



# Cozy Building Compliance

Building Consultants and Property Inspectors  
Health Home Assessments

Cozy Building Compliance Ltd  
Young Tsai  
022 193 5800  
[Cozybuildingcompliance.co.nz](http://Cozybuildingcompliance.co.nz)  
[Info@cozybuildingcompliance.co.nz](mailto:Info@cozybuildingcompliance.co.nz)

## Healthy Homes Assessments



<b>ADDRESS:</b>	<b>Sample Report</b>
<b>CLIENT:</b>	<b>Young</b>
<b>AGENT:</b>	
<b>INSPECTION DATE &amp; Weather Conditions:</b>	<b>13/11/2025</b> <b>Sunny</b>
<b>Vendors' INSURANCE:</b>	<b>N/A</b>
<b>INSPECTION INSTRUCTIONS:</b>	<b>Pre-Purchase Visual Non-Invasive Property Inspection</b>
<b>EQC STATUS:</b>	<b>N/A</b>

THE COMMENTS, OBSERVATIONS AND RECOMMENDATIONS THROUGHOUT THIS REPORT ARE THE PROFESSIONAL OPINIONS OF THE INSPECTOR DETERMINED BY HIS OWN ABILITIES AND EXPERIENCE IN THE BUILDING INDUSTRY AND THE VISUAL IMPRESSIONS/WHAT HE IS ABLE TO SEE AT THE TIME OF THE INSPECTION.

# Summary of Compliance

Section	Compliance	Notes
Heating	<b>PASS</b>	As per the calculator, the heating required for the living area is 3.1kW. The combined existing heating provides 5.4 kW, therefore heating complies with the Healthy Home Standards.
Insulation	<b>PASS</b>	Ceiling: The ceiling insulation complies due to the insulation exceeding the minimum R2.9 rating required for this climate zone.  Underfloor: The underfloor insulation complies due to the insulation exceeding the minimum R1.3 rating required for this climate zone.
Ventilation	<b>PASS</b>	Kitchen/s: Kitchen extractor complies with Healthy Homes Standards  Bathroom/s: Bathroom extractor complies with Healthy Homes Standards  Windows: The window section of the Healthy Homes Standards is fully compliant.
Drainage	<b>PASS</b>	Drainage complies with Healthy Homes Standards at the time of inspection.
Draughts	<b>PASS</b>	This home is fully compliant with all aspects of the draughts section of the Healthy Homes Standards.
Moisture Barrier	<b>PASS</b>	The ground moisture barrier section of the <b>Healthy Homes Standards</b> is <b>fully compliant</b> .

# INSULATION

Ceiling and underfloor insulation has been compulsory in all rental homes since 1 July 2019. The healthy homes insulation standard builds on those requirements. Under the healthy homes insulation standard, existing insulation may need to be topped up or replaced if it is not in a reasonable condition. In most situations, existing ceiling insulation needs to be at least 120mm thick. If ceiling insulation needs to be topped up, it needs to meet minimum R-values\* for ceiling insulation as set out in the 2008 Building Code. Underfloor insulation needs a minimum R-value of 1.3.

\* R stands for resistance an R-value is a measure of how well insulation resists heat flow.

## Ceiling Insulation

Material type, Fiber glass. Layout type, Segment.

The insulation is approximately 165 mm in thickness

100%, more or less.



**Pass** - The ceiling insulation meets the Healthy Homes Standard.





## Underfloor Insulation

Material type, Polyester

Coverage, 100%, more or less.

Healthy Home Standard, Insulation:  
**Pass** - Your home meets the Healthy Home Standard with adequate insulation.



## VENTILATION

The ventilation standard requires all kitchens and bathrooms to have an extractor fan or certain continuous mechanical ventilation systems that ventilate extracted air to outdoors.

### **Windows / External Doors - Ventilation:**

Timber and glass

**Pass** - There are sufficient opening windows, doors, or mechanical ventilation in this area.





## Kitchen Ventilation

The extractor vents to the exterior.



**Pass** - The Kitchen has a working extractor fan that meets the requirements of the Healthy Homes Standards. (Assessed on 150mm ducting only).



## Bathroom Ventilation

**Pass** - The Bathroom has a working extractor fan that meets the Healthy Homes Standards. (Assessed on 120mm ducting only).

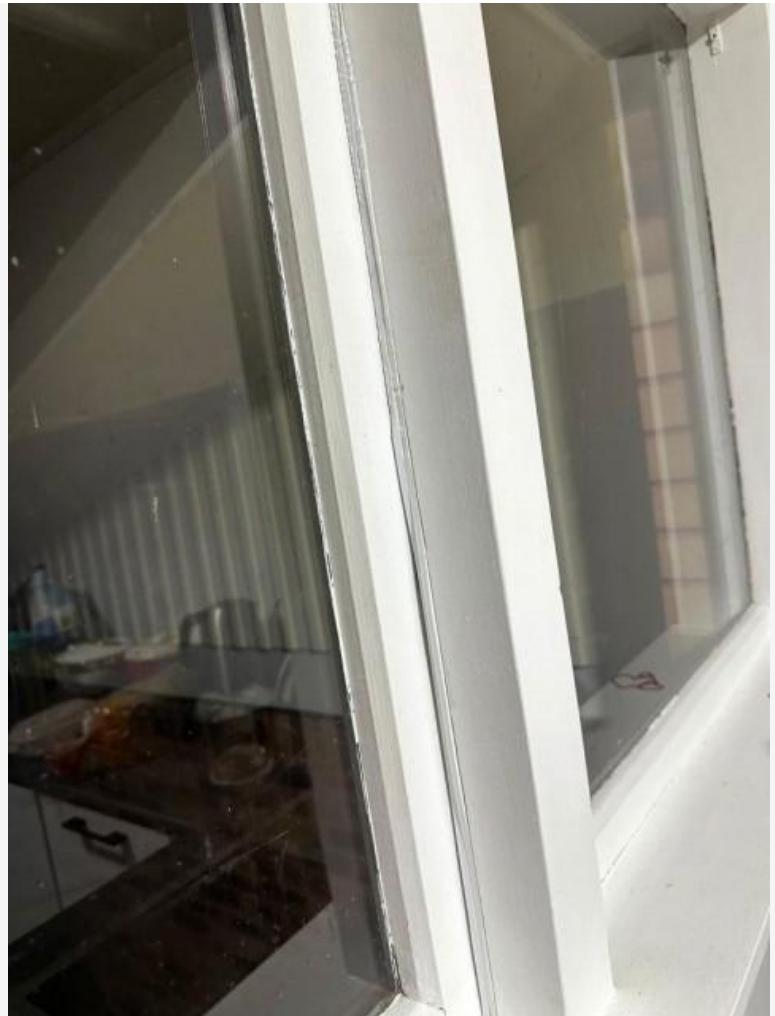


## DRAUGHT STOPPING

Draughts happen where there are gaps in the construction of your home, and where openings are left uncovered. Gaps and uncovered openings allow air into and out of the home, making it harder to keep warm. Any unreasonable gaps or holes in walls, ceilings, windows, floors and doors that are not necessary and cause noticeable draughts must be blocked. This includes open fireplaces, unless the tenant has requested in writing that the open fireplace not be blocked and the landlord accepts this request.

### Gaps and Draughts

**Pass** - There were no identified gaps between, or holes in, the external building elements, which meets the Healthy Homes Standard. This includes, where relevant, external walls, doors and windows, including louvred windows, open fireplace, exposed wooden floor boards, any down lights, and pet doors.











# HEATING

A rental home must have a fixed heating device (or devices) that can directly heat the main living room. This may also be via a duct or vent located in the main living room. The fixed heating device(s) must be acceptable type(s) of heater(s) and meet a required minimum heating capacity for the room.

## Heating

All rental properties must have one or more fixed heaters, which can directly heat the main living room to at least 18°C and can maintain this temperature all year round. Certain heating devices that are inefficient, unaffordable or unhealthy will not meet the requirements of this Standard. A heating assessment tool is provided at [tenancy.govt.nz/heating-tool](https://tenancy.govt.nz/heating-tool), which provides a report that shows the minimum heating capacity required. It can be used to check if current heating is sufficient to meet the standard, or if it is necessary to install a new heater.

**Living Space Area Demand**  
**Calculation is: 3.1Kw**

**Heat Source Output Calculation:**  
**5.4Kw**

### Tenancy Services

#### Heating report

##### Report Details

- This report was generated by **Young**
- Address of rental property **2/9 Sudan Avenue, Milford**
- Name of landlord
- Report was generated on **25 October 2025 12:16pm**

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 3.1kW 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 1°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.

**Pass** - The Living room has a heat source that is adequately sized to meet the Healthy Homes Standard.



## DRAINAGE

A rental property must have 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.

### **Spouting / Gutter**

**Pass** - From the initial inspection, your gutters, downpipes and drains are connected and efficiently drain roof and ground stormwater away from the home, which means your home meets the Healthy Homes Standard for drainage.





## MOISTURE BARRIER

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

### Ground Vapour Barrier

**Pass** - The home has a concrete slab floor and therefore meets the Healthy Home Standard.



## SMOKE DETECTORS

Working smoke alarms or detectors are compulsory in all rental homes. New smoke alarms must be photoelectric and have a long battery life, or be hard-wired.

### Smoke Detectors

While Smoke Alarms are not part of the Healthy Homes Standard, we believe they are an important element of protecting lives, being a driver of the Healthy Homes Standard.

This section does not form part of the Healthy Homes Standard. It is for informational purposes only.

The living room smoke detector was working at the time of this inspection



The hallway smoke detector was not working at the time of this inspection



We recommend installing a smoke detector for safety reasons. Missing smoke detector in kitchen.

