


Active Testing Solutions

Healthy Homes Standards Assessment



46B Beach Road, Katikati

Inspector: Randy Offenbaker	Job Number: 9144
Inspection Date: 9/09/2025	Report Date: 11/09/2025 Update: 12/09/2025
Report Author: Tracey Norling	Report Reviewer: Grant Kedian

Reviewer Signature	Author Signature
	 TN

Disclaimer

Active Testing Solutions believes that at the time of printing the information in this report is correct. This report will be withdrawn if Active Testing Solutions consider that any variation to the original information provided has occurred and will render this report invalid.

Confidentiality Statement

The information contained in this report is private and confidential. This report may not be circulated or published in full or part without prior consent in writing by Active Testing Solutions and therefore may not be reproduced. This report is not intended for evidential purposes in any legal proceedings. On occasion, due to particular types of contamination and associated health risks Active Testing Solutions may have a duty of care to notify other parties.

Healthy Homes Standards Assessment Criteria

Criteria for Assessment	Requirements	Deadlines
Insulation	New insulation must meet the 2008 Building Code or for existing ceiling insulation must be 120mm thick. (See Appendix One)	1 July 2019: Must meet existing 2016 requirements.
Heating	Landlords must provide one or more fixed heaters that can directly heat the main living room to a maintained temperature of at least 18 degrees Celsius. (See Appendix Two)	1 December 2020: New/Varied Tenancy Agreements to include information on the property's current assessment against the Five Healthy Homes Standards.
Ventilation	Rental homes must have openable windows in the living room, dining room, kitchen and bedrooms. Kitchens and bathrooms must also have extractor fans. (See Appendix Three)	1 July 2021: All new/varied tenancy agreements must comply with all Healthy Homes Standards within 90 days of the tenancy/variation commencing.
Moisture Ingress & 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. (See Appendix Four)	1 July 2024: All rental properties must be compliant.
Draught Stopping	Landlords must make sure the property doesn't 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. (See Appendix Five)	

Inspection Tables – Healthy Homes Standards Assessment

Criteria for Assessment	HHS Criteria Satisfied	Explanation (if required)	Recommendation
Heating	Yes	Estimated kW required: 5.9kW There is currently a heat pump in the living area which has a heating capacity output of 5.9kW.	No Further Action Required
Insulation	Yes	Ceiling insulation is present in excellent condition and at an average thickness of 200mm Subfloor insulation is present in excellent condition and at an average thickness of 100mm.	No Further Action Required Update: See photos in the photo section
Ventilation	Yes	Extractor fans are present in the kitchen and bathroom, which are vented externally with a diameter of 180mm and appear to be in working condition, meeting the Standard. There are openable windows/doors present in all habitable spaces, and the openable windows make up at least 5% of the total floor space per room.	No Further Action Required Update: Video provided of kitchen unit working. See photo in photo section
Moisture Ingress & Drainage	Yes	The property has an effective drainage system, with guttering, downpipes, and drains in good condition. A subfloor is present, less than 50% of the subfloor is enclosed, as such the property is exempted from requiring a moisture barrier.	No Further Action Required

Draught Stopping	Yes	There were no significant gaps identified that would likely result in draughts occurring in the property.	No Further Action Required
-------------------------	-----	---	----------------------------