



RED LBP HEALTHY HOMES REPORT

- ✔ Completed by a trade professional
- ✔ Healthy Homes assessment report detailing heating, insulation, ventilation, moisture ingress, drainage, and draught stopping
- ✔ Follows Healthy Home Standards
- ✔ Rental property compliant
- ✔ Recommendations for any identified issues

HEALTHY HOMES





41 Hercules Street, Shirley, Christchurch 8013

Date of inspection

Thursday, April 23 2026

Time of inspection

9:00 - 12:00pm

Client Name

White Sparrow Homes Ltd.

People present

Insector

Weather

Overcast

Temperature

15*

Inspectors name

Andy Vann

East Coast Inspections trading as RedLBP

Christchurch East

Booking Number

SR026433

House occupied

No

Decade home built

1960s



RESULT OVERVIEW

The healthy homes standards became law on 1 July 2019.

The healthy homes standards introduce specific and minimum standards for heating, insulation, ventilation, moisture ingress and drainage, and draught stopping in rental properties.

Heating	Pass
Insulation	Pass
Ventilation	Pass
Draught Stopping	Pass
Moisture Barrier	Pass
Moisture and Drainage	Pass
Smoke Alarms	Pass







SUMMARY

HEALTHY HOMES ASSESSMENT COMPLIANCE CERTIFICATE

This property has had the following items checked and tested to see if they comply with the current Residential Tenancies (Healthy Home Standards) Regulations 2019.

Address 41 Hercules Street, Shirley, Christchurch 8013

Date of inspection Thursday, April 23

Heating	
Insulation	
Ventilation	
Draught stopping	
Moisture and Drainage	
Smoke alarms	
Additional comments	

Inspector



Andy Vann
Red LBP Christchurch East

All noted items have been given the Red LBP tick of compliance. Valid for 3 years from date of compliance as above.



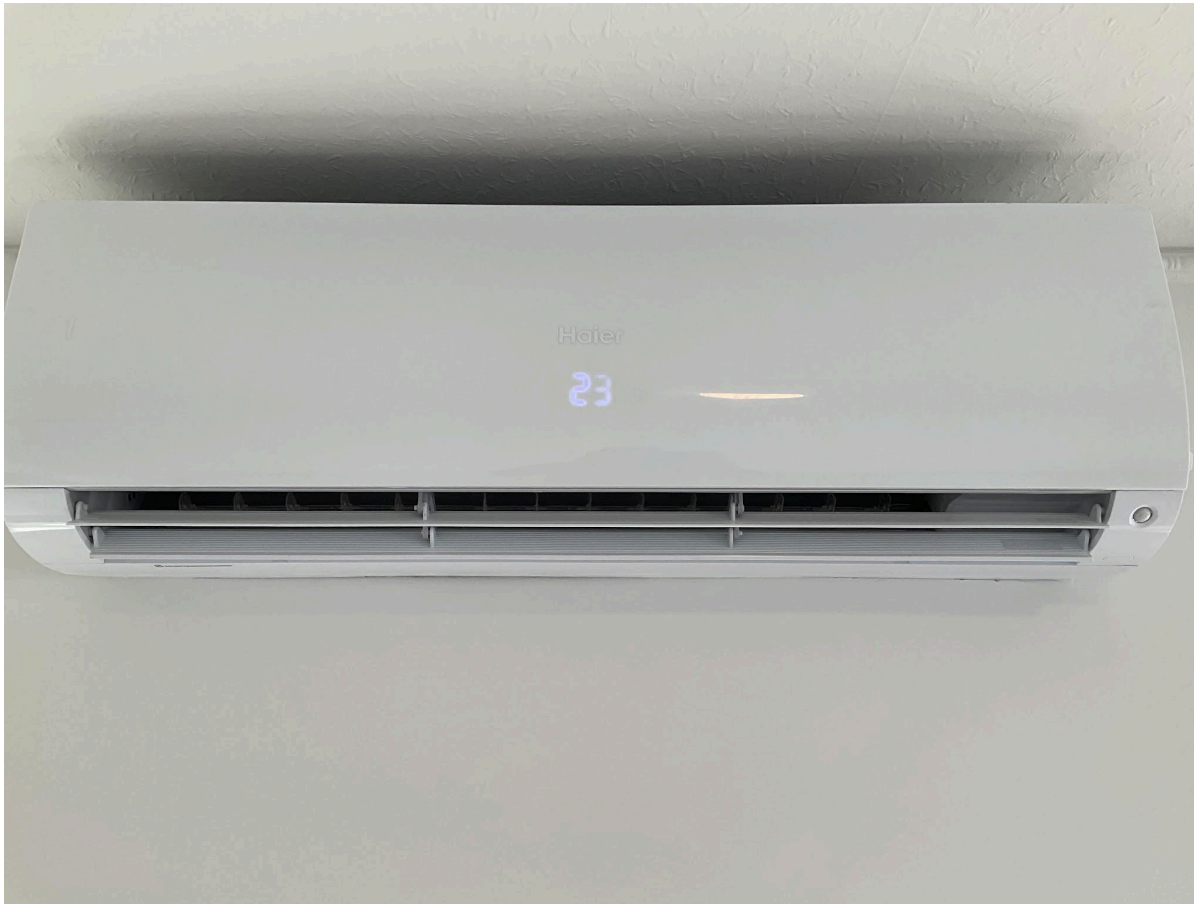
HEATING

Landlords must provide one or more fixed heaters that can directly heat the main living room. The heater(s) must be acceptable types, and must meet the minimum heating capacity required for your main living room.

Options available for heating are, wood burners, pellet fires, heat pumps, electric with thermostat, flued gas with thermostat. Open fires are not acceptable.

Main living area	26.9m ²
Main heating source	Heat pump.
KW requirement	5.6KW
Current KW	5.5KW
Additional heaters	N/A
Does property have exemptions?	None
Top up heating required	0.1KW
Comments	Kitchen area included in calculations due to no door.

SUMMARY



Haier high wall heat pump located in the living room 5.7KW



INSULATION

Ceiling and underfloor insulation has been compulsory in all rental homes since 1 July 2019.

The healthy homes insulation standard builds on the current regulations and some existing insulation will need to be topped up or replaced.

CEILING

Results	Pass
Install date if known	04/03/2008
Type of insulation	Polyester
Average thickness	210mmmm
R value if known	R 3.2
Condition	Tidy where visible.
Work required	None
Exceptions	N/A
Comments	Roof space access located in the Garage.





UNDERFLOOR

Results	Pass
Install date if known	Unknown after 2022
Type of insulation	Polyester blanket
Average thickness	90mm
R value if known	R 1.9
Condition	Tidy
Work required	None
Exceptions	N/A
Comments	Subfloor access located in the garage..

SUMMARY





VENTILATION AND DRAUGHT STOPPING

Rental homes must have operable windows in the living room, dining room, kitchen, and bedrooms. Kitchens and bathrooms must have extractor fans vented to the outdoors.

Mould and dampness caused by poor ventilation is harmful for tenants' health as well as landlords' property. The ventilation standard targets mould and dampness in rental homes. Kitchen vent ducting must be minimum of 150mm. Bathroom vent ducting must be minimum of 120mm.

Landlords must make sure the property does not have unreasonable gaps or holes in walls, ceilings, windows, skylights, floors, and doors which cause noticeable draughts. All unused open fireplaces closed off or their chimneys must be blocked to prevent draughts.

Draughts increase the likelihood of lower temperatures in houses, and can make it more expensive for a tenant to heat their home.

LIVING

Windows operable Yes

Stay open Yes

Any unreasonable gaps No

Comments

KITCHEN

Windows operable Yes

Mechanical ventilation Yes

Vented to the exterior Yes

Any unreasonable gaps No

Comments

BATHROOM 1

Windows operable Yes

Mechanical ventilation Yes

Vented to the exterior Yes



Any unreasonable gaps No

Comments



BEDROOM 1

Windows openable Yes

Stay open Yes

Any unreasonable gaps No

Comments

BEDROOM 2

Windows openable Yes

Stay open Yes

Any unreasonable gaps No

Comments

SUMMARY



MOISTURE AND DRAINAGE

Rental properties must have efficient drainage for the removal of storm water, surface water and ground water. Rental properties with an enclosed sub-floor space must have a ground moisture barrier.

Moisture can be a large source of dampness in a home. This dampness can lead to poor health outcomes for tenants and can be destructive to the quality of a house.

GROUND MOISTURE BARRIER

Meets standard	Yes
Remedial work required	None
Comments	

RAINWATER SPOUTING

Installed and not damaged	Yes
Damaged – needs repair	No
Spouting clear	Yes
Spouting connected to downpipes	Yes
Downpipes connected to drains	Yes
Comments	

GROUND WATER

Land profile	Flat
Land condition	Dry
Drainage	Clear
Comments	

SUMMARY





SMOKE ALARMS

Working smoke alarms are compulsory in all rental homes.

New smoke alarms must be photoelectric and have long battery life, or be hard wired.

Smoke alarms in correct areas	Yes
Action required	None
Comments	



LANDLORD DOCUMENTS TO BE KEPT

Residential Tenancies (Healthy Homes Standards) Regulations 2019

Documents to be retained by landlords

- (1) For the purposes of section 123A(1)(ca) of the Act, a landlord must retain sufficient relevant records or documents as reasonably provide evidence of the landlord's compliance with the healthy homes standards in relation to the tenancy.
- (2) However, subclause (1)—
 - (a) only requires the landlord to retain records or documents that the landlord has possession of at the commencement of the tenancy or acquires possession of during the tenancy; and
 - (b) does not require the landlord to create or obtain a record or document merely for the purpose of retaining it for the purposes of section 123A(1)(ca).

Report Scope and Warranties

- This report has been created to assess the status of the property against the Healthy Homes Standards.
- The report is completed based on visual, non-invasive inspection on one particular day. Nothing was moved.
- No warranty is provided for damage or defect that was not visible at the time of the inspection.
- This report is in no way a warranty as to the future performance or condition of the items inspected.
- There are circumstances beyond our control that can change the result reported at the time of assessment. As an example, Tenancy Services publish this regarding Moisture Ingress and Drainage:
The functionality of guttering, downpipes and drainage can be difficult to visually assess during dry weather or light rain. Checking the system visually from ground level during times of moderate rainfall can be helpful.

Where specific and required information cannot be ascertained, that item will be marked accordingly, and further information will be required from the client to enable the report to be completed. An example could be the KW rating of a wood burner with no label.

- Where possible we identify items that may require attention / maintenance that are not included in the Healthy Home Requirements.
- No warranty is provided from this report, inspection, or service provider, that items assessed will not fail at some stage in the future.
- This report is, in no way, a representation of compliance to any building codes or legislation requirements other than the Healthy Homes Standards and other items specifically named in the report, such as smoke alarms.

Confidentiality

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