required

Heating Standard – Tenancy Act 1986

Check:
➢ Heater must be in the living room. Must provide direct heat to the living room through duct or vent
➢ Heater must be fixed to the home
➢ Must have heating capacity of a least 1.5kW and reach a minimum of 18 degrees
➢ Heater must have combined total heating of at least the required heating capacity for the living room
➢ If heater is electric or heat pump must have a thermostat
➢ The heating must not be an open fire, unflued gas heater or other form of unflued combustion heater
➢ If the required heating capacity is more than 2.4kW, the heater must not be an electric heater (Except heat pump, unless used to top up heat

•Living Room

1. Is there a fixed heating device in main living area	Yes


Photo 11


Photo 12

Photo 13

2. Current heating type	Heat Pump
3. Is this appliance in reasonable condition and safe to use	Yes
4. Capacity of current heating device (KW)	6 kw
5. Required heating capacity - Please use tenancy services heating calculation tool .	4.9 kw

Is this section compliant	Yes

DRAUGHT STOPPING – Residential Tenancies Act 1986

As rule of thumb, gaps or holes with a width greater than 3mm in or around walls, ceilings, windows, doors and floor that let air into or out of will require blocking. This means that if an edge of a $2 dollar coin can fit in a gap the gap needs to be sealed

•Walls, Ceilings and floors

1. Any noticeable gaps or holes in walls/floors/doors internally .	No
2. Unnecessary gaps around electrical and plumbing passages	No
3. Decommissioned ventilation devices	No

•External doors and windows

1. Poorly fitted windows or doors (List below)	No
2. Excessive clearance between the bottom of the door and the floor (List below)	No
3. Broken or loose hinges/latches that prevent the door or window closing tightly (List below)	No
4. Broken or poorly fitted pet doors	No
Is this section compliant	Yes

VENTILATION STANDARD – Residential Tenancies Act 1986

All kitchens and bathrooms to have extractor fan.
Living, Dining, Kitchen, Bedrooms must have one or more windows, doors skylights that open to the outdoors, and allow airflow and can be fixed in an open position. The window area equal to 5% of the rooms total floor area

1. Bathroom extractor fan	Yes


Photo 14


Photo 15

2. En-suite extractor fan

3. Kitchen extractor fan	Yes


Photo 16


Photo 17

4. Has sections 1,2 & 3 got openable windows	Yes
5. How many bedrooms	3
6. Have all bedrooms got openable windows	Yes
7. Has the dining & living room got openable windows	Yes
Is this section compliant	Yes

Smoke Alarms

1. How many are installed	1
2. Are they in good working order	Yes

3. Dates & location

Hallway in close proximity to bedrooms 2031


Photo 18

Summary

1. Is this property compliant	Yes
2. Remedial work required ? If yes please list below what remedial work is required to make this property comply with healthy home standards.	No

Tenancy Healthy Home Inspection Statement

LCR Group Ltd declare that the information in this Tenancy Healthy Home Inspection Checklist is true and correct as at the date of signing and that all reasonable efforts have been made to obtain information about the location, type and condition at the premises. Insulation & ground moisture barrier has been visually inspected as far as the eye can see .

Name and Sign Off

Andrew Gallagher
13.02.2025 15:05 NZDT

Media summary

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

Photo 7

Photo 8

Photo 9

Photo 10

Photo 11

Photo 12

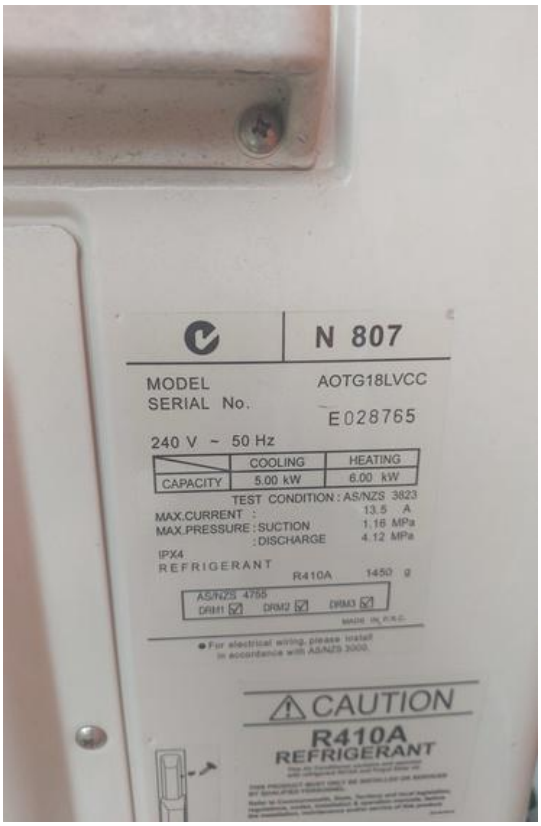

Photo 13

Photo 14

Photo 15

Photo 16

Photo 17

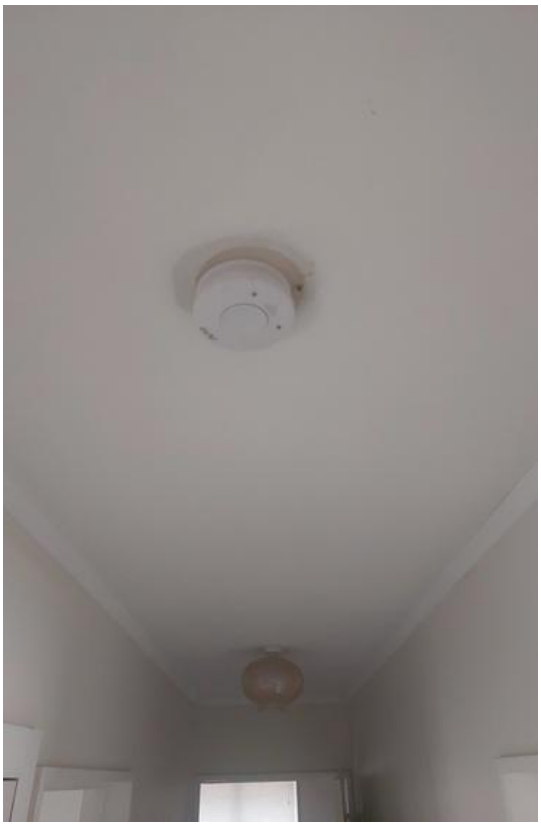

Photo 18

Tenancy Services

Heating Report

Report Details

This report was generated by
Hayden Bird

Address of rental property
114B Parkers Road,
Nelson

Name of landlord
Summit

Report was generated on
21 July 2020 09:55pm

How to provide this heating requirement

You need 4.9kW of heating capacity to heat your living room

This is the minimum required heating capacity you need 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 -3°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 heaters. 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, a smaller fixed electric heater will be enough. For more information about different heating options visit the Energy Efficiency and Conservation Authority's website. (https://www.energywise.govt.nz/at-home/heating-and-cooling/)

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 1.5 kW or less.

For example, if you have a heat pump with a heating capacity of 3.3 kW, but you need a total heating capacity of 4.5 kW, you can add a fixed 1.5 kW electric heater with a thermostat to meet the 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 90% 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. (https://www.tenancy.govt.nz/about-tenancy-services/disclaimer/#id_30551108-heating-assessment-tool-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 5 kW. You have a heat pump, installed in 2018, with a heating capacity of 3.7 kW. You can add a fixed electric heater that is at least 1.5 kW to 'top up' your heating.

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 1.5 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 3.3 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 90% of the required heating capacity.

Rental property details

About your home

Your home's age and location

When was your home built: **From 1978 to 2000**
Region: **Nelson**
Council rates paid to: **Nelson City Council**
Zone: **3**
Assumed external temperature: **-3°C**

About your living room

Main living room

Main living room area: **32m²**
Number of staircases: **0**
Additional level 1 area: **0m²**
Additional level 2 area: **0m²**

Level 1

Wall 1

Type of wall: **external**
Length: **7.00m**
Height: **2.40m**
Area: **16.80m²**
Calculated area: **16.80m²**
R-Value: **1**
Default R-Value **1**
Wall Transmission Heat Loss: **0.88kW**
Number of windows: **1**
Number of door glazing: **1**

Wall 1: Window 1

Glazing type: **single**
Length: **1.20m**
Height: **1.00m**
Area: **1.20m²**
Calculated area: **1.20m²**
R-Value: **0.15**
Default R-Value **0.15**

Wall 1: Door 1 glazing

Glazing type: **single**
Length: **1.60m**
Height: **2.00m**
Area: **3m²**
Calculated area: **3m²**
R-Value **0.15**
Default R-Value **0.15**

Wall 2

Type of wall: **internal**
Length: **7.00m**
Height: **2.40m**
Area: **16.80m²**
Calculated area: **16.80m²**
R-Value: **0.4**
Default R-Value **0.4**
Wall Transmission Heat Loss: **0.44kW**
Number of windows: **0**
Number of door glazing: **0**

Wall 3

Type of wall: **external**
Length: **4.50m**
Height: **2.40m**
Area: **10.80m²**
Calculated area: **10.80m²**
R-Value: **1**
Default R-Value **1**
Wall Transmission Heat Loss: **0.56kW**
Number of windows: **1**
Number of door glazing: **1**

Wall 3: Window 1

Glazing type: **single**
Length: **1.20m**
Height: **1.00m**
Area: **1.20m²**
Calculated area: **1.20m²**
R-Value: **0.15**
Default R-Value **0.15**

Wall 3: Door 1 glazing

Glazing type: **single**
Length: **0.80m**
Height: **2.00m**
Area: **2m²**
Calculated area: **2m²**
R-Value **0.15**
Default R-Value **0.15**

Wall 4

Type of wall: **external**
Length: **4.50m**
Height: **2.40m**
Area: **10.80m²**
Calculated area: **10.80m²**
R-Value: **1**
Default R-Value **1**
Wall Transmission Heat Loss: **0.49kW**
Number of windows: **1**
Number of door glazing: **0**

Wall 4: Window 1

Glazing type: **single**
Length: **1.60m**
Height: **1.40m**
Area: **2.24m²**
Calculated area: **2.24m²**
R-Value: **0.15**
Default R-Value **0.15**

Floor:

Floor Area: **31.50m²**
Space below floor: **external**
Standards compliance: **all**
Standards percentage: **100%**
Standards area: **31.50m²**
Standards R-Value **1.3**
Standards R-Value default **1.3**
Non-standards percentage: **0%**
Non-standards area: **0.00m²**
Non-standards R-Value **0**
Non-standards R-Value default **0.9**

Internal percentage: **0%**
Internal R-Value **0**
Internal R-Value default **0.5**
External percentage: **100%**
External R-Value **1.3**
External R-Value default **1.3**
Total area: **31.50m²**
Internal area: **0.00m²**
External area: **31.50m²**
Internal Transmission Heat Loss: **0.00kW**
External Transmission Heat Loss: **0.51kW**
Standards Transmission Heat Loss: **0.51kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.51kW**

Ceiling:

Floor Area: **31.50m²**
Shape of ceiling: **flat**
Space above ceiling: **external**
Standards percentage: **100%**
Standards area: **31.50m²**
Standards R-Value **5.3**
Standards R-Value default **2.4**
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: **5.3**
External R-Value default: **2.4**

Flat area: **31.50m²**
Irregular area: **0.00m²**
Total area: **31.50m²**
Internal area: **0.00m²**
External area: **31.50m²**
Internal Transmission Heat Loss: **0.00kW**
External Transmission Heat Loss: **0.12kW**
Standards Transmission Heat Loss: **0.12kW**
Non-standards Transmission Heat Loss: **0.00kW**
Total Transmission Heat Loss: **0.12kW**
Number of skylights: **0**

Level Summary:

Volume of Level: **75.6m³**
Transmission Heat Loss: **3.00kW**
Ventilation Heat Loss: **0.54kW**
Additional heating-up power: **1.26kW**

Result

Transmission Heat Loss: **3.00kW**
Ventilation Heat Loss: **0.54kW**
Additional heating-up power: **1.26kW**
Heat load of the heated space: **4.9kW**
Heat load of the heated space (w/o heating-up power): **3.54kW**