

HEALTHY HOMES ASSESSMENT



HAWK EYE
BUILDING INSPECTIONS

Inspector: Adam Spencer

123 Sample Street, Flaxmere, Hastings, 4120
Inspection prepared for: Sample Customer

Date Of Inspection: 10/2/2025

Time: 9.00am

Age Of Home: Approximately 1985

Size Of Home: 2 bedroom, 1 bathroom - Approximately 70 sqm

NZIBI - 087

Squire Dr, Awatoto, Napier, Hawke's Bay 4110

Phone: 0277499394

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Healthy Homes Standards 2019 Summary

1. Consultant's Name:

Adam Spencer

2. Inspection Type:

Hawk Eye Healthy Homes Standards Assessment

3. Person's In Attendance:

Building Inspector/Healthy Homes Assessor
Owner(s)

4. Occupancy:

The property is occupied by the owner

5. Healthy Homes Standards 2019

The property PASSED the Healthy Homes Standards 2019 at the time of assessment

6. Healthy Homes Floor Insulation Standard

The property PASSED the Healthy Homes floor insulation standard

7. Healthy Homes Ceiling Insulation Standard

The property PASSED the Healthy Homes ceiling insulation standard

8. Healthy Homes Moisture Ingress Standard

The property PASSED the Healthy Homes moisture ingress standard

9. Healthy Homes Ventilation Standard

Materials: The property PASSED the Healthy Homes ventilation standard

10. Healthy Homes Drainage Standard

The property PASSED the Healthy Homes drainage standard

11. Healthy Homes Heating Standard

The property PASSED the Healthy Homes heating standard

12. Healthy Homes Draught Stopping Standard

The property PASSED the Healthy Homes draught stopping standard

13. Smoke Alarms RTA

The home has long life battery photoelectric smoke alarm/s installed within 3m or each bedroom and/or in each bedroom, and on each floor level, this meets the RTA standard

Healthy Home Underfloor Insulation Standard

1. Underfloor Insulation Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

1.1. Your home has a concrete slab foundation, this meets the healthy homes floor insulation standard by exemption



Healthy Homes Ceiling Insulation Standard

1. Ceiling Insulation Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

1.1. Home has ceiling insulation that meets the Healthy Homes Insulation standard

1.2. Your home has ceiling insulation that meets the healthy homes standards. There is an approximate layer of 150mm fibreglass R value 2.9. The thickness varies up to 175mm thick R value 3.6



Healthy Homes Moisture Ingress Standard

1. Moisture Ingress Standard/Foundation

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

1.1. Your home has a concrete slab foundation, this meets the healthy homes moisture ingress standard by exemption



Healthy Homes Drainage Standard

1. Drainage Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

1.1. Your homes gutters and down pipes discharge appropriately into the storm water system. This meets the healthy homes drainage standard



Healthy Homes Ventilation Standard

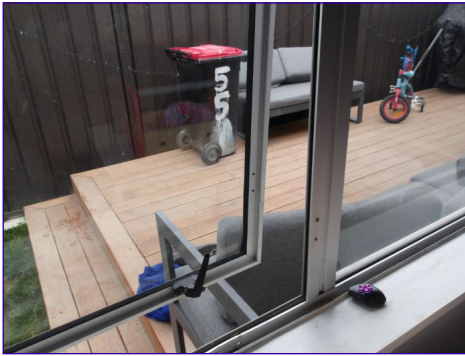
Note: The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Living & Bedroom Areas Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

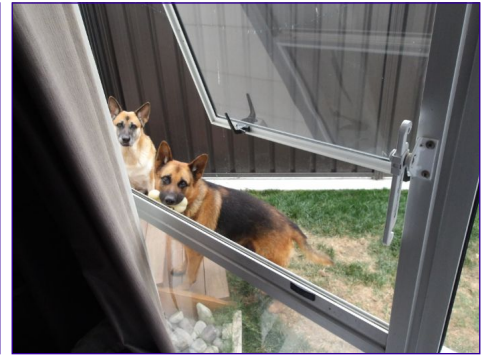
- 1.1. The home has ventilation in each living area/bedroom that meets the healthy homes ventilation standard
- 1.2. The living room has adequate ventilation through openable windows to meet the healthy homes ventilation standard
- 1.3. Bedroom 1 has adequate ventilation through openable windows to meet the healthy homes ventilation standard
- 1.4. Bedroom 2 has adequate ventilation through openable windows to meet the healthy homes ventilation standard



Bedroom 2



Bedroom 1



Living room

2. Kitchen Area Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

- 2.1. The home has a kitchen extract that meets the Healthy Homes Standards.
- 2.2. The home has a kitchen extract that meets the Healthy Homes standards, installed prior to July 2019 therefore flowrate or duct sizing does not need to be taken into consideration



3. Bathroom Area Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

- 3.1. The home has a bathroom extract that meets the Healthy Homes Standards.
- 3.2. The home has a bathroom extract that meets the Healthy Homes standards, installed prior to July 2019 therefore flowrate or duct sizing does not need to be taken into consideration

Sample Customer



123 Sample Street, Flaxmere, Hastings



Bathroom

Healthy Homes Heating Standard

1. Living Room Heating Type

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

1.1. Your home has a qualifying heater, that meets the healthy homes heating standard

1.2. The living room has a heat demand of 4.2kW. The heat pump has a heat capacity of 5.4kW. This meets the healthy homes heating standard. The heat calculation is attached at the end of the assessment



Healthy Homes Draught Stopping Standard

1. Draught Stopping Standard

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

1.1. Your home has aluminium joinery in good condition and are sealing well, this meets the healthy homes draught stopping standard



General Visible Mould In Rooms

1. Wall Condition

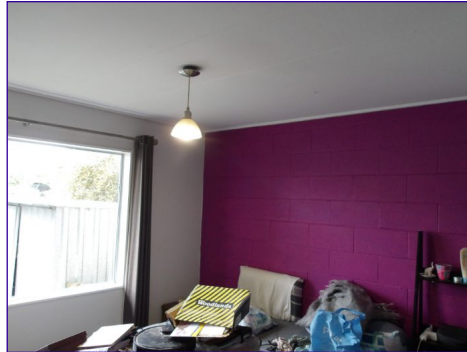
Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

1.1. Your home has no visible mould
 1.2. No dampness or visible mould is a good sign that this home is warm and dry. It's possible there may be mould in other less accessible places in the home or at certain times of the year, so keep an eye out. You can clean mould using a solution of 70mls of white vinegar and 30mls of water sprayed on affected areas. Leave for up to an hour and then wipe it off with a clean damp cloth. Be particularly wary of mould appearing in wardrobes and other enclosed spaces, and continue airing to ensure you're breathing nice, fresh air.



Hallway



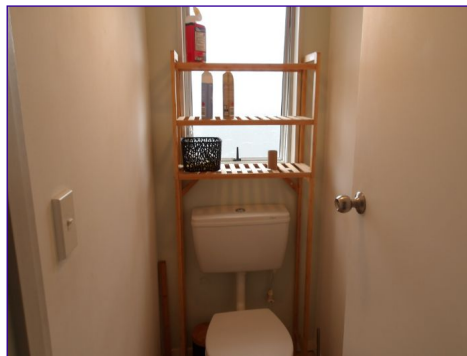
Bedroom 1



Bedroom 2



Bathroom



WC



Laundry



Living room



Kitchen

RTA Smoke Alarms

1. Smoke Alarms Location/Type/Tested

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

1.1. Your home has a photoelectric, long life battery smoke alarms installed in the hallway, this is within 3m of each bedroom, this meets the RTA standard



Hallway

Feel free to contact me on the above mobile phone number once you have thoroughly read this report.

It is often very difficult to explain all situations, problems, access difficulties, building faults or importance in a matter that is readily understandable by the purchaser.

If you should have any difficulty understanding any issues or items within this report then you should contact the inspector as we are here to help. If you have any question at all, please contact the inspector before acting on this report.

We do thank you for entrusting us to undertake the building inspection.

It's the biggest compliment we get when a customer refers family and friends.

Thank you once again,

Adam Spencer

Hawk Eye Building Inspections

END OF REPORT



Heating report

Report Details

- This report was generated by
Adam Spencer
- Address of rental property
55A Sunderland Drive, Hastings
- Name of landlord
Kerri Goodwin
- Report was generated on
10 February 2025 02:53pm

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 4.2kW 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 -2°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: **From 1978 to 2000**
- Region: **Hawkes Bay**
- Council: **Napier City Council**
- Zone: **1**

- Assumed external temperature: **-2°C**
- Home been upgraded to 2009 insulation and glazing standards: **No**

About your main living room

Main living room

- Main living room area: **27m²**

Level 1

Wall 1

- Type of wall: **internal**
- Length: **5.50m**
- Height: **2.40m**
- Area: **13.20m²**
- Calculated area: **13.20m²**
- R-Value: **0.4**
- Default R-Value **0.4**
- Wall Transmission Heat Loss: **0.33kW**
- Number of windows: **0**
- Number of door glazing: **0**

Wall 2

- Type of wall: **external**
- Length: **6.30m**
- Height: **2.40m**
- Area: **15.12m²**
- Calculated area: **15.12m²**
- R-Value: **1**
- Default R-Value **1**
- Wall Transmission Heat Loss: **0.95kW**
- Number of windows: **2**
- Number of door glazing: **0**

Wall 2: Window 1

- Glazing type: **single**
- Length: **1.55m**
- Height: **1.95m**
- Area: **3.02m²**
- Calculated area: **3.02m²**
- R-Value: **0.15**
- Default R-Value **0.15**

Wall 2: Window 2

- Glazing type: **single**
- Length: **2.10m**
- Height: **1.30m**
- Area: **2.73m²**
- Calculated area: **2.73m²**
- R-Value: **0.15**
- Default R-Value **0.15**

Wall 3

- Type of wall: **external**
- Length: **2.00m**
- Height: **2.40m**
- Area: **4.80m²**
- Calculated area: **4.80m²**

- R-Value: **1**
- Default R-Value **1**
- Wall Transmission Heat Loss: **0.24kW**
- Number of windows: **1**
- Number of door glazing: **0**

Wall 3: Window 1

- Glazing type: **single**
- Length: **1.35m**
- Height: **0.95m**
- Area: **1.28m²**
- Calculated area: **1.28m²**
- R-Value: **0.15**
- Default R-Value **0.15**

Wall 4

- Type of wall: **internal**
- Length: **6.10m**
- Height: **2.40m**
- Area: **14.64m²**
- Calculated area: **14.64m²**
- R-Value: **0.4**
- Default R-Value **0.4**
- Wall Transmission Heat Loss: **0.37kW**
- Number of windows: **0**
- Number of door glazing: **0**

Wall 5

- Type of wall: **internal**
- Length: **3.60m**
- Height: **2.40m**
- Area: **8.64m²**
- Calculated area: **8.64m²**
- R-Value: **0.4**
- Default R-Value **0.4**
- Wall Transmission Heat Loss: **0.22kW**
- Number of windows: **0**
- Number of door glazing: **0**

Floor:

- | | |
|--|---|
| <ul style="list-style-type: none"> • Floor Area: 26.50m² • Space below floor: external • External percentage: 100% • External R-Value 1.3 • External R-Value default 1.3 • Standards compliance: all • Standards percentage: 100% • Standards area: 26.50m² • 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 0.5 | <ul style="list-style-type: none"> • Internal percentage: 0% • Internal R-Value 0 • Internal R-Value default 0.5 • Total area: 26.50m² • Internal area: 0.00m² • External area: 26.50m² • Internal Transmission Heat Loss: 0.00kW • External Transmission Heat Loss: 0.41kW • Standards Transmission Heat Loss: 0.41kW • Non-standards Transmission Heat Loss: 0.00kW • Total Transmission Heat Loss: 0.41kW |
|--|---|

Ceiling:

- Floor Area: **26.50m²**
 - Shape of ceiling: **flat**
 - Space above ceiling: **external**
 - Standards percentage: **100%**
 - Standards area: **26.50m²**
 - Standards R-Value **2.9**
 - 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: **2.9**
 - External R-Value default: **2.4**
- Flat area: **26.50m²**
 - Irregular area: **0.00m²**
 - Total area: **26.50m²**
 - Internal area: **0.00m²**
 - External area: **26.50m²**
 - Internal Transmission Heat Loss: **0.00kW**
 - External Transmission Heat Loss: **0.18kW**
 - Standards Transmission Heat Loss: **0.18kW**
 - Non-standards Transmission Heat Loss: **0.00kW**
 - Total Transmission Heat Loss: **0.18kW**
 - Number of skylights: **0**

Level Summary:

- Volume of Level: **63.6m³**
- Transmission Heat Loss: **2.70kW**
- Ventilation Heat Loss: **0.43kW**
- Additional heating-up power: **1.06kW**

Result

- Transmission Heat Loss: **2.70kW**
- Ventilation Heat Loss: **0.43kW**
- Additional heating-up power: **1.06kW**
- Heat load of the heated space: **4.2kW**
- Heat load of the heated space (w/o heating-up power): **3.13kW**