

Healthy Homes Inspection Report



(Representative image from internet)

Property Address	3/155 Waimea Road, Nelson
Customer	Quinovic Property Management
Inspection Date	15 January, 2021
Inspected by	Jason Cormack
Job ID	162369

Summary

PASS ✓ - Complies with current Healthy Homes Standard

FAIL ✗ - Does not meet current Healthy Homes Standard

Where a fail is noted in the summary below, a detailed description of the problem can be found in the Inspection Observations section.

HEATING

FAIL ✗

Comment:
Heat pump capacity insufficient

INSULATION

PASS ✓

Comment:

VENTILATION

FAIL ✗

Comment:
Bathroom requires extraction. Kitchen extraction requires venting outside

DRAUGHT STOPPING

PASS ✓

Comment:

MOISTURE INGRESS and DRAINAGE

PASS ✓

Comment:

Inspections are completed using current Healthy Homes Standards. Links to these documents can be found in Appendix Two.

HEATING

FAIL ✖

Required Capacity (kW), see Appendix One	4.7	Actual Capacity (kW)	4
Heat source type	Heat Pump	Heat source make	Daiken
In main living room?	✓	Condition OK?	✓

Requirement(s):

Existing heat source has insufficient capacity. Recommend fitting top up heater.

Supporting Photograph(s):



INSULATION

PASS ✓

Ceiling:

Type	Glasswool over Insulfluff	Condition	Good
R-Value	3.3	Thickness	170mm
Installation Date	Unknown		





Underfloor:

Type	Concrete Slab	Condition	n/a
R-Value	n/a	Thickness	n/a
Installation Date	n/a	Overall Rating	n/a

VENTILATION

FAIL ✖

Bathroom 1 – Extraction Fan

Fan fitted and operates?	✖	Vented to Exterior?	✖
Exhaust duct diameter >120mm?	✖	Exhaust Capacity > 25 l/s?	✖
Installation date	n/a	Condition	n/a

Requirement(s):

Fit compliant extraction fan.

Supporting Photograph(s):

Nil

Kitchen 1 – Extraction Fan

Fan fitted and operates?	✓	Vented to Exterior?	✖
Exhaust duct diameter > 150mm?	✓	Exhaust Capacity > 50 l/s	Unknown
Installation date	Unknown	Condition	✓

Requirement(s):

Exhaust requires ducting to outside of home.

Supporting Photograph(s):

Nil

Kitchen / Dining / Living – Openable Window/s

Floor Area (m ²)	30	Required opening (m ²)	1.5
Existing opening (m ²)	5.7	Pass?	✓

Requirement(s):

No action required

Supporting Photograph(s):



Bedroom 1 – Openable Window/s

Floor Area (m ²)	8.6	Required opening (m ²)	0.4
Existing opening (m ²)	1.5	Pass	✓

Requirement(s):

No action required

Supporting Photograph(s):



Bedroom 2 – Openable Window/s

Floor Area (m ²)	9.8	Required opening (m ²)	0.5
Existing opening (m ²)	0.7	Pass?	✓

Requirement(s):

No action required

Supporting Photograph(s):



MOISTURE INGRESS and DRAINAGE

PASS ✓

Guttering and Downpipes

Appropriate gutters present?	✓	Gutters connected to downpipe?	✓
Gutters and downpipes sufficiently sized?	✓	Gutters have sufficient fall?	✓
Gutters and downpipes are intact?	✓	Gutters and downpipes free of blockages?	✓
Downpipes direct water to appropriate outfall?	✓		

Supporting Photograph(s):



Around House and Subfloor Space

No leaking water pipes, gully traps or waste pipes?	✓	No downpipes discharging to ground by house?	✓
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No leaks from wet area's inside house	✓	No surface water from surrounding ground flowing under building?	✓
No water rising through brick, masonry, foundations or floors	✓		

Ground Moisture Barrier

N/A - Concrete slab			

DRAUGHT STOPPING

PASS ✓

Entrance Doors – Gaps

Any/all gaps less than 3mm?	✓
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Kitchen 1 – Gaps

Any/all gaps less than 3mm?	✓
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Dining 1 – Gaps

Any/all gaps less than 3mm?	✓
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Lounge 1 – Gaps

Any/all gaps less than 3mm?	✓
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Bedroom 1 – Gaps

Any/all gaps less than 3mm?	✓
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Bedroom 2 – Gaps

Any/all gaps less than 3mm?	✓
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APPENDIX ONE – HEATING REQUIREMENT CALCULATION

<https://www.tenancy.govt.nz/heating-tool/>

APPENDIX TWO – LINKS TO CURRENT HEALTHY HOMES STANDARDS

Insulation	https://www.tenancy.govt.nz/healthy-homes/insulation-standard/
Heating	https://www.tenancy.govt.nz/healthy-homes/heating-standard/
Ventilation	https://www.tenancy.govt.nz/healthy-homes/ventilation-standard/
Draught Stopping	https://www.tenancy.govt.nz/healthy-homes/draught/
Moisture Ingress and Drainage	https://www.tenancy.govt.nz/healthy-homes/moisture-and-drainage-standard/

