

HEALTHY HOMES STATEMENT

5/19 Thames Street, Hamilton

Date of Inspection: 02/05/2025

Inspector: Andrew Leech

The forementioned **Property is Compliant** with the Healthy Homes Standards as required by section 45(1)(bb) of the Residential Tenancies Act (RTA). Information on sections that fail to comply with the requirements can be found within the G-Force Healthy Homes full report.

INSULATION

The forementioned **Property is Compliant** with the Healthy Homes Standards as required by Regulations 13 and 15 of the Residential Tenancy Act (RTA).

Reference: www.tenancy.govt.nz/healthy-homes/insulation-standard/

Location	Type and/or Brand	Thickness (mm)	R-Rating
Ceiling	Pinkbatts Pads	140	R2.9
Underfloor	Unknown Polyester		R1.5
Wall - Exempt	Cannot be determined without possible damage to wall linings		Unknown

HEATING

The forementioned **Property is Compliant** with the Healthy Homes Standards as required by Regulation 8 of the Residential Tenancy Act (RTA).

Reference: www.tenancy.govt.nz/healthy-homes/heating-standard/

Heater	Brand Name	Heater Capacity (kW)	Required Capacity (kW)
Heat Pump	Mitsubishi	6.00	5.10

MOISTURE INGRESS

The forementioned **Property is Compliant** with the Healthy Homes Standards as required by Regulations 27 and 28 of the Residential Tenancy Act (RTA).

Reference: www.tenancy.govt.nz/healthy-homes/moisture-ingress-and-drainage-standard/

Guttering	Downpipes	Surface Drainage
Clear and Flowing	Clear and Flowing	No Evidence of Issues
Existing O-GVB	Workspace	Subfloor Perimeter
O-Gvb Present	Flat	Over 50% Obstructed

VENTILATION

The forementioned **Property is Compliant** with the Healthy Homes Standards as required by Regulations 21 and 23 of the Residential Tenancy Act (RTA).

Reference: www.tenancy.govt.nz/healthy-homes/ventilation-standards/

Location	Mechanical Device Present	Condition	Ducting
Kitchen	Rangehood	Fully Functional	≥150mm or 50L/s
Bathroom	Ceiling Fan	Fully Functional	≥120mm or 25L/s
No Additional Room			
No Additional Room			
Doors / Windows	Each habitable space has 1 or more qualifying openable window(s) or door(s) and/or room(s) meet alternative ventilation requirements at time of lawful build.		

DRAUGHT PROOFING

The forementioned **Property is Compliant** with the Healthy Homes Standards as required by Regulations 25 and 26 of the Residential Tenancy Act (RTA).

Reference: www.tenancy.govt.nz/healthy-homes/draught/

The property is free from unintentional and unreasonable gaps between, and holes in, building elements that allow draughts into or out of the premises.

DISCLAIMER

This statement is based on a visual inspection only, offers no warranty of guarantee and relates only to those areas that could be reasonably accessed. All results are based on findings during the inspection completed on 02/05/2025 and further details can be found in the GForce Healthy Homes Report. These results may alter at any time and an updated report is recommended every 24 months or between tenancies (whichever occurs first).

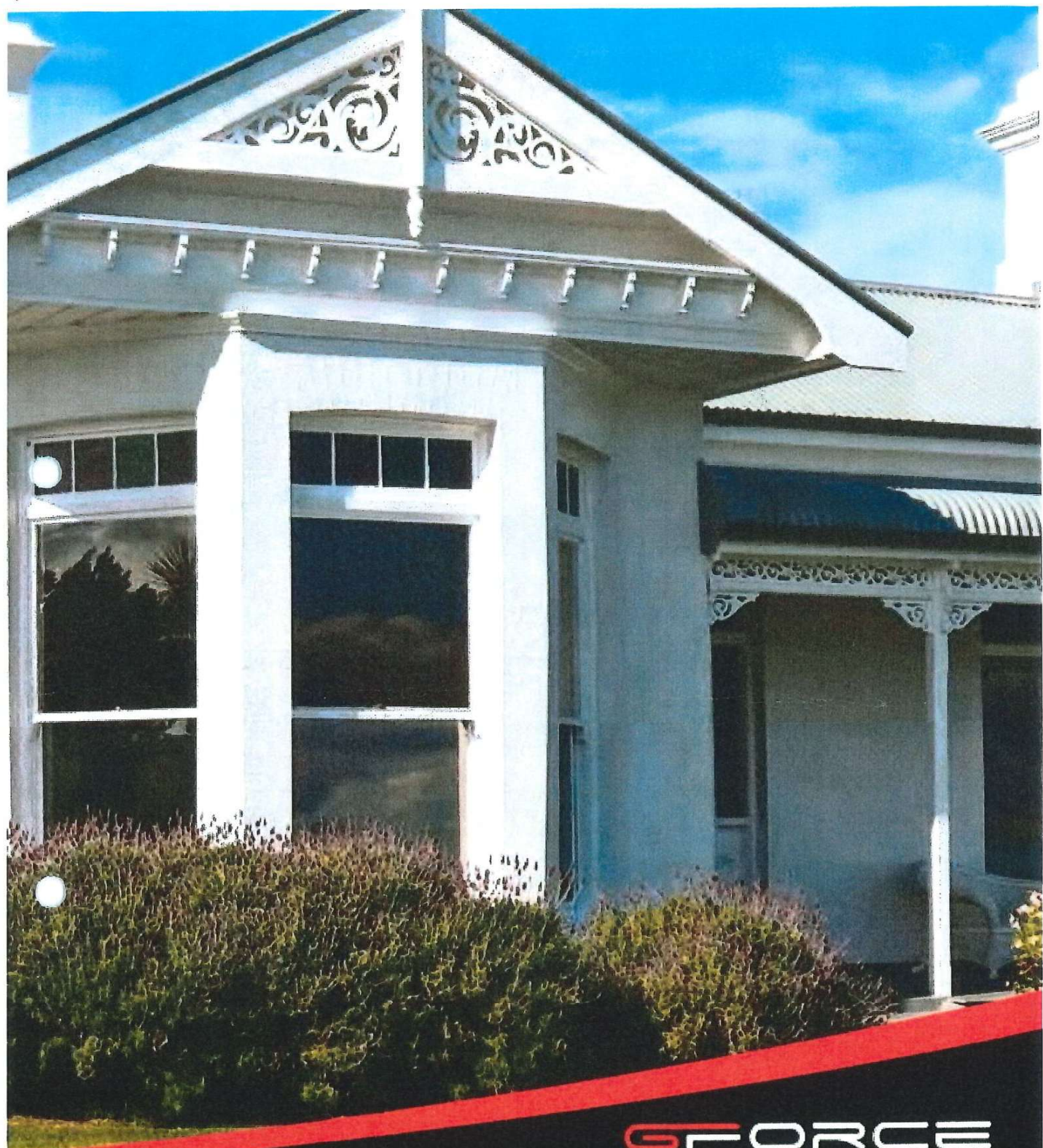
The results can be subjective, based on the inspectors' experience, knowledge and the companies Health & Safety Policies. Results may vary between companies & inspectors and a stance of correct procedures as well as common sense should be followed, should discrepancies occur.

G-FORCE CATEGORY SOLUTIONS LTD ACCEPTS NO LIABILITY TO THIRD PARTIES WHO MAY ACT ON THE CONTENTS OF THE STATEMENT AND/OR HEALTHY HOMES REPORT.

DECLARATION

I / WE _____ (name of landlord(s))
HAVE COMPLIED // WILL COMPLY with the Healthy Homes Standards as required by section 45(1)(bb) of the Residential Tenancies Act.

Signed: _____ Date Signed: _____



FORCE
WE INSTALL

Healthy Homes Report for
5/19 Thames Street, Hamilton

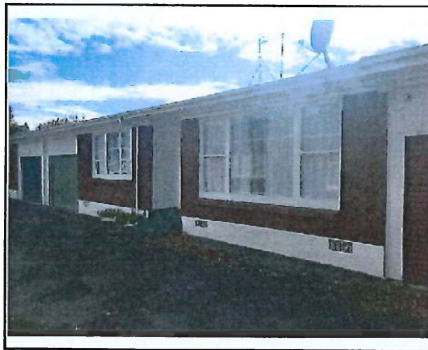
Building & Summary



Address of Property 5/19 Thames Street, Hamilton
Client Name ---

Assessment Date 02/05/2025
Assessors Name Andrew Leech

Photo of Front of House



GPS Location of Property



Healthy Homes Standards Overall Summary

• Insulation Standard

PASS

Ceiling Insulation

Property is Compliant

The property currently has a Ceiling Insulation Rating of at least R2.9 and meets the intent of the NZS4246 standards.

PASS

Underfloor Insulation

Property is Compliant

The property currently has an Underfloor Insulation Rating of at least R1.3 and meets the intent of the NZS4246 standards.

PASS

Wall Insulation

Property is Compliant

Wall Insulation is currently complaint and/or status & condition cannot be determined without potential damage to the property or liability to the company or assessor.

• Heating Standard

PASS

Heating

Property is Compliant

The property contains a qualifying heat source that meets or exceeds the minimum heating requirements, or meets 80% of requirements if installed prior to July 2019.

• Moisture Ingress & Drainage Standard

PASS

Vapour Barrier

Property is Compliant

The property currently has an On-Ground Vapour Barrier or has a Concrete Floor that meets the intent of the NZS4246 standards.

PASS

Drainage System

Property is Compliant

The property has an efficient drainage system, designed to remove excess water efficiently away from the property.

• Ventilation Standard

PASS

Extraction Fans

Property is Compliant

All Bathrooms and Kitchens have a qualifying, functioning extraction fan fitted that is vented to the outdoors.

PASS

Openable Windows

Property is Compliant

Each habitable space has 1 or more qualifying openable window(s) or door(s) and/or room(s) meet alternative ventilation requirements at time of lawful build.

• Draught Stopping Standard

PASS

Doors & Windows

Property is Compliant

The property is free from unintentional and unreasonable gaps between, and holes in, building elements that allow draughts into or out of the premises.

• Smoke Alarms (Residential Tenancy Act)

PASS

Smoke Alarms

Property is Compliant

Working smoke alarms are present on each level of the property and are also located within each bedroom or within 3 metres of bedroom doors.

Insulation



Ceiling Insulation

Ceiling and Underfloor Insulation has been compulsory in all rental homes since 1 July 2019. Under the Healthy Homes Insulation Standard, existing insulation may need to be topped up or replaced if it is not in a reasonable condition. Existing ceiling insulation needs to be at least 120mm thick. If ceiling insulation needs to be topped up, it must meet minimum R-values for ceiling insulation as set out in the 2008 Building Code. Underfloor insulation needs to meet a minimum R-value of 1.3. If Foil insulation is installed it must be in good condition with significant no holes or tears.

HHS Compliance

PASS

Property is Compliant

The property currently has a Ceiling Insulation Rating of at least R2.9 and meets the intent of the NZS4246 standards.

Existing Insulation
Existing R-Rating (if known)
Existing Thickness
Overall Insulation Condition
Install Date (if known)

Pinkbatts Pads
R2.9
140mm
Sufficient

Additional Comments:

Underfloor Insulation

HHS Compliance

PASS

Property is Compliant

The property currently has an Underfloor Insulation Rating of at least R1.3 and meets the intent of the NZS4246 standards.

Existing Insulation Type
Existing Depth or R-Rating
Overall Insulation Condition
Install Date (if known)

Unknown Polyester
R1.5
Good

Additional Comments:

Wall Insulation

Wall insulation is not a requirement of the Healthy Homes Standard, however it is a requirement that you include in the Healthy Homes Compliance Statement the level of insulation present in the walls of the property. If you are unable to find out what level of insulation is in the walls (and have made all reasonable steps to find out), then it is acceptable to declare on the compliance statement that the level is unknown and give a reason.

HHS Compliance

PASS

Property is Compliant

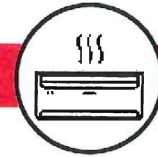
Wall Insulation is currently compliant and/or status & condition cannot be determined without potential damage to the property or liability to the company or assessor.

Existing Insulation Type
Existing R-Rating

Unknown
Unknown

Additional Comments:

Heating



Heating

A rental home must have a fixed heating device (or devices) that can directly heat the main living room. This may be via a duct or vent located in the main living room. The fixed heating device(s) must be an acceptable type of heater and meet a required minimum heating capacity, or 80% if installed prior to July 2019. The heater CAN NOT be an open fire, un-flued gas heater or other un-flued combustion heater.

HHS Compliance

PASS

Property is Compliant

The property contains a qualifying heat source that meets or exceeds the minimum heating requirements, or meets 80% of requirements if installed prior to July 2019.

Existing Heater Present
Existing Heating Output
Clean, Legal and Functional?
Install Date or Estimation

Heat Pump
6.00kW
Yes
After July 2019

<----->

Minimum Heating Capacity Requirement
5.10kW
Based on the Tenancy Heating Calculator

Additional Comments:

Moisture & Drainage



On-Ground Vapour Barrier

If a home has a suspended floor (i.e. there is a cavity under the floor), and the subfloor space under the home is enclosed, then the home requires a ground vapour barrier. A subfloor is considered enclosed if the airflow into and out of the space is significantly obstructed along at least 50 per cent of the perimeter of the subfloor space.

HHS Compliance

PASS

Property is Compliant

The property currently has an On-Ground Vapour Barrier or has a Concrete Floor that meets the intent of the NZS4246 standards.

Existing Condition
Workspace Condition
Subfloor Perimeter

O-Gvb Present
Flat
Over 50% Obstructed

Additional Comments:

Drainage

A rental property must: efficiently drain storm water, surface water and ground water to an appropriate outfall; and include appropriate gutters, downpipes, and drains to remove water from the roof. These gutters and downpipes must be free from obstructions i.e. leaf matter and other debris. Note: It has been a requirement for all homes to have efficient drainage for the removal of storm water, surface water and ground water since 1947 as part of the Housing Improvement Regulations 1947.

HHS Compliance

PASS

Property is Compliant

The property has an efficient drainage system, designed to remove excess water efficiently away from the property.

Gutter Status
Downpipes
Drainage System

Clear and Flowing
Clear and Flowing
No Evidence of Issues

--->

Solution:

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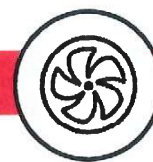
Solution:

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Solution:

Additional Comments:

Ventilation



Extractions Fans

The ventilation standard requires all kitchens with an indoor cooktop and bathrooms with a bath or shower need to have an extractor fan that ventilates extracted air to the outdoors and is in good working order. New kitchen fans installed after 1 July 2019 must have a minimum exhaust ducting diameter of 150mm or exhaust capacity of at least 50 litres per second. New bathroom fans installed after 1 July 2019 must have an exhaust diameter of 120mm or an exhaust capacity of 25 litres per second.

HHS Compliance **PASS** **Property is Compliant**
All Bathrooms and Kitchens have a qualifying, functioning extraction fan fitted that is vented to the outdoors.

Kitchen

Ventilation Present	Rangehood	----->	Solution:
Fan Condition	Fully Functional	----->	Solution:
Ducting Status	≥150mm or 50L/s	----->	Solution:
Installed Date	Unknown		

Main Bathroom

Ventilation Present	Ceiling Fan	----->	Solution:
Fan Condition	Fully Functional	----->	Solution:
Ducting Status	≥120mm or 25L/s	----->	Solution:
Installed Date	Unknown		

No Additional Room

Ventilation Present		----->	Solution:
Fan Condition		----->	Solution:
Ducting Status		----->	Solution:
Installed Date			

No Additional Room

Ventilation Present		----->	Solution:
Fan Condition		----->	Solution:
Ducting Status		----->	Solution:
Installed Date			

Additional Comments:

Openable Doors and Windows

To meet the healthy homes ventilation standard, the living room, dining room, kitchen and bedroom must have one or more windows, doors or skylights that are 'openable' - i.e., that open to the outdoors, allow the flow of air into and out of the property, and can be fixed in an open position. The combined area of openable windows and/or doors needs to be a minimum of 5% of that rooms floor area.

HHS Compliance **PASS** **Property is Compliant**
Each habitable space has 1 or more qualifying openable window(s) or door(s) and/or room(s) meet alternative ventilation requirements at time of lawful build.

Location of Door/Window	Back Door
Openable & Meets 5% of Floor	Yes
Location of Door/Window	Bedroom
Openable & Meets 5% of Floor	Yes
Location of Door/Window	Front Door
Openable & Meets 5% of Floor	Yes

NB: Additional rooms and locations are noted on the following page

Draughts



Doors and Windows

To meet the healthy homes draught stopping standard you need to block any unreasonable gaps or holes that allow draughts into or out of the property. This includes gaps or holes in walls, ceilings, windows, plumbing and electrical pipes, open fireplaces, floors and doors that are not necessary and cause noticeable draughts. These must be blocked. The standard uses the following guide to determine if a gap is unreasonable: Gaps or holes with a width greater than 3mm that let air into or out of the home will usually require blocking to prevent unreasonable draughts.

HHS Compliance

PASS

Property is Compliant

The property is free from unintentional and unreasonable gaps between, and holes in, building elements that allow draughts into or out of the premises.

Location	Back Door		
Any Gaps or Holes?	None or less than 3mm	----->	Solution:
Opens & Meets 5% Floor	Yes		
Location	Bedroom		
Any Gaps or Holes?	None or less than 3mm	----->	Solution:
Opens & Meets 5% Floor	Yes		
Location	Front Door		
Any Gaps or Holes?	None or less than 3mm	----->	Solution:
Opens & Meets 5% Floor	Yes		
Location	---		
Any Gaps or Holes?		----->	Solution:
Opens & Meets 5% Floor			
Location	---		
Any Gaps or Holes?		----->	Solution:
Opens & Meets 5% Floor			
Location	---		
Any Gaps or Holes?		----->	Solution:
Opens & Meets 5% Floor			
Location	---		
Any Gaps or Holes?		----->	Solution:
Opens & Meets 5% Floor			
Location	---		
Any Gaps or Holes?		----->	Solution:
Opens & Meets 5% Floor			
Location	---		
Any Gaps or Holes?		----->	Solution:
Opens & Meets 5% Floor			
Location	---		
Any Gaps or Holes?		----->	Solution:
Opens & Meets 5% Floor			

Additional Comments:

Draught Proofing completed by GForce in May 2025

Smoke Alarms



Smoke Alarms

Please Note: Working smoke alarms are part of the Residential Tenancies Regulations 2016 -- Smoke Alarm (Regulation 5), not the Healthy Homes Standards 2019. Working smoke alarms or detectors are compulsory in all rental homes. Smoke alarms must be installed: within 3 metres of each bedroom door, or in every room where a person sleeps; in each level or story of a multi-story or multi-level home. Working smoke alarms must: be photoelectric; have a battery life of at least eight years, or be hard-wired, installed according to the manufacturer's instructions, meet international standards and be within their expiry date.

HHS Compliancy

PASS

Property is Compliant

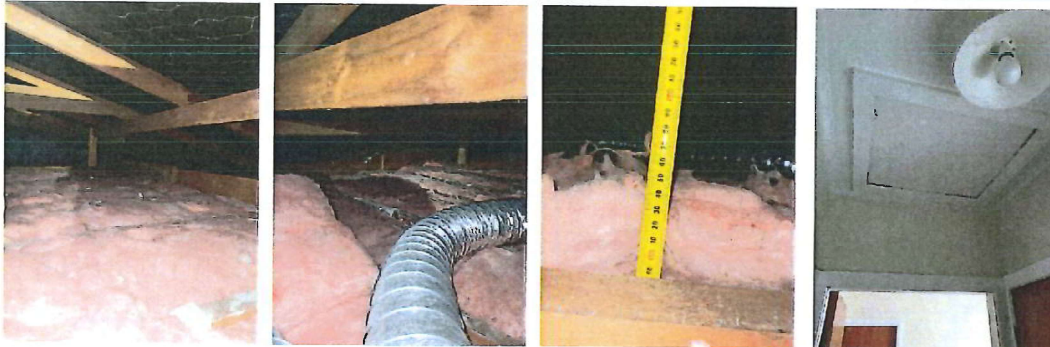
Working smoke alarms are present on each level of the property and are also located within each bedroom or within 3 metres of bedroom doors.

Number of Working Alarms	2	----->	Alarm Location 1	Bedroom(s)
# of 10 Year Alarms	2		Alarm Location 2	Living
Oldest Alarm Date			Alarm Location 3	Hallway
Earliest Replacement Date	09/07/2031		Alarm Location 4	N/A

Insulation



Ceiling Insulation Photos



Underfloor Insulation Photos



Moisture Ingress



On-Ground Vapour Barrier Photos



A white, rectangular portable heater with a control panel on the front, sitting on a dark carpet against a light-colored wall. The heater has a slightly curved top and a series of horizontal vents on the front. The control panel includes a power switch and a temperature dial. The heater is positioned in the center of the frame, with a dark rug visible in the lower-left corner and a light-colored wall in the background.

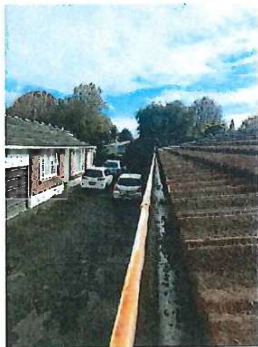
[illegible]

How to provide this heating requirement

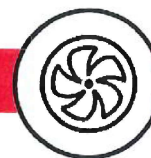
You need 5.1kW of heating capacity to heat your main living room

You need 5.1kW of heating capacity to heat your main living room

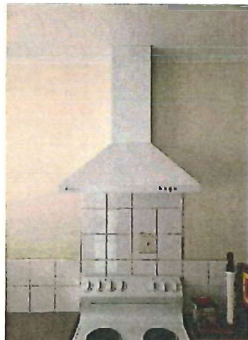
This is the **total** heat required heating capacity you need to provide in the main living room to meet the healthy homes standards, based on the information you supplied. It takes into account your local climate and the design and construction of your home. The tool makes some assumptions in three things: whole



Ventilation



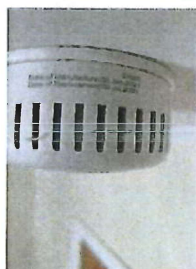
Extraction Fan Photos



Smoke Alarms



Smoke Alarm Photos



Doors and Windows



Openable Windows and Draught Proofing Photos

