



Healthy Homes Standards Compliance Inspection

Required by Residential Tenancies Regulation 2019

25A Selwyn Road, Epsom



12/03/2025

Prepared By: Auckland Building Reports

Please find attached a copy of the healthy homes standards (HHS) inspection report for 25A Selwyn Road, Epsom

I trust that you have found the report to be useful and that our service has met your expectations. If for any reason whatsoever you have been disappointed with any facet of our service please contact us. Please note that this inspection has been a visual inspection only as stated in our Statement of Policy.

The Inspection comprises a visual assessment of the property to identify residential compliance needs at the time of inspection.

DISCLAIMER: If standards for each individually assessable area in the property is met, then the area within the house is assessed as **PASS**. If any area does not meet the Healthy Home Standards, then the area is assessed as **FAIL**

For the property to meet the standards as a whole, compliance in with relevant/applicable standards in **ALL** areas or rooms of the property **MUST** be met.

Should you have any queries, please contact us.

Auckland Building Reports Services		
Pre- Purchase Inspection	Unauthorized Works Inspections	Vendor Inspections
Maintenance Schedules	Rental Property Reports	Non-Invasive Moisture Testing
Council Records Inspections	Yearly Service Reports	Healthy Homes Compliance Reports

If you have been happy with the service and would like to send a reference it would be much appreciated.

Thank you for using Auckland Building Reports.

Yours faithfully,



Rishi Mehta

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Healthy Homes Standard Compliance

Report - Statement of policy

Scope of the Inspection: The report is not an all-encompassing report, dealing with the building, property or structure from every aspect. The recommendations are limited to compliance and residential health issues linked with the Healthy Homes Standard.

The Report is prepared on the basis that the primary use of the building will be residential in nature and IS NOT suitable for alternative purposes. If the property inspected is part of a Strata or Company Title, the inspection is limited to the interior and the immediate exterior of the residence to be inspected.

The inspection comprises of a visual inspection of the property within reasonable access. Inspection of common property, exterior grounds/garden is not included within the scope of the report.

Reasonable Access: Reasonable access is access that is safe, unobstructed and which has a minimum clearance of 450 x 400 mm opening access door that can be safely accessed from a 3.6 m ladder and a minimum crawl space of 610 x 610 mm in the ceiling space and 500 x 400 mm opening access door and a minimum crawl space of 500mm vertical clearance for the sub floor area. Roofs can be safely accessed from a 3.6 m ladder. (Or if the minimum clearance is not available, the area is within the inspector's unobstructed line of vision). Reasonable access does not include removing screws and bolts to access covers, the use of destructive or invasive inspection methods nor does it include moving heavy furniture, floor coverings or stored goods.

Limitations and Liability: The client understands that the house inspector has had a minimum of ten years' experience in the building industry. The report is not a guarantee, warranty, or any form of insurance, arising from any claim or liability in connection to the client. The report shall be considered the exclusive property of the client, and copies will not be issued to any parties without the permission of the client. The client agrees that the report shall not be given or sold to any other party, who is not directly involved with the process of the transaction in relation to the sale or purchase of the property in connection to this report.

This report is not intended to directly contribute to the property sale value, mortgage or security valuation or lease rate. To the extent permitted by law, we are not responsible for any liability, loss or damage (whether direct, indirect, special or consequential) whatsoever and however arising from or in connection with your use of the Report, whether that liability, loss or damage was caused by delay, error or omission, negligence, negligent misstatement or otherwise. We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any person other than the Report Purchaser in connection with the use of the Report.

The Report is a visual report only, limited to those areas and sections of the property fully accessible and visible to the compliance inspector on the date of inspection. The Compliance Inspector cannot inspect inaccessible areas inside walls, or other areas deemed to be obstructed or concealed. Nothing contained in the Report implies that any inaccessible, partly inaccessible or obscured area of the property is free from defects. No responsibility can be accepted for defects which are latent or otherwise considered not reasonably detectable upon a visual inspection without interference. You as the client, agree that we cannot accept any liability for our failure to report a concealed defect.

Important Information: You need to be aware that it is possible for problems in a house to be disguised to prevent detection. If you notice anything that were not visible at the time of your visit and our inspection on the day you move into the property, then you should immediately contact us to discuss.

Vendor Inspections: The vendor is required to notify the inspector of any existing conditions that you are aware of that have been an issue or may become a problem at the time of the inspection.

Cancellation Policy: If the inspection is cancelled up to 24 hours before the inspection is due to be undertaken, a fee of \$100 will be charged. If the inspection is cancelled within a 24-hour period of the due date of the inspection, the full cost of the inspection will be charged. We reserve the right to apply this policy at our discretion.

Payment Policy: Payment is due on delivery of the inspection report unless otherwise arranged. No Statement or receipt will be issued. All costs associated with overdue debt collection will be added to the value of the invoice. Interest will be applied at 2% per month for overdue accounts.

Privacy Policy

At Red Synergy NZ Ltd., we are committed to protecting the privacy of our customers and users. This Privacy Policy outlines how we collect, use, and disclose personal information.

Collection of Personal Information

We collect personal information from our customers and users in order to provide our services. This information may include:

- Name
- Email address
- Phone number
- Address
- Payment information

We collect this information through various means, including:

- When you sign up for our services
- When you contact us for support

Use of Personal Information

We use personal information to provide our services and to improve our products and services. We may use personal information for the following purposes:

- To process payments
- To communicate with you about our products and services
- To provide customer support

Disclosure of Personal Information

We do not sell or rent personal information to third parties. We may disclose personal information in the following circumstances:

- To comply with legal obligations
- To protect the rights and safety of Red Synergy NZ Ltd., our customers, or others
- With your consent

Security of Personal Information

We take reasonable measures to protect personal information from unauthorized access, use, or disclosure. We use industry-standard security measures to protect personal information.

Retention of Personal Information

We retain personal information for as long as necessary to provide our services and to comply with legal obligations.

Collection Policy

Consumer understands that if they default in their payment obligations to Red Synergy NZ, information about that default may be given to Equifax and Equifax may give information about your payment default to other Equifax customers.

Changes to this Privacy Policy

We may update this Privacy Policy from time to time. We will notify you of any changes by posting the new Privacy Policy on this page.

Contact Us

If you have any questions about this Privacy Policy, please contact us at redsynergynz@gmail.com

Document control records

Inspector	
Name	Rishi Mehta
Address	2 Zambezi Lane, Mt Roskill 1041
Phone	09 215 3041 / 021 893 424
Date of Inspection	12/03/2025
Member	NZIBI
Customer	
Name	Ben Wen
Address	
Phone	
Email	
Site Address	25A Selwyn Road, Epsom

Healthy Homes Standards Summary

This page summarises the current state of the HHS items in the property on the day of our assessment. For more information to best meet the HHS please review the full report (attached).

Insulation Compliance

Ceiling Result: **PASS**

Underfloor Result: **PASS**

Heating Compliance

Heating Result: **PASS** Total Required Heating: **4.3 kW**

Existing Heater Type: **Heat Pump** Existing Capacity: **5.4 kW**

Ventilation Compliance

Natural Ventilation Result: **PASS**

Kitchen Ventilation Result: **PASS**

Bathroom Ventilation Result: **PASS**

Drainage & Moisture Compliance

GVB: **PASS**

Gutters Result: **PASS**

Downpipes Result: **PASS**

Surface Water Result: **PASS**

Draught Compliance

Draught Result: **PASS**

Smoke Alarm Compliance

Smoke Alarm Result: **PASS**

General Observations

Insulation Compliance

<https://www.tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-insulation.pdf>

Ceiling Insulation

Result of assessment: **PASS**

If existing ceiling insulation is below the minimum requirements of R2.9 or 120mm but within 70% of its original nominated thickness (even if it is below 120mm currently) then it still qualifies, but it must be proven.

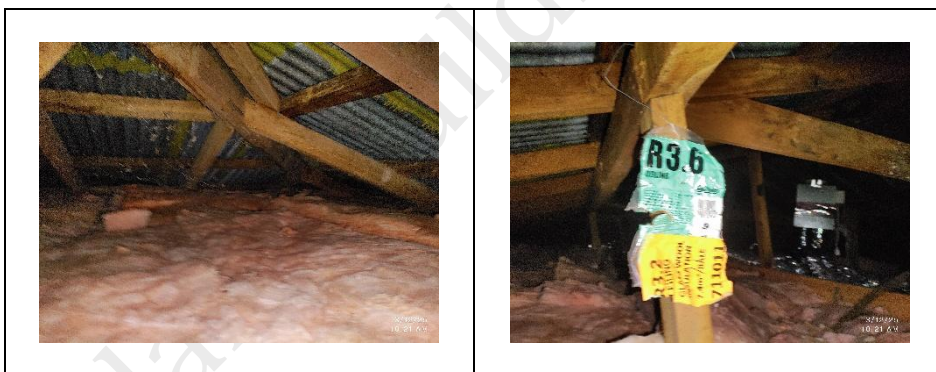
Existing Insulation:

Type: Glass Wool

R-Value: 3.6

Thickness: 180 mm

NOTES: Insulation has an R-Value equal to 3.0 and a thickness greater than 120 mm (180 mm in this case); both are compliant with the HHG criteria, no further action is required.



Underfloor Insulation

Result of assessment: **PASS**

Existing Insulation:

Type: Polyester

R-Value: 1.5

Thickness: 100 mm

NOTES: Current insulation was installed correctly throughout the underfloor cavity. R-Value is greater than 1.3 (1.5 in this case). No action is required.



Heating Compliance

<https://www.tenancy.govt.nz/assets/Uploads/Tenancy/heating-guide.pdf>

Existing Heating

We have physically measured living room sizes and the following additional open areas which connect to it.

Area Measured: **LIVING ROOM & KITCHEN**

Result of assessment: **PASS**

Based on the Tenancy Services HHS Heating Assessment Tool, this property requires a total heat output of:

Required Output: **4.3 kW**

Current Output: **5.4 kW**

Heat Pump Model: **Fujitsu AOTG14LUCB**

NOTES: As per the living room floor area, the existing fixed heater generates a heating output higher than the required amount. No action is required.



Ventilation Compliance

<https://www.tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-ventilation.pdf>

Natural Ventilation

Result of assessment: **PASS**

NOTES: All windows were observed to open and shut correctly during the time of inspection. Each habitable space observed to have at least one window which can stay in a fixed open position to allow for smooth natural ventilation. No action required.

The habitable spaces have the ratio of openable window space to floor area measured. Any windows that have less than 5% openable windows are not compliant under the Healthy Homes Standards. Measurements are available upon request. Any rooms marked with "remedial required" have enough windows that can be opened to meet the HHS but need work to make the windows openable and/or remain in a fixed open position.

Mechanical Ventilation Kitchen

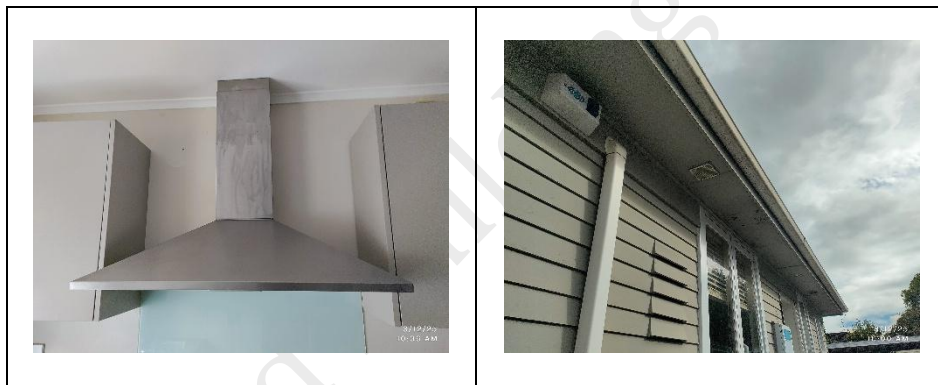
Result of assessment: **PASS**

NOTES: Functional rangehood installed in the kitchen. However, no air vent was observed outwards.

Installed FROM 1 July 2019: The fan and all exhaust ducting must have a diameter of at least 150mm OR the fan and all exhaust ducting must have an exhaust capacity of at least 50 litres per second. The fan must vent extracted air to outdoors.

Installed BEFORE 1 July 2019: No minimum size or performance requirements but fans must be in good working order and ventilate air outdoors. This means that the range hood or extractor fan must not vent back into the kitchen, into a roof space or other space. Any ducting must be connected, intact (i.e. without tears or holes) and installed so that extracted air can flow freely through it (e.g. no unnecessary kinks or compressions). Any grills or filters must be unclogged.

Kitchen Mechanical Ventilation Photos:



Mechanical Ventilation Bathroom

Bathroom 1

Result of assessment: **PASS**

NOTES: Bathroom ventilation fan observed to be working in functional condition at the time of inspection with air venting outwards. No action is required.

Bathroom 2

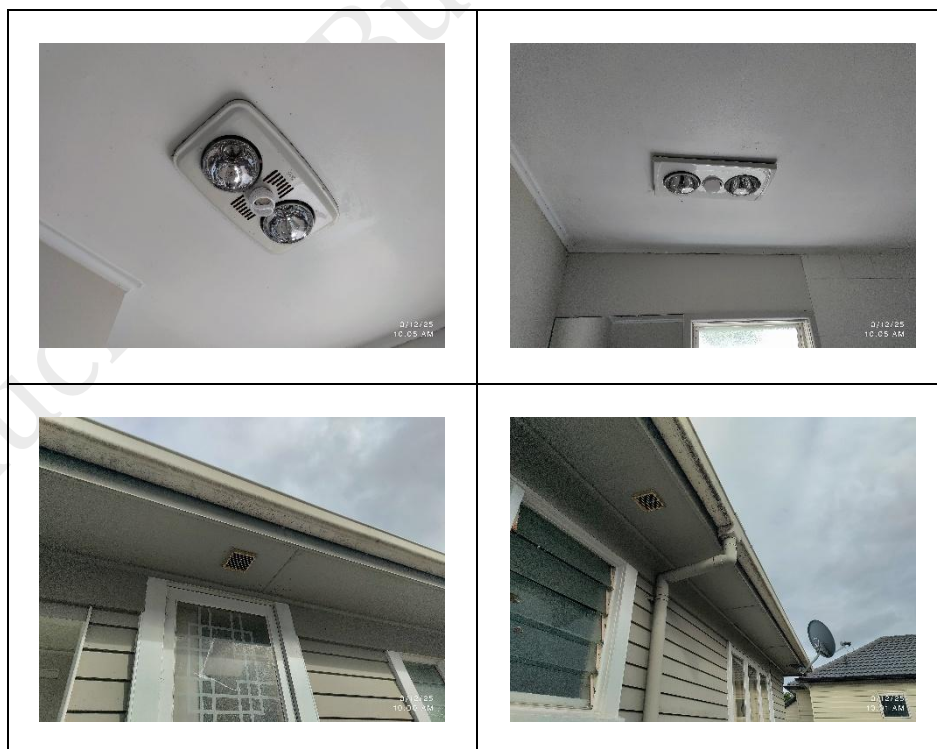
Result of assessment: **PASS**

NOTES: Bathroom ventilation fan observed to be working in functional condition at the time of inspection with air venting outwards. No action is required.

Installed AFTER 1 July 2019: The fan and all exhaust ducting must either have a diameter of at least 120mm OR the fan and all exhaust ducting must have an exhaust capacity of at least 25 litres per second. The fan must vent extracted air to outdoors.

Installed BEFORE 1 July 2019: No minimum size or performance requirements but fans must be in a good working order and ventilate outdoors. This means that the extractor fan must not vent extracted air into a roof space or other space. Any ducting must be connected, intact (i.e. without tears or holes) and installed so that exhaust air can flow freely through it (e.g. no unnecessary kinks or compressions). Any grills or filters must be unclogged.

Bathroom Mechanical Ventilation Photos:



Moisture Compliance

<https://www.tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-moisture-ingress-drainage.pdf>

Ground Vapour Barrier

Result of assessment: **PASS**

NOTES: Under the new moisture and ingress standards for Healthy Homes, all enclosed subfloor cavities must have a Ground vapour barrier film installed. GVB installed under the property as per NZBC. No action is required.



Drainage Compliance

<https://www.tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-moisture-ingress-drainage.pdf>

The functionality of guttering, downpipes and drainage can be difficult to visually assess during dry weather or light rain. This report on drainage system is based on the condition at the time of observation. This is a visual observation only with no further testing tools or equipment.

Gutters

Result of assessment: **PASS**

NOTES: All gutters were observed to be clear and angled without any breaks during the time of inspection. No action is required.

Downpipes

Result of assessment: **PASS**

NOTES: No cracks or leaks were detected in the downpipes during the time of inspection. No action is required.

Ground Surface Water Drainage

Result of assessment: **PASS**

NOTE: All water drainage pipes observed to be flowing correctly at the time of inspection. No action required.

Photos of ground surface drainage:



Draught Compliance

<https://www.tenancy.govt.nz/assets/Uploads/files/healthy-homes-standards-draught-stopping.pdf>

Result of assessment: **PASS**

The full extent of the gaps can be difficult to visually assess with furniture or household goods blocking or occupying areas that are difficult to move. This report on draught air gaps is based on the condition at the time of observation. This is a visual observation only where possible.

The following area of intended gaps are omitted from our inspection and are allowed under HHS:

- Trickle vents – some modern windows have small vents to let fresh air trickle in Key holes.
- Built-in openings for the drainage of condensation from window and door joinery.
- Wall vents which let small amounts of fresh air into rooms.
- Ventilation devices including extractor fans.
- Gaps or holes needed for the safe operation of devices such as chimneys or flues for heating devices or certain recessed downlights.
- Openings in power sockets that enable a device to be plugged in.
- Vents or drainage openings in the outside cladding of external walls, roof, soffit/eaves or in the perimeter walls of a subfloor space.

Location of Failure(s):

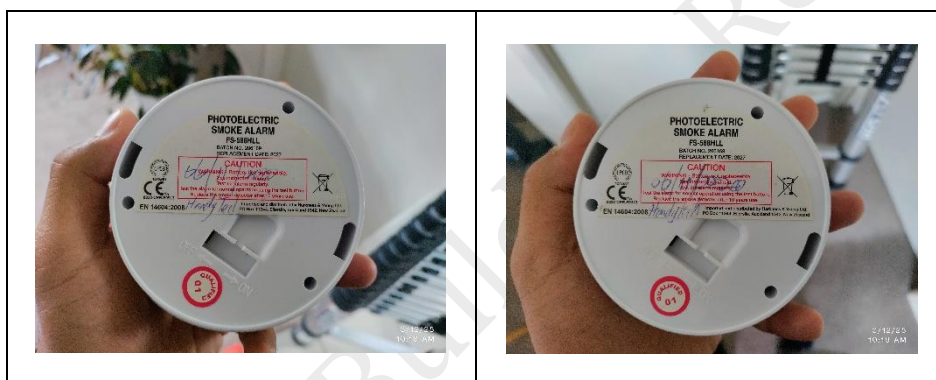
Ceiling Failure(s):	No Failures
Wall Failure(s):	No Failures
Windows Failure(s):	No Failures
Floor Failure(s):	No Failures
Door Failure(s):	No Failures

NOTES: No air draught leaks were observed internally or externally. All doors and windows at the time of inspection were observed to be working functionally.

Smoke Alarms

Result of assessment: **PASS**

Type	Location	Expiry date	Alarms within 3 metres of all bedrooms
1. Photoelectric	Lounge	2027	Yes
2. Photoelectric	Lounge	2027	Yes
Comments: N/A			



On-going Maintenance

General

As soon as the landlord is made aware of something that is not in good working order, the landlord must repair it or organise for it to be repaired within a reasonable timeframe. A reasonable timeframe for replacement or repair will differ from situation to situation, depending on the availability of appropriate industry professionals, or replacement parts and components. It is always best to keep the tenant updated on the progress of any repairs and keep records of the repair process, for example, the dates professionals were contacted.

Heating

If heating is installed or provided to meet any of the Healthy Homes Standards, it must be maintained in good working order. If it cannot be kept in good working order, it must be replaced in a reasonable time-frame. The tenant has an obligation under the Residential Tenancies Act 1986 to inform the landlord of any maintenance issues. As soon as the landlord is made aware of something that is not in good working order, the landlord must repair it or organise for it to be repaired within a reasonable time-frame. Reasonable timeframes for replacement or repair will differ, depending on the availability of appropriate industry professionals, or replacement parts and components. It is always best to keep the tenant updated on the progress of any repairs and keep records of the repair process, for example, dates professionals were contacted.

Different heaters will have different maintenance requirements. Landlords are responsible for maintenance requirements; however, tenants are required to keep the rental property reasonably clean and tidy, and this includes any heat pumps or heaters installed for the heating standard. Where it is accessible and easy to do so, a tenant must clean a device and its filters to a reasonable standard as well as keeping gardens or lawns clear of external units. It is best practice for landlords to show tenants how to clean and keep clean any accessible filters or units when doing the first inspection of the property.

Where any technical knowledge or any specific tools or skills are required or the filters are not easily accessible, the landlord is generally required to maintain the device including cleaning any filters. This comes under their obligation to keep the heater in good working order. For example, a flued gas heater must have its fixtures and fittings in good working order to ensure there is no gas leak. Additionally, a wood burner must have its flue and chimney in good working order to ensure it is safe to operate.

Ground Vapour Barrier

Generally, a ground moisture barrier does not need to be inspected regularly during a tenancy. However, if rips or tears are discovered that allow moisture to flow and pool above the barrier then they will need to be repaired or covered. As soon as the landlord is made aware of something that is not in good working order, the landlord must repair it or organise for it to be repaired within a reasonable timeframe. A reasonable timeframe for replacement or repair will differ from situation to situation, depending on the availability of appropriate industry professionals, or replacement parts and components. It is always best to keep the tenant updated on the progress of any repairs and keep records of the repair process, for example, the dates professionals were contacted.

Certificate of inspection in accordance with HHS 2019

CLIENT	Ben Wen
SITE ADDRESS	25A Selwyn Road, Epsom
INSPECTOR	Rishi Mehta
COMPANY	Red Synergy NZ Ltd T/A Auckland Building Reports
ADDRESS	2 Zambezi Lane, Mt Roskill

The following areas of the property have been inspected:

SITE	Yes
SUBFLOOR	Yes
EXTERIOR	Yes
ROOF SPACE	Yes
SERVICES	Yes
ACCESSORY UNITS, ANCILLARY SPACES AND BUILDINGS	Yes
Insulation	Yes
Ventilation	Yes
Moisture Ingress & Drainage	Yes
Heating	Yes
Draught	Yes

Any limitations to the coverage of the inspection are detailed in the written report.

Certification:

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with HHS 2019 Residential property inspections - and I am competent to undertake this inspection.

Signature:

Date: 12/03/2025



Rishi Mehta

RED SYNERGY Limited Trading as Auckland Building Reports (2, Zambezi Lane, Mt. Roskill)