

SITE SURVEY REPORT

Healthy Homes Assessment

Prepared for	J. and P. Whitaker (owners)
Date	20 Oct 2026
Site	18 Rimu Crescent, Hamilton
Prepared by	A. Ngata

FORM

Healthy Homes Assessment

1. The property

Property	18 Rimu Crescent
Address	18 Rimu Crescent, Hillcrest, Hamilton 3216
Landlord or owner	J. and P. Whitaker (owners)
Property manager or agent	Waipā Property Management
Assessed by	A. Ngata
Date of assessment	20 Oct 2026
Why the assessment is being done	Before a new tenancy
Type of home	Stand-alone house
Insulation climate zone	Zone 2
Was the home built or renovated under a building consent on or after 3 November 2022?	No
Bedrooms	3

2. Heating

Main living room	Lounge (open to the dining area)
How the required heating capacity was worked out	Heating Assessment Tool
Required heating capacity (kW)	5.2

Heaters that heat the main living room 1: Heat pump

Heater type	Heat pump
Heating capacity (kW)	6
Installed before 1 July 2019?	No
Has a thermostat?	Yes
Working and in good order?	Yes
Heating capacity counted (kW)	6.0

Heating capacity	Meets the required capacity
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Is a heating exemption being relied on?	No
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Heating items open	0
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3. Insulation

Minimum ceiling R-value for the zone	2.9
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Ceiling	Insulated
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Ceiling insulation R-value	3.2
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Ceiling insulation thickness (mm)	190
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Was the ceiling insulation installed before 1 July 2016?	No
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Date installed, if known	14 May 2019
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Condition of the ceiling insulation	Reasonable condition
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Ceiling insulation	Meets the minimum R-value
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Underfloor	Insulated
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Underfloor insulation R-value	1.3
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Date installed, if known	14 May 2019
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Condition of the underfloor insulation	Reasonable condition
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Underfloor insulation	Meets R1.3
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Wall insulation	Could not find out
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What could not be found out, and why	Weatherboard house built in 1968. No building records of wall insulation and none visible at the switch plates checked; walls not opened.
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Insulation items open	0
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4. Ventilation

Rooms 1: Lounge and dining

Room	Lounge and dining
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Type of room	Living room
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Length (m)	6.2
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Width (m)	4.1
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Floor area (m ²)	25.42
Openable area of windows, doors and skylights to the outside (m ²)	2.1
Openable area as a share of the floor (%)	8.3
Openable windows	At least 5% of the floor area
Ventilation in this room	No issue found

Rooms 2: Kitchen

Room	Kitchen
Type of room	Kitchen
Length (m)	3.4
Width (m)	2.8
Floor area (m ²)	9.52
Openable area of windows, doors and skylights to the outside (m ²)	0.6
Openable area as a share of the floor (%)	6.3
Openable windows	At least 5% of the floor area
Has a cooktop?	Yes
Kitchen extraction	Extractor fan or range hood venting outside
Fan installed before 1 July 2019?	No
Vents to the outside and works?	Yes
Fan diameter including ducting (mm)	150
Exhaust capacity (L/s)	60
Ventilation in this room	No issue found

Rooms 3: Bedroom 1

Room	Bedroom 1
Type of room	Bedroom
Length (m)	3.9
Width (m)	3.4
Floor area (m ²)	13.26

Openable area of windows, doors and skylights to the outside (m ²)	0.9
Openable area as a share of the floor (%)	6.8
Openable windows	At least 5% of the floor area
Ventilation in this room	No issue found

Rooms 4: Bedroom 2

Room	Bedroom 2
Type of room	Bedroom
Length (m)	3.3
Width (m)	3
Floor area (m ²)	9.90
Openable area of windows, doors and skylights to the outside (m ²)	0.6
Openable area as a share of the floor (%)	6.1
Openable windows	At least 5% of the floor area
Ventilation in this room	No issue found

Rooms 5: Bedroom 3

Room	Bedroom 3
Type of room	Bedroom
Length (m)	3
Width (m)	2.7
Floor area (m ²)	8.10
Openable area of windows, doors and skylights to the outside (m ²)	0.5
Openable area as a share of the floor (%)	6.2
Openable windows	At least 5% of the floor area
Ventilation in this room	No issue found

Rooms 6: Bathroom

Room	Bathroom
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Type of room	Bathroom
Has a shower or bath?	Yes
Bathroom extraction	Recirculating only, or not vented outside
Ventilation in this room	To fix
Ventilation items open	1

5. Moisture ingress and drainage

Gutters, downpipes and drains take the water off the roof?	Yes
Drainage removes storm water, surface water and ground water to an appropriate outfall?	Yes
Signs of water getting in, found on the day	None found
Subfloor	Enclosed subfloor
Ground moisture barrier	Polythene sheet to NZS 4246:2016 section 8
Condition of the barrier	Covers the ground, in good condition
Moisture and drainage items open	0

6. Draught stopping

Free of unreasonable gaps or holes that cause noticeable draughts?	Yes
Open fireplace	Open fireplace closed off, chimney blocked
Draught stopping items open	0

7. Summary and compliance statement

Standards with nothing open (of 5)	4
Items open across the five standards	1

Fix the open items, or record the exemption that applies, before the compliance statement is signed. A landlord who breaches the healthy homes standards can face a penalty of up to \$7,200.

Work needed 1: Replace the bathroom ceiling fan, which only moves air into the roof space, with a fan ducted to the outside of at least 120 mm or 25 L/s. Get the diameter, ducting and flow rate from the installer in writing.

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Standard	Ventilation
Who will do it	Waipā Property Management (electrician booked)
Due by	31 Oct 2026
Done?	No
Records held	Heating Assessment Tool report or specialist assessment, Heater labels or specifications, Insulation packaging, labels or installer certificate, Fan specifications from the installer, in writing, Ground moisture barrier invoice or photos, Photos from this assessment
Notes for the landlord	Four of the five standards have nothing open. The bathroom fan is the one item to fix before the compliance statement is signed for the new tenancy starting 8 November.
Assessor company	Waipā Property Management
Assessor signature	

A. Ngata