



Healthy Homes Certificate of Compliance

This document acts as a statement in accordance with the Residential Tenancies (Healthy Homes Standards) Regulations 2019/88

This certification document states that an inspection has been carried out on this residential address.

Property Address: 16 Cogar Terrace, Chartwell, Hamilton

Date of Inspection: 29 April 2025

By Waikato Healthy Homes.

Insulation

The underfloor and ceiling is in good condition and compliant to the insulation standards in accordance with New Zealand Residential Tenancy Regulations 2016/128. Information pertaining to the details of the compliance is stated on this document.

Walls

Exempt: Walls are lined and unable to be accessed for assessment.

Compliant – Waikato Healthy Homes

Ceiling

The Ceiling insulation has been installed to New Zealand Building Standard NZS4246:2016 and meets the Healthy Homes Regulations:

Product installed: Pink Batts R3.2 ceiling segment insulation with 160 mm loft.

Compliant – Waikato Healthy Homes

Underfloor

Concrete floor and compliant as an exemption.

Compliant – Waikato Healthy Homes

Ventilation:

The property has adequate ventilation with openable windows or external doors in the living room, dining room, kitchen, and bedrooms. Has extractor fans in the bath, shower and kitchen that are in working order and have been vented outside, the property meets the standards and complies under the Healthy Homes 2019 regulations.

Compliant – Waikato Healthy Homes

Draught Stopping:

There are no unreasonable gaps or holes in walls, ceilings, windows, floors, and doors that are not necessary and cause noticeable draughts. The property meets the standards and complies under the Healthy Homes 2019 regulations.

Compliant – Waikato Healthy Homes

Heating

The main living area meets the required heating capacity and is compliant under the Healthy Homes 2019 Regulations.

Required Heating: 6.0 KW

Current Heating: 7.2 KW Panasonic Heat Pump and a 6.0 KW Panasonic Ducted Heat Pump with a combined total of 13.2 KW

Compliant – Waikato Healthy Homes

Moisture: Ground Moisture Barrier:

The Subfloor is compliant to the insulation standards in accordance with New Zealand Residential Tenancies (Healthy Homes Standards) Regulations 2019/88. Information pertaining to the details of the compliance is stated in this document.

Enclosed Subfloor

- The underfloor is concrete and deemed an exemption therefore it complies to the Healthy Homes 2019 Regulations.

Compliant – Waikato Healthy Homes

Moisture Ingress & Drainage Report:

The property has a drainage system that:

- Efficiently drains storm water, surface water and ground water to an appropriate outfall, and includes appropriate gutters, downpipes and drains to remove water from the roof.

Compliant – Waikato Healthy Homes

Disclaimer This assessment is considered true and factual as at the date of assessment. No parties involved in this compliance document take responsibility for changes made to property after the date of assessment and shall not be liable for any damage or loss by any person or company relying directly or indirectly on information provided in this statement. Please note this compliance is based on the New Zealand Residential Tenancy Regulations 2019/88.

Please note: If the required heating capacity fails, you will need to ensure the Heating Supplier provides a compliant heater with the heating capacity with an outdoor temperature of -3 degrees Celsius.



Vaughan Terry

Director: Waikato Healthy Homes

Insulation Statement

Ceiling Insulation- The ceiling insulation needs to have a loft of at least 120 mm.

Is there any insulation currently installed in the ceiling?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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Is the ceiling an exception, if so why?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> The ceiling is raked/pitched and has no ceiling cavity. <input type="checkbox"/> The ceiling cavity and pitch is too low to access to install insulation. <input type="checkbox"/> The ceiling is suspended and it not safe to access to install insulation. <input type="checkbox"/> Other: (please specify in comments)		

What is the loft of the Existing ceiling Insulation?	160	mm		<input type="checkbox"/> N/A
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What Is the Brand of the insulation?		
<input checked="" type="checkbox"/> Pink Batts	<input type="checkbox"/> EarthWool	<input type="checkbox"/> Nova Therm
<input type="checkbox"/> Premier	<input type="checkbox"/> Bradford Gold	<input type="checkbox"/> Rock Wool
<input type="checkbox"/> Temper	<input type="checkbox"/> Mammoth (White)	<input type="checkbox"/> Polyester
<input type="checkbox"/> GreenStuf	<input type="checkbox"/> InsulFluf	<input type="checkbox"/> Other

What type of insulation is it?			
<input checked="" type="checkbox"/> Segments	<input type="checkbox"/> Blanket	<input type="checkbox"/> Blown in wool/loose Fill	<input type="checkbox"/> N/A

What is the Insulation R Rating if known? (only known if a label is in the ceiling)	<input checked="" type="checkbox"/> Unknown	Please select
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What date was the insulation installed? (only known if a label is in the ceiling)	<input checked="" type="checkbox"/> Unknown	
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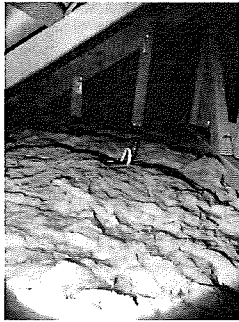
Does insulation need to be installed to be compliant?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
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If the ceiling has insulation, does it comply to the NZS 4246:2016 Installation Standards? (Without mould, dampness, damage or gaps) If no, why?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> Requires insulation to be installed to be compliant. <input type="checkbox"/> The ceiling has insulation covering the downlights that are not IC or ICF rated. <input type="checkbox"/> The ceiling insulation does not have the correct clearances around the downlights/ventilation fans. <input type="checkbox"/> Parts of the ceiling are not insulated – there are gaps. (specify rooms) <input type="checkbox"/> Other: (please specify in comments)			

Insulation Statement

Does the existing Ceiling Insulation comply with the Healthy Homes 2019 Standards? The insulation is in reasonable condition (without mould, dampness, damage or gaps)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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Comments:

Photos


Underfloor Insulation – The underfloor insulation needs a minimum R value of R1.3.

Is it a concrete floor?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Is there insulation currently installed in the underfloor?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
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What Is the Brand of the underfloor insulation?	<input checked="" type="checkbox"/> N/A															
<table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Pink Batts</td> <td><input type="checkbox"/> Foil</td> <td><input type="checkbox"/> Other: (please specify in comments)</td> </tr> <tr> <td><input type="checkbox"/> Nova Therm</td> <td><input type="checkbox"/> Polyester</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Expol -Polystyrene</td> <td><input type="checkbox"/> Mammoth</td> <td></td> </tr> <tr> <td><input type="checkbox"/> GreenStuf</td> <td><input type="checkbox"/> Eco Therm</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Earthwool</td> <td><input type="checkbox"/> Not known</td> <td></td> </tr> </table>	<input type="checkbox"/> Pink Batts	<input type="checkbox"/> Foil	<input type="checkbox"/> Other: (please specify in comments)	<input type="checkbox"/> Nova Therm	<input type="checkbox"/> Polyester		<input type="checkbox"/> Expol -Polystyrene	<input type="checkbox"/> Mammoth		<input type="checkbox"/> GreenStuf	<input type="checkbox"/> Eco Therm		<input type="checkbox"/> Earthwool	<input type="checkbox"/> Not known		
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<input type="checkbox"/> GreenStuf	<input type="checkbox"/> Eco Therm															
<input type="checkbox"/> Earthwool	<input type="checkbox"/> Not known															

What is the Underfloor Insulation R Rating?	<input checked="" type="checkbox"/> N/A
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Is the underfloor an exception, if so why?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No					
<table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> The underfloor area(s) is less than 350 mm high and is too low under Health & Safety Guidelines.</td> </tr> <tr> <td><input type="checkbox"/> The underfloor is blocked by pipes and too low to access to install insulation.</td> </tr> <tr> <td><input type="checkbox"/> The manhole is less than 350 mm high and is too low to access under Health & Safety Guidelines.</td> </tr> <tr> <td><input checked="" type="checkbox"/> Has a concrete floor.</td> </tr> <tr> <td><input type="checkbox"/> Other: (please specify in comments)</td> </tr> </table>	<input type="checkbox"/> The underfloor area(s) is less than 350 mm high and is too low under Health & Safety Guidelines.	<input type="checkbox"/> The underfloor is blocked by pipes and too low to access to install insulation.	<input type="checkbox"/> The manhole is less than 350 mm high and is too low to access under Health & Safety Guidelines.	<input checked="" type="checkbox"/> Has a concrete floor.	<input type="checkbox"/> Other: (please specify in comments)		
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<input type="checkbox"/> The manhole is less than 350 mm high and is too low to access under Health & Safety Guidelines.							
<input checked="" type="checkbox"/> Has a concrete floor.							
<input type="checkbox"/> Other: (please specify in comments)							

Insulation Statement

Does underfloor insulation need to be installed to be compliant?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
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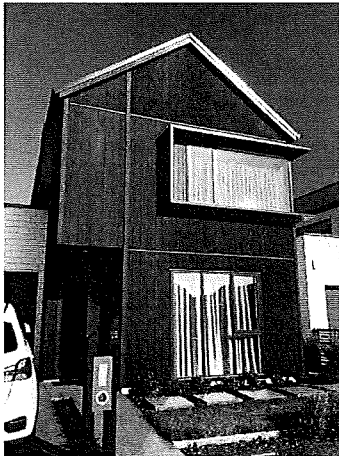
What date was the insulation installed? (only known if a label is in the Underfloor)	<input checked="" type="checkbox"/> Unknown
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If the underfloor has insulation, does it comply to the NZS 4246:2016 Installation Standards? (Without any mould, dampness, damage or gaps) If no, why? (Concrete Floor -Denotes N/A)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
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- The existing insulation is not installed to standard.
- The existing insulation has unnecessary gaps.
- The existing insulation is installed over foil
- The existing insulation has fallen out in places
- The existing insulation is Foil and is ripped/torn.
- Other:

Does the underfloor insulation comply with the Healthy Homes 2019 Regulations? (concrete floors are noted as a yes) The insulation is in reasonable condition (without mould, dampness, damage or gaps)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Comments

Photos


Walls: Walls are lined and type of insulation is not known as cannot be accessed.	<input checked="" type="checkbox"/> Insulation not known
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Ventilation Statement

A rental property must have:

- An extractor fan(s) in rooms with a bath, shower or indoor cooktop, and must vent to the outside.
- Openable windows or external doors in the living room, dining room, kitchen and bedrooms.

Opening Doors/Windows

Does the room have adequate ventilation, and can the window, door or skylight be fixed open? If no, please specify location/s:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<p>Bedroom (s)</p> <p><input type="checkbox"/> Lounge</p> <p><input type="checkbox"/> Family Room</p> <p><input type="checkbox"/> Kitchen</p> <p><input type="checkbox"/> Dining Room</p> <p><input type="checkbox"/> Bathroom</p> <p><input type="checkbox"/> Laundry</p> <p><input type="checkbox"/> Toilet</p> <p><input type="checkbox"/> Hallway/Entrance</p> <p><input type="checkbox"/> Bedroom (s) Right Hand side</p> <p><input type="checkbox"/> Bedroom (s) Left Hand side</p> <p><input type="checkbox"/> Bedroom (s) Back room</p> <p><input type="checkbox"/> Bedroom (s) upstairs</p> <p><input type="checkbox"/> Bedroom (s) Other</p> <p><input type="checkbox"/> Other (specify in comments)</p>		

Extractor Fans: Bathroom

Does the bathroom have a shower or bath?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Is there an extractor fan in place?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, is it vented to the outside?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Is the fan in good working order?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Is the minimum diameter of the fan 120 mm (including ducting) or an exhaust capacity of at least 25 Litres per second?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Is all ducting connected properly, intact & has no holes or tears?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Is the fan grill or filter clean & not clogged? (tenant to clean grill/filter)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Has the fan been installed after 1st July 2019, if so, is it vented to the outside and is the minimum diameter of the fan/Range hood 120 mm (including ducting) or an exhaust capacity of at least 25 Litres per second? (if known, the landlord is to verify)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

Ventilation Statement

Extractor Fans: Other Bathrooms

Does the property have a second bathroom?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Is there an extractor fan in place?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, is it vented to the outside?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Is the fan in good working order?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Is the minimum diameter of the fan 120 mm (including ducting) or an exhaust capacity of at least 25 Litres per second?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Is all ducting connected properly, intact & has no holes or tears?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Is the fan grill or filter clean & not clogged? (tenant to clean grill/filter)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Has the fan been installed after 1st July 2019, if so, is it vented to the outside and is the minimum diameter of the fan 120 mm (including ducting) or an exhaust capacity of at least 25 Litres per second? (if known, the landlord is to verify)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

Extractor Fan: Third Bathroom

Does the property have a third bathroom?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Is there an extractor fan in place?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
If yes, is it vented to the outside?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Is the fan in good working order?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Is the minimum diameter of the fan 120 mm (including ducting) or an exhaust capacity of at least 25 Litres per second?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Is all ducting connected properly, intact & has no holes or tears?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Is the fan grill or filter clean & not clogged? (tenant to clean grill/filter)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Has the fan been installed after 1st July 2019, if so, is it vented to the outside and is the minimum diameter of the fan 120 mm (including ducting) or an exhaust capacity of at least 25 Litres per second? (if known, the landlord is to verify)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A

Ventilation Statement

Extractor Fans: Kitchen

Is there an extractor fan in place?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
If yes, is it vented to the outside?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Is the fan in good working order?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Is the minimum diameter of the fan 150 mm (including ducting) or an exhaust capacity of at least 50 Litres per second?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Is all ducting connected properly, intact & has no holes or tears?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Is the fan grill or filter clean & not clogged? (tenant to clean grill/filter)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Has the fan been installed after 1st July 2019, if so, is it vented to the outside and is the minimum diameter of the fan/Range hood 150 mm (including ducting) or an exhaust capacity of at least 50 Litres per second? (if known, the landlord is to verify)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

Does the Property Comply with the Ventilation standards?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Comments from the Inspector.

Photos

Draught Stopping Statement

Draught Stopping: Walls, Ceilings and Floors

Any unreasonable gaps or holes in walls, ceilings, windows, floors and doors that are not necessary and cause noticeable draughts, must be blocked. These includes open fireplaces, unless the tenant has requested in writing that the open fireplace not be blocked, and the landlord accepts this request.

Guideline-Gaps or holes with a width greater than 3 mm that lets the air into or out of the property.

Gaps and holes at the top of the external wall and ceilings (often found around scotia's and cornices)? If yes, please specify location/s:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; padding: 2px;"> <input type="checkbox"/> Lounge <input type="checkbox"/> Family Room <input type="checkbox"/> Kitchen <input type="checkbox"/> Dining Room <input type="checkbox"/> Bathroom <input type="checkbox"/> Laundry <input type="checkbox"/> Toilet <input type="checkbox"/> Entrance/Hallway </td> <td style="width: 50%; vertical-align: top; padding: 2px;"> <input type="checkbox"/> Bedroom (s) Right Hand side <input type="checkbox"/> Bedroom (s) Left Hand side <input type="checkbox"/> Bedroom (s) Back room <input type="checkbox"/> Bedroom (s) upstairs <input type="checkbox"/> Bedroom (s) Other <input type="checkbox"/> Other (specify in comments) </td> </tr> </table>	<input type="checkbox"/> Lounge <input type="checkbox"/> Family Room <input type="checkbox"/> Kitchen <input type="checkbox"/> Dining Room <input type="checkbox"/> Bathroom <input type="checkbox"/> Laundry <input type="checkbox"/> Toilet <input type="checkbox"/> Entrance/Hallway	<input type="checkbox"/> Bedroom (s) Right Hand side <input type="checkbox"/> Bedroom (s) Left Hand side <input type="checkbox"/> Bedroom (s) Back room <input type="checkbox"/> Bedroom (s) upstairs <input type="checkbox"/> Bedroom (s) Other <input type="checkbox"/> Other (specify in comments)		
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Gaps and holes at the bottom of the external wall and floor (often found around skirting boards)? If yes, please specify location/s:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; padding: 2px;"> <input type="checkbox"/> Lounge <input type="checkbox"/> Family Room <input type="checkbox"/> Kitchen <input type="checkbox"/> Dining Room <input type="checkbox"/> Bathroom <input type="checkbox"/> Laundry <input type="checkbox"/> Toilet <input type="checkbox"/> Entrance/Hallway </td> <td style="width: 50%; vertical-align: top; padding: 2px;"> <input type="checkbox"/> Bedroom (s) Right Hand side <input type="checkbox"/> Bedroom (s) Left Hand side <input type="checkbox"/> Bedroom (s) Back room <input type="checkbox"/> Bedroom (s) upstairs <input type="checkbox"/> Bedroom (s) Other <input type="checkbox"/> Other (specify in comments) </td> </tr> </table>	<input type="checkbox"/> Lounge <input type="checkbox"/> Family Room <input type="checkbox"/> Kitchen <input type="checkbox"/> Dining Room <input type="checkbox"/> Bathroom <input type="checkbox"/> Laundry <input type="checkbox"/> Toilet <input type="checkbox"/> Entrance/Hallway	<input type="checkbox"/> Bedroom (s) Right Hand side <input type="checkbox"/> Bedroom (s) Left Hand side <input type="checkbox"/> Bedroom (s) Back room <input type="checkbox"/> Bedroom (s) upstairs <input type="checkbox"/> Bedroom (s) Other <input type="checkbox"/> Other (specify in comments)		
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Are there holes/gaps found in the external walls, ceilings' or floorboards? If yes, please specify location/s:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; padding: 2px;"> <input type="checkbox"/> Lounge <input type="checkbox"/> Family Room <input type="checkbox"/> Kitchen <input type="checkbox"/> Dining Room <input type="checkbox"/> Bathroom <input type="checkbox"/> Laundry <input type="checkbox"/> Toilet <input type="checkbox"/> Entrance/Hallway </td> <td style="width: 50%; vertical-align: top; padding: 2px;"> <input type="checkbox"/> Bedroom (s) Right Hand side <input type="checkbox"/> Bedroom (s) Left Hand side <input type="checkbox"/> Bedroom (s) Back room <input type="checkbox"/> Bedroom (s) upstairs <input type="checkbox"/> Bedroom (s) Other <input type="checkbox"/> Other (specify in comments) </td> </tr> </table>	<input type="checkbox"/> Lounge <input type="checkbox"/> Family Room <input type="checkbox"/> Kitchen <input type="checkbox"/> Dining Room <input type="checkbox"/> Bathroom <input type="checkbox"/> Laundry <input type="checkbox"/> Toilet <input type="checkbox"/> Entrance/Hallway	<input type="checkbox"/> Bedroom (s) Right Hand side <input type="checkbox"/> Bedroom (s) Left Hand side <input type="checkbox"/> Bedroom (s) Back room <input type="checkbox"/> Bedroom (s) upstairs <input type="checkbox"/> Bedroom (s) Other <input type="checkbox"/> Other (specify in comments)		
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Draught Stopping Statement

Are there unnecessary gaps around electrical and plumbing passages? (External Walls) If yes, please specify location/s:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No																
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<input type="checkbox"/> Toilet																		
<input type="checkbox"/> Entrance/Hallway																		

Are there gaps around roof space/loft Hatches/Manholes? If yes, please specify location/s:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No																
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Are there decommissioned ventilation devices? If yes, please specify location/s:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No																
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Draught Stopping Statement

Are there any broken glass windows or doors? If yes, please specify location/s:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; border: none;"> <input type="checkbox"/> Lounge <input type="checkbox"/> Family Room <input type="checkbox"/> Kitchen <input type="checkbox"/> Dining Room <input type="checkbox"/> Bathroom <input type="checkbox"/> Laundry <input type="checkbox"/> Toilet <input type="checkbox"/> Entrance/Hallway </td> <td style="width: 50%; vertical-align: top; border: none;"> <input type="checkbox"/> Bedroom (s) Right Hand side <input type="checkbox"/> Bedroom (s) Left Hand side <input type="checkbox"/> Bedroom (s) Back room <input type="checkbox"/> Bedroom (s) upstairs <input type="checkbox"/> Bedroom (s) Other <input type="checkbox"/> Other (specify in comments) </td> </tr> </table>	<input type="checkbox"/> Lounge <input type="checkbox"/> Family Room <input type="checkbox"/> Kitchen <input type="checkbox"/> Dining Room <input type="checkbox"/> Bathroom <input type="checkbox"/> Laundry <input type="checkbox"/> Toilet <input type="checkbox"/> Entrance/Hallway	<input type="checkbox"/> Bedroom (s) Right Hand side <input type="checkbox"/> Bedroom (s) Left Hand side <input type="checkbox"/> Bedroom (s) Back room <input type="checkbox"/> Bedroom (s) upstairs <input type="checkbox"/> Bedroom (s) Other <input type="checkbox"/> Other (specify in comments)		
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Are there any poorly fitted pet doors? (causing draughts) If yes, please specify location/s:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
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Are there any broken/missing hinges or catches that prevent the door's or window's closing tightly? If yes, please specify location/s:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
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Draught Stopping Statement

Are there any loose hinges or catches that prevent the door's or window's closing tightly? If yes, please specify location/s:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; border: none;"> <input type="checkbox"/> Lounge <input type="checkbox"/> Family Room <input type="checkbox"/> Kitchen <input type="checkbox"/> Dining Room <input type="checkbox"/> Bathroom <input type="checkbox"/> Laundry <input type="checkbox"/> Toilet <input type="checkbox"/> Entrance/Hallway </td> <td style="width: 50%; vertical-align: top; border: none;"> Bedroom (s) <input type="checkbox"/> Bedroom (s) Right Hand side <input type="checkbox"/> Bedroom (s) Left Hand side <input type="checkbox"/> Bedroom (s) Back room <input type="checkbox"/> Bedroom (s) upstairs <input type="checkbox"/> Bedroom (s) Other <input type="checkbox"/> Other (specify in comments) </td> </tr> </table>	<input type="checkbox"/> Lounge <input type="checkbox"/> Family Room <input type="checkbox"/> Kitchen <input type="checkbox"/> Dining Room <input type="checkbox"/> Bathroom <input type="checkbox"/> Laundry <input type="checkbox"/> Toilet <input type="checkbox"/> Entrance/Hallway	Bedroom (s) <input type="checkbox"/> Bedroom (s) Right Hand side <input type="checkbox"/> Bedroom (s) Left Hand side <input type="checkbox"/> Bedroom (s) Back room <input type="checkbox"/> Bedroom (s) upstairs <input type="checkbox"/> Bedroom (s) Other <input type="checkbox"/> Other (specify in comments)		
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Are there poorly fitted windows or doors with unreasonable gaps greater than 3 mm If yes, please specify location/s:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; border: none;"> <input type="checkbox"/> Lounge <input type="checkbox"/> Family Room <input type="checkbox"/> Kitchen <input type="checkbox"/> Dining Room <input type="checkbox"/> Bathroom <input type="checkbox"/> Laundry <input type="checkbox"/> Toilet <input type="checkbox"/> Entrance/Hallway </td> <td style="width: 50%; vertical-align: top; border: none;"> Bedroom (s) <input type="checkbox"/> Bedroom (s) Right Hand side <input type="checkbox"/> Bedroom (s) Left Hand side <input type="checkbox"/> Bedroom (s) Back room <input type="checkbox"/> Bedroom (s) upstairs <input type="checkbox"/> Bedroom (s) Other <input type="checkbox"/> Other (specify in comments) </td> </tr> </table>	<input type="checkbox"/> Lounge <input type="checkbox"/> Family Room <input type="checkbox"/> Kitchen <input type="checkbox"/> Dining Room <input type="checkbox"/> Bathroom <input type="checkbox"/> Laundry <input type="checkbox"/> Toilet <input type="checkbox"/> Entrance/Hallway	Bedroom (s) <input type="checkbox"/> Bedroom (s) Right Hand side <input type="checkbox"/> Bedroom (s) Left Hand side <input type="checkbox"/> Bedroom (s) Back room <input type="checkbox"/> Bedroom (s) upstairs <input type="checkbox"/> Bedroom (s) Other <input type="checkbox"/> Other (specify in comments)		
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Are there excessive clearances/gaps at the bottom/top or sides of the external doors? If yes, please specify location/s:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; border: none;"> <input type="checkbox"/> Lounge <input type="checkbox"/> Family Room <input type="checkbox"/> Kitchen <input type="checkbox"/> Dining Room <input type="checkbox"/> Bathroom <input type="checkbox"/> Laundry <input type="checkbox"/> Toilet <input type="checkbox"/> Entrance/Hallway </td> <td style="width: 50%; vertical-align: top; border: none;"> Bedroom (s) <input type="checkbox"/> Bedroom (s) Right Hand side <input type="checkbox"/> Bedroom (s) Left Hand side <input type="checkbox"/> Bedroom (s) Back room <input type="checkbox"/> Bedroom (s) upstairs <input type="checkbox"/> Bedroom (s) Other <input type="checkbox"/> Other (specify in comments) </td> </tr> </table>	<input type="checkbox"/> Lounge <input type="checkbox"/> Family Room <input type="checkbox"/> Kitchen <input type="checkbox"/> Dining Room <input type="checkbox"/> Bathroom <input type="checkbox"/> Laundry <input type="checkbox"/> Toilet <input type="checkbox"/> Entrance/Hallway	Bedroom (s) <input type="checkbox"/> Bedroom (s) Right Hand side <input type="checkbox"/> Bedroom (s) Left Hand side <input type="checkbox"/> Bedroom (s) Back room <input type="checkbox"/> Bedroom (s) upstairs <input type="checkbox"/> Bedroom (s) Other <input type="checkbox"/> Other (specify in comments)		
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Draught Stopping Statement

Is there an open fireplace, or an un-flued gas heater, or another type of un-flued combustion Heater?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
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Is the open fireplace(s) working and being used by the Tenant(s)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
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Is the open fireplace unused and blocked off to prevent draughts?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
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Please note: If the open fireplace is used, permission must be granted by the Landlord and signed by the Tenant in writing and held on record.
The fireplace must be signed off as in good working order.

Photos



Draught Stopping Statement

Does the Property Comply with the Draught Stopping standards?

Yes

No

Comments from the Inspector.

Photos



Heating Statement

Heating

The heating standard requires landlords to provide one or more fixed heater(s) that can directly heat the main living room of every rental property to at least 18 degrees. It must be an acceptable type of heater and it also needs to meet a required minimum heating capacity.

What is the recommended heating KW capacity required? Please note: If the KW does not meet the minimum level required, please refer to a heating expert for advice on what is required to be installed if unsure.	6.0	kw
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Does the fixed heater(s) meet the required minimum heating capacity calculated in the main living area?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Does the main living room that is used for general everyday living (i.e lounge, family room or dining room) have a fixed (not portable) heater(s) installed with at least 1.5 kw in heating capacity?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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What is the current total kw Rating of the fixed heater installed? (nil if there is no heater)	13.2	kw
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What type and brand of fixed heater(s) are installed?		
Type: <input checked="" type="checkbox"/> Heat Pump <input type="checkbox"/> Electric Heater <input type="checkbox"/> Wood Burner <input type="checkbox"/> Pellet Burner <input type="checkbox"/> Flued Gas Heater <input type="checkbox"/> Central Heating <input type="checkbox"/> Panel Heater <input type="checkbox"/> Other, please specify:	Brand: <input checked="" type="checkbox"/> Panasonic <input type="checkbox"/> Mitsubishi <input type="checkbox"/> Fujitsu <input type="checkbox"/> Kent <input type="checkbox"/> Haier <input type="checkbox"/> Daikin <input type="checkbox"/> Hitachi <input type="checkbox"/> Other, please specify:	<input type="checkbox"/> Masport <input type="checkbox"/> Toshiba <input type="checkbox"/> Gree <input type="checkbox"/> Meiro <input type="checkbox"/> Rinnai <input type="checkbox"/> LG

Does the heater located in the living room, provide heat directly to the living room via a duct or vent? (i.e. Central Heating System)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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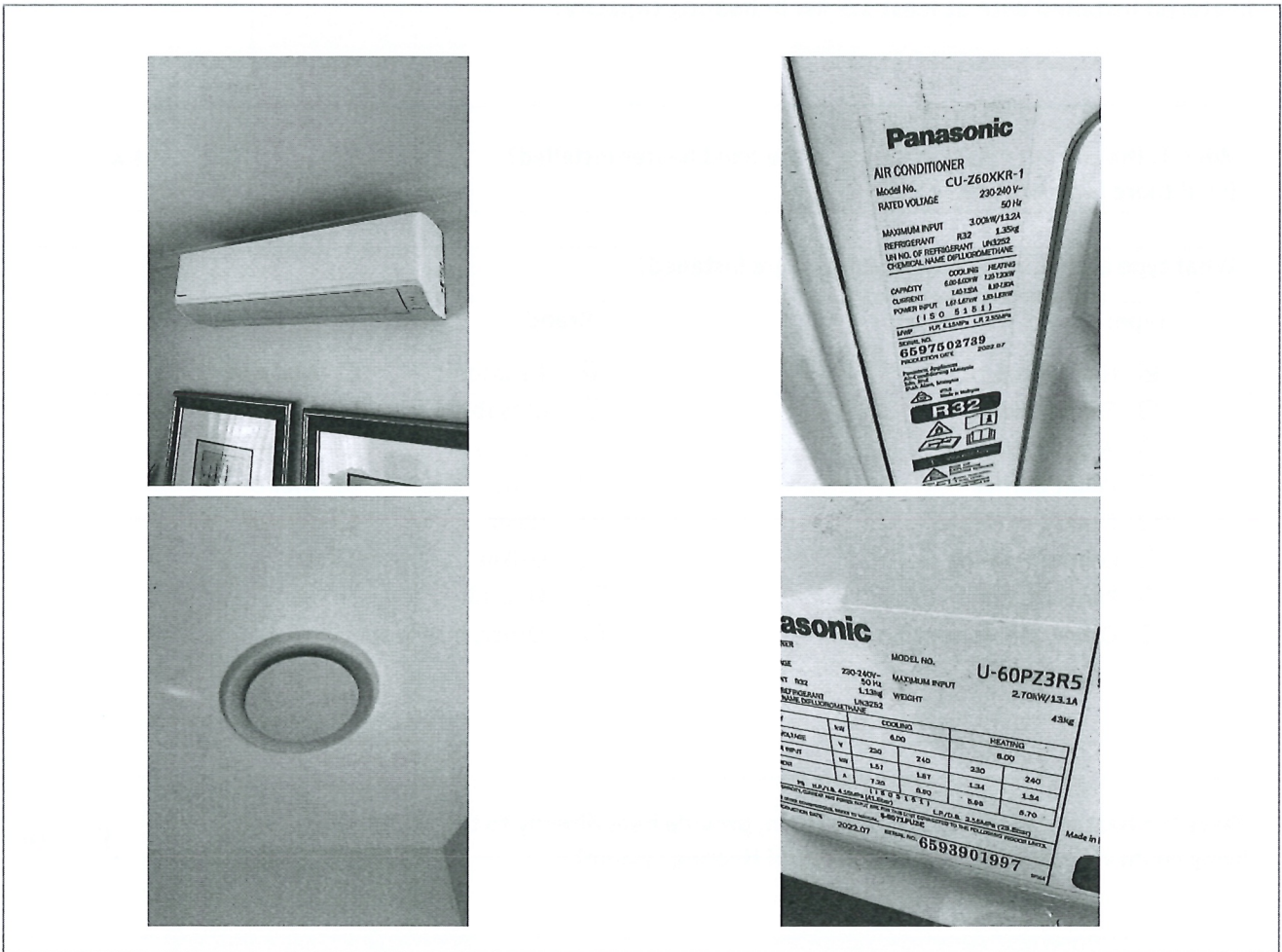
If the fixed existing heating unit is a HEAT PUMP or ELECTRIC HEATER, does it have a working thermostat?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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Heating Statement

Does the property Comply with the Heating Standards?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Comments from the Inspector. (specify if more than one qualifying heater, including type, Model and KW.)

Photos



Moisture Ingress and Drainage Statement

Ground Moisture Barrier (GVB)

Rental properties with suspended floors, where the subfloor space is enclosed, must have ground moisture barrier installed. (unless it is not reasonably practicable to install one).

Does the property have a concrete floor?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Does the property have an enclosed subfloor? if yes, please specify what type?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input type="checkbox"/> The underfloor has a cement board enclosed subfloor -50% or more. <input type="checkbox"/> The underfloor has a masonry enclosed subfloor -50% or more. <input type="checkbox"/> The underfloor has a semi-permanent enclosed subfloor -50% or more. <input type="checkbox"/> The underfloor has timber skirting (base boards) with multiple continuous gaps of less than 20 mm Width.		

Does the property require Ground Moisture Barrier to be installed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> Full Install	<input type="checkbox"/> Partial Install	<input type="checkbox"/> Remedial Repairs	

Is the enclosed subfloor installed with GVB to NZS 4246:2016 standards?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
If no, why? <ul style="list-style-type: none"> <input type="checkbox"/> The GVB has not been folded up and taped around the pile. <input type="checkbox"/> The GVB has not been folded up along the foundation walls and overlapped along the joins. <input type="checkbox"/> The GVB has been overlapped with pegs no more than 1 metre apart to secure the sheets in place. <input type="checkbox"/> The GVB has not been folded up the edge of the foundation walls (50mm minimum height) <input type="checkbox"/> The GVB is not fully covering all the ground areas. <input type="checkbox"/> Other. (please specify in comments) 			

Moisture Ingress and Drainage Statement

If the enclosed subfloor is an exception, please explain why? (concrete floors are noted as a yes)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<ul style="list-style-type: none"><input type="checkbox"/> The underfloor area(s) is less than 350 mm high and is too low under Health & Safety Guidelines.<input type="checkbox"/> The underfloor is blocked by pipes and too low to access to install Ground Moisture Barrier.<input type="checkbox"/> The manhole is less than 350 mm high and is too low to access under Health & Safety Guidelines.<input checked="" type="checkbox"/> Has a concrete floor.<input type="checkbox"/> Other: (please specify in comments)			

Comments from the Inspector.

Photos

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Moisture Ingress and Drainage Statement

Around the House and Subfloor

Are there any leaking water pipes, gully traps or waste pipes?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there any downpipes discharging rainwater under the subfloor or onto the ground adjacent to the house?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there any leaks from the wet areas inside the house?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there any surface water from the surrounding ground, paths, or driveways flowing under the building?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there water or any signs of water rising up through damaged brick, concrete masonry or concrete foundations of concrete floor?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are all the gutters present to carry away water from all parts of the roof?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are all the gutters all connected to a downpipe (directly or via another connected gutter)?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are all the gutters and downpipes of sufficient size to not overflow during normal rain fall?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Do all the gutters have sufficient fall for water to flow into the connected downpipe (no stagnant water)?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

