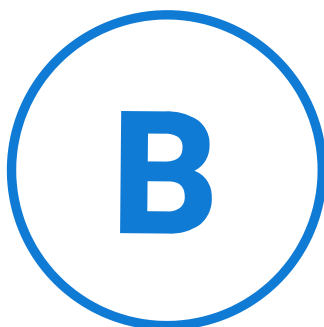


# iCompli Rental Certificate of Compliance

|                       |                            |
|-----------------------|----------------------------|
| Assessor's Name:      | Lovepreet Singh            |
| Organisation:         | ONCORE                     |
| Assessor's Address:   | 3 SQUIRE AVENUE, CHARTWELL |
| Street Number / Name: | 462 Pukehangi Road         |
| Suburb:               | Pomare                     |
| City:                 | Rotorua                    |
| Region:               | Bay of Plenty              |
| Postcode:             | 3015                       |
| Total Sections:       | 14                         |
| Grade:                |                            |



PROVISIONAL

Inspection submitted at: 11:13:18 am, March 24th 2021

I confirm that the information contained in this report is true and correct.

This grade is provisional on the condition recommended improvements listed in this report are addressed.

| AREA                                                                                                                       | VALUE | COMMENTS/NOTES                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------|
| <b>PROPERTY INFORMATION</b>                                                                                                |       |                                                                                                                   |
| Does the Landlord have a process in place to manage Health and Safety of the Rental Property?                              | N/A   | Not relevant to the Healthy Homes Standards.                                                                      |
| Is the property fully consented by the local authorities?                                                                  | ✓     |                                                                                                                   |
| Is your rental property insulated to the standards to meet your local regulations?                                         | ✓     | Underfloor polyster insulation with R value 1.5 and thickness 100mm. Ceiling got insulation with thickness 160mm. |
| Have you tested for "Methamphetamine and Contaminants" at the start of the tenancy agreement?                              | ✓     |                                                                                                                   |
| Does the Landlord have an Insurance Statement in place?                                                                    | ✓     |                                                                                                                   |
| <b>ENTRANCE</b>                                                                                                            |       |                                                                                                                   |
| Is the house number clearly labelled and identifiable?                                                                     | ✓     |                                                                                                                   |
| Is the entranceway free of all gaps, holes in walls, windows ceiling, floors and doors that may cause noticeable draughts? | ✗     | Draught on bottom of front door.                                                                                  |
| Do all external doors function correctly?                                                                                  | ✓     |                                                                                                                   |
| Is there a minimum 70 watt light fixture at the entrance that is functioning correctly?                                    | ✓     |                                                                                                                   |
| <b>KITCHEN</b>                                                                                                             |       |                                                                                                                   |
| Is the room free of all gaps, holes in walls, windows ceiling, floors and doors that may cause noticeable draughts?        | ✓     |                                                                                                                   |
| Are the walls free from any damage?                                                                                        | ✓     |                                                                                                                   |
| Is the ceiling free from any damage?                                                                                       | ✓     |                                                                                                                   |

| AREA                                                            | VALUE | COMMENTS/NOTES                                                      |
|-----------------------------------------------------------------|-------|---------------------------------------------------------------------|
| Is all flooring structure free from damage?                     | ✓     |                                                                     |
| Are the floor coverings free from damage?                       | ✓     |                                                                     |
| Are all unused chimneys and fireplaces blocked?                 | N/A   | Not relevant to the Healthy Homes Standards.                        |
| Is the room clear of mould or dampness?                         | ✓     |                                                                     |
| Was the room clear of mould at the beginning of the tenancy?    | ✓     | Not relevant to the Healthy Homes Standards.                        |
| Are internal doors working without any damage?                  | ✓     |                                                                     |
| Is there a working fixed electric light?                        | ✓     |                                                                     |
| Is the wastewater drainage in sound condition?                  | ✓     |                                                                     |
| Are the power outlets safe and functioning?                     | ✓     |                                                                     |
| Are the light switches safe and functioning?                    | ✓     |                                                                     |
| Are the windows double glazed?                                  | ✗     | Not relevant to the Healthy Homes Standards.                        |
| Do the windows open and close properly with latches?            | ✓     |                                                                     |
| Is there an effective fan vented to the outside?                | ✓     | Range hood is externally vented and compliant (see attached photo). |
| Is the stove and oven functioning properly?                     | ✓     |                                                                     |
| Is there adequate food preparation and storage?                 | ✓     |                                                                     |
| Is there secure storage for chemicals or other dangerous goods? | ✓     |                                                                     |
| Is the dishwasher in working order?                             | ✓     |                                                                     |
| Is the bench top and surrounds undamaged?                       | ✓     |                                                                     |
| Are the taps and sink in working order?                         | ✓     |                                                                     |

| AREA                                                                                                                | VALUE | COMMENTS/NOTES                               |
|---------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------|
| Is the refrigerator in working order?                                                                               | ✓     |                                              |
| <b>MAIN LOUNGE/LIVING AREA</b>                                                                                      |       |                                              |
| Is the room free of all gaps, holes in walls, windows ceiling, floors and doors that may cause noticeable draughts? | ✓     |                                              |
| Are the walls free from any damage?                                                                                 | ✓     |                                              |
| Is the ceiling free from any damage?                                                                                | ✓     |                                              |
| Is all flooring structure free from damage?                                                                         | ✓     |                                              |
| Are the floor coverings free from damage?                                                                           | ✓     |                                              |
| Are all unused chimneys and fireplaces blocked?                                                                     | N/A   | Not relevant to the Healthy Homes Standards. |
| Is the room clear of mould or dampness?                                                                             | ✓     |                                              |
| Was the room clear of mould at the beginning of the tenancy?                                                        | ✓     | Not relevant to the Healthy Homes Standards. |
| Are internal doors working without any damage?                                                                      | ✓     |                                              |
| Is there a working fixed electric light?                                                                            | ✓     |                                              |
| Are the power outlets safe and functioning?                                                                         | ✓     |                                              |
| Are the light switches safe and functioning?                                                                        | ✓     |                                              |
| Are the windows double glazed?                                                                                      | ✗     | Not relevant to the Healthy Homes Standards. |
| Do the windows open and close properly with latches?                                                                | ✓     |                                              |
| Are there curtains and drapes that are in good condition?                                                           | ✓     |                                              |

| AREA                                                                                                                                                | VALUE | COMMENTS/NOTES                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------------------|
| Is there a fixed Heater/Air Conditioner unit installed capable of 1.5kw+ minimum output that can heat or cool between 18c to 24c [ 64 F to 75 F ] ? | ✓     |                                              |
| <b>HALLWAY</b>                                                                                                                                      |       |                                              |
| Is the room free of all gaps, holes in walls, windows ceiling, floors and doors that may cause noticeable draughts?                                 | ✓     |                                              |
| Are the walls free from any damage?                                                                                                                 | ✓     |                                              |
| Is the ceiling free from any damage?                                                                                                                | ✓     |                                              |
| Is all flooring structure free from damage?                                                                                                         | ✓     |                                              |
| Are the floor coverings free from damage?                                                                                                           | ✓     |                                              |
| Is the hallway clear of mould or dampness?                                                                                                          | ✓     |                                              |
| Was the hallway clear of mould at the beginning of the tenancy?                                                                                     | ✓     | Not relevant to the Healthy Homes Standards. |
| Are internal doors working without any damage?                                                                                                      | ✓     |                                              |
| Is there a working fixed electric light?                                                                                                            | ✓     |                                              |
| Are the power outlets safe and functioning?                                                                                                         | ✓     |                                              |
| Are the light switches safe and functioning?                                                                                                        | ✓     |                                              |
| Are the windows double glazed?                                                                                                                      | N/A   | Not relevant to the Healthy Homes Standards. |
| Do the windows open and close properly with latches?                                                                                                | N/A   |                                              |
| Are there curtains and drapes that are in good condition?                                                                                           | N/A   |                                              |

## BEDROOM 1

| AREA                                                                                                                | VALUE | COMMENTS/NOTES                              |
|---------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------|
| Is the room free of all gaps, holes in walls, windows ceiling, floors and doors that may cause noticeable draughts? | ✓     |                                             |
| Are the walls free from any damage?                                                                                 | ✓     |                                             |
| Is the ceiling free from any damage?                                                                                | ✓     |                                             |
| Is all flooring structure free from damage?                                                                         | ✓     |                                             |
| Are the floor coverings free from damage?                                                                           | ✓     |                                             |
| Are all unused chimneys and fireplaces blocked?                                                                     | N/A   | Not relevant to the Healthy Homes Standards |
| Is the room clear of mould or dampness?                                                                             | ✓     |                                             |
| Was the room clear of mould at the beginning of the tenancy?                                                        | ✓     | Not relevant to the Healthy Homes Standards |
| Are internal doors working without any damage?                                                                      | ✓     |                                             |
| Is there a working fixed electric light?                                                                            | ✓     |                                             |
| Are the power outlets safe and functioning?                                                                         | ✓     |                                             |
| Are the light switches safe and functioning?                                                                        | ✓     |                                             |
| Are the windows double glazed?                                                                                      | ✗     | Not relevant to the Healthy Homes Standards |
| Do the windows open and close properly with latches?                                                                | ✓     |                                             |
| Is there a fixed electric heater in place?                                                                          | ✗     | Not relevant to the Healthy Homes Standards |
| Are there curtains and drapes that are in good condition?                                                           | ✓     |                                             |
| Is there a functioning wardrobe in place for storage?                                                               | ✓     |                                             |
| Is there a working smoke alarm installed in the bedroom or within 3 metres of the bedroom?                          | ✓     |                                             |

| AREA                                                                                                                | VALUE | COMMENTS/NOTES                              |
|---------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------|
| <b>BEDROOM 2</b>                                                                                                    |       |                                             |
| Is the room free of all gaps, holes in walls, windows ceiling, floors and doors that may cause noticeable draughts? | ✓     |                                             |
| Are the walls free from any damage?                                                                                 | ✓     |                                             |
| Is the ceiling free from any damage?                                                                                | ✓     |                                             |
| Is all flooring structure free from damage?                                                                         | ✓     |                                             |
| Are the floor coverings free from damage?                                                                           | ✓     |                                             |
| Are all unused chimneys and fireplaces blocked?                                                                     | N/A   | Not relevant to the Healthy Homes Standards |
| Is the room clear of mould or dampness?                                                                             | ✓     |                                             |
| Was the room clear of mould at the beginning of the tenancy?                                                        | ✓     | Not relevant to the Healthy Homes Standards |
| Are internal doors working without any damage?                                                                      | ✓     |                                             |
| Is there a working fixed electric light?                                                                            | ✓     |                                             |
| Are the power outlets safe and functioning?                                                                         | ✓     |                                             |
| Are the light switches safe and functioning?                                                                        | ✓     |                                             |
| Are the windows double glazed?                                                                                      | ✗     | Not relevant to the Healthy Homes Standards |
| Do the windows open and close properly with latches?                                                                | ✓     |                                             |
| Is there a fixed electric heater in place?                                                                          | ✗     | Not relevant to the Healthy Homes Standards |
| Are there curtains and drapes that are in good condition?                                                           | ✓     |                                             |
| Is there a functioning wardrobe in place for storage?                                                               | ✓     |                                             |

| AREA                                                                                                                | VALUE | COMMENTS/NOTES                              |
|---------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------|
| Is there a working smoke alarm installed in the bedroom or within 3 metres of the bedroom?                          | ✓     |                                             |
| <b>BEDROOM 3</b>                                                                                                    |       |                                             |
| Is the room free of all gaps, holes in walls, windows ceiling, floors and doors that may cause noticeable draughts? | ✓     |                                             |
| Are the walls free from any damage?                                                                                 | ✓     |                                             |
| Is the ceiling free from any damage?                                                                                | ✓     |                                             |
| Is all flooring structure free from damage?                                                                         | ✓     |                                             |
| Are the floor coverings free from damage?                                                                           | ✓     |                                             |
| Are all unused chimneys and fireplaces blocked?                                                                     | N/A   | Not relevant to the Healthy Homes Standards |
| Is the room clear of mould or dampness?                                                                             | ✓     |                                             |
| Was the room clear of mould at the beginning of the tenancy?                                                        | ✓     | Not relevant to the Healthy Homes Standards |
| Are internal doors working without any damage?                                                                      | ✓     |                                             |
| Is there a working fixed electric light?                                                                            | ✓     |                                             |
| Are the power outlets safe and functioning?                                                                         | ✓     |                                             |
| Are the light switches safe and functioning?                                                                        | ✓     |                                             |
| Are the windows double glazed?                                                                                      | ✗     | Not relevant to the Healthy Homes Standards |
| Do the windows open and close properly with latches?                                                                | ✓     |                                             |
| Is there a fixed electric heater in place?                                                                          | ✗     | Not relevant to the Healthy Homes Standards |
| Are there curtains and drapes that are in good condition?                                                           | ✓     |                                             |



| AREA                                                                                                                | VALUE | COMMENTS/NOTES                                                        |
|---------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------|
| Is there a functioning wardrobe in place for storage?                                                               | ✓     |                                                                       |
| Is there a working smoke alarm installed in the bedroom or within 3 metres of the bedroom?                          | ✓     |                                                                       |
| <b>BATHROOM (NO TOILET)</b>                                                                                         |       |                                                                       |
| Is the room free of all gaps, holes in walls, windows ceiling, floors and doors that may cause noticeable draughts? | ✓     |                                                                       |
| Are the walls free from any damage?                                                                                 | ✓     |                                                                       |
| Is the ceiling free from any damage?                                                                                | ✓     |                                                                       |
| Is all flooring structure free from damage?                                                                         | ✓     |                                                                       |
| Are the floor coverings free from damage?                                                                           | ✓     |                                                                       |
| Is the room clear of mould or dampness?                                                                             | ✓     |                                                                       |
| Was the room clear of mould at the beginning of the tenancy?                                                        | ✓     | Not relevant to the Healthy Homes Standards.                          |
| Are internal doors working without any damage?                                                                      | ✓     |                                                                       |
| Is there a working fixed electric light?                                                                            | ✓     |                                                                       |
| Is the wastewater drainage in sound condition?                                                                      | ✓     |                                                                       |
| Are the power outlets safe and functioning?                                                                         | ✓     |                                                                       |
| Are the light switches safe and functioning?                                                                        | ✓     |                                                                       |
| Are the windows double glazed?                                                                                      | ✗     | Not relevant to the Healthy Homes Standards.                          |
| Do the windows open and close properly with latches?                                                                | ✓     |                                                                       |
| Is there an effective fan vented to the outside?                                                                    | ✓     | Bathroom Fan is externally vented and compliant (see attached photo). |

| AREA                                                   | VALUE | COMMENTS/NOTES |
|--------------------------------------------------------|-------|----------------|
| Are the towel rails fitted and firm?                   | ✓     |                |
| Are the bath, sinks and taps in working order?         | ✓     |                |
| Is there a mirror and cabinet fixed to the wall/floor? | ✓     |                |
| Is the shower door or curtain operational?             | ✓     |                |

## SEPARATE TOILET

|                                                                                                                     |   |                                              |
|---------------------------------------------------------------------------------------------------------------------|---|----------------------------------------------|
| Is the room free of all gaps, holes in walls, windows ceiling, floors and doors that may cause noticeable draughts? | ✓ |                                              |
| Are the walls free from any damage?                                                                                 | ✓ |                                              |
| Is the ceiling free from any damage?                                                                                | ✓ |                                              |
| Is all flooring structure free from damage?                                                                         | ✓ |                                              |
| Are the floor coverings free from damage?                                                                           | ✓ |                                              |
| Is the room clear of mould or dampness?                                                                             | ✓ |                                              |
| Was the room clear of mould at the beginning of the tenancy?                                                        | ✓ | Not relevant to the Healthy Homes Standards. |
| Are internal doors working without any damage?                                                                      | ✓ |                                              |
| Is there a working fixed electric light?                                                                            | ✓ |                                              |
| Are the light switches safe and functioning?                                                                        | ✓ |                                              |
| Do the windows open and close properly with latches?                                                                | ✓ |                                              |
| Is there an effective fan vented to the outside or form of ventilation?                                             | ✗ | Not relevant to the Healthy Homes Standards. |
| Are the taps and sink in working order?                                                                             | ✗ | Not relevant to the Healthy Homes Standards. |
| Is there an operational toilet?                                                                                     | ✓ |                                              |

| AREA                                                           | VALUE | COMMENTS/NOTES |
|----------------------------------------------------------------|-------|----------------|
| Is the toilet seat intact?                                     | ✓     |                |
| Is the wastewater drainage in sound condition from the toilet? | ✓     |                |

## LAUNDRY

|                                                                                                                     |   |                                              |
|---------------------------------------------------------------------------------------------------------------------|---|----------------------------------------------|
| Is the room free of all gaps, holes in walls, windows ceiling, floors and doors that may cause noticeable draughts? | ✓ |                                              |
| Are the walls free from any damage?                                                                                 | ✓ |                                              |
| Is the ceiling free from any damage?                                                                                | ✓ |                                              |
| Is all flooring structure free from damage?                                                                         | ✓ |                                              |
| Are the floor coverings free from damage?                                                                           | ✓ |                                              |
| Is the room clear of mould or dampness?                                                                             | ✓ |                                              |
| Was the room clear of mould at the beginning of the tenancy?                                                        | ✓ | Not relevant to the Healthy Homes Standards. |
| Are internal doors working without any damage?                                                                      | ✓ |                                              |
| Is there a working fixed electric light?                                                                            | ✓ |                                              |
| Is the wastewater drainage in sound condition?                                                                      | ✓ |                                              |
| Are the power outlets safe and functioning?                                                                         | ✓ |                                              |
| Are the light switches safe and functioning?                                                                        | ✓ |                                              |
| Are the windows double glazed?                                                                                      | ✗ | Not relevant to the Healthy Homes Standards. |
| Do the windows open and close properly with latches?                                                                | ✓ |                                              |
| Is there an effective fan vented to the outside or form of ventilation?                                             | ✗ | Not relevant to the Healthy Homes Standards. |

| AREA                                                                                    | VALUE | COMMENTS/NOTES                                                                                                                               |
|-----------------------------------------------------------------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Are the taps and sink in working order?                                                 | ✓     |                                                                                                                                              |
| <b>UNDERFLOOR INSPECTION</b>                                                            |       |                                                                                                                                              |
| Is there a Ground Moisture Barrier Installed?                                           | ✓     |                                                                                                                                              |
| <b>DRAINAGE AND GUTTERING</b>                                                           |       |                                                                                                                                              |
| Does the waste drainage and stormwater systems meet drainage regulations?               | ✓     | All gutters, down pipes and drains are sufficient for the removal of all storm, surface and ground water. They are all in good working order |
| <b>GENERAL CONDITION</b>                                                                |       |                                                                                                                                              |
| Is the water temperature from the tap 55 to 60 (122-140 F) degrees +/- 5 degrees?       | ✓     |                                                                                                                                              |
| Is the external cladding free from damage?                                              | ✓     |                                                                                                                                              |
| Is the roof cladding intact?                                                            | ✓     |                                                                                                                                              |
| Are the external handrails and balustrades on stairs in safe working order?             | ✓     |                                                                                                                                              |
| Are all external paths and driveway surfaces free of slippery conditions and moss free? | ✓     |                                                                                                                                              |
| Are all windows clear of vegetation?                                                    | ✓     |                                                                                                                                              |
| Are there smoke alarms installed and working on every level of the property?            | ✓     |                                                                                                                                              |
| Is the fence in good working order?                                                     | ✓     |                                                                                                                                              |
| Is there a good working clothesline?                                                    | ✓     |                                                                                                                                              |
| Is there a suitable rubbish disposal container.                                         | ✓     |                                                                                                                                              |
| Is the Screen Doors in good working order?                                              | N/A   |                                                                                                                                              |

| AREA                                                                            | VALUE | COMMENTS/NOTES |
|---------------------------------------------------------------------------------|-------|----------------|
| Is the Carbon Monoxide detector, is it in good working order?                   | N/A   |                |
| Are the awnings in good working order?                                          | N/A   |                |
| Is there a letter box with a street number and is it in good working condition? | ✓     |                |

## RECOMMENDED IMPROVEMENTS

AREA

### ENTRANCE

Is the entranceway free of all gaps, holes in walls, windows ceiling, floors and doors that may cause noticeable draughts?

### SEPARATE TOILET

Is there an effective fan vented to the outside or form of ventilation?

### LAUNDRY

Is there an effective fan vented to the outside or form of ventilation?

IMAGES

PROPERTY INFORMATION



10:51:53 am, March 24th 2021

QUESTION:

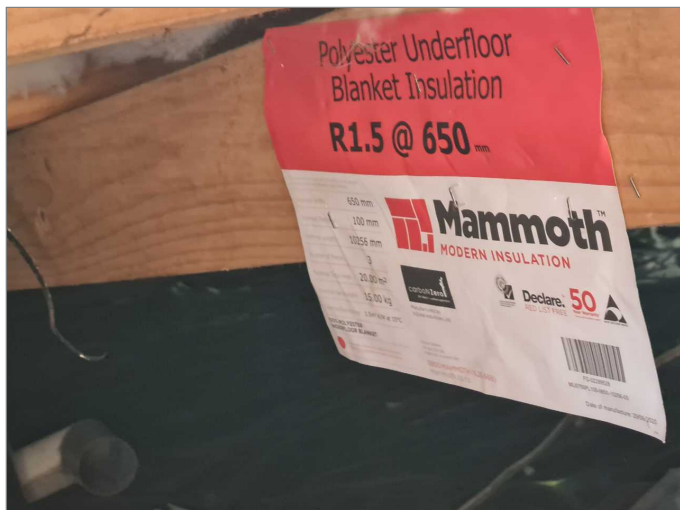
Is your rental property insulated to the standards to meet your local regulations?



10:47:43 am, March 24th 2021

QUESTION:

Is your rental property insulated to the standards to meet your local regulations?

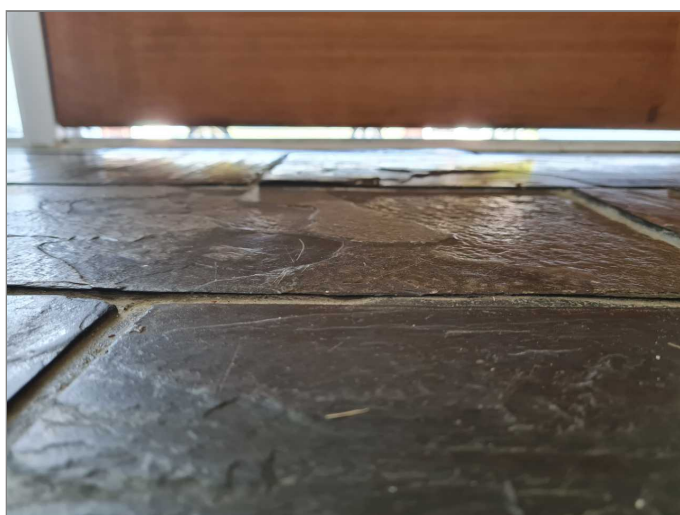


10:47:25 am, March 24th 2021

**QUESTION:**

Is your rental property insulated to the standards to meet your local regulations?

## ENTRANCE



10:33:57 am, March 24th 2021

**QUESTION:**

Is the entranceway free of all gaps, holes in walls, windows ceiling, floors and doors that may cause noticeable draughts?



KITCHEN



11:10:37 am, March 24th 2021

QUESTION:

Is there an effective fan vented to the outside?



10:36:40 am, March 24th 2021

QUESTION:

Is there an effective fan vented to the outside?

## MAIN LOUNGE/LIVING AREA



11:06:05 am, March 24th 2021

### QUESTION:

Is there a fixed Heater/Air Conditioner unit installed capable of 1.5kw+ minimum output that can heat or cool between 18c to 24c [ 64 F to 75 F ] ?

## HALLWAY



10:39:15 am, March 24th 2021

QUESTION:

Are the light switches safe and functioning?

BEDROOM 1



10:44:52 am, March 24th 2021

QUESTION:

Is there a working smoke alarm installed in the bedroom or within 3 metres of the bedroom?

## BEDROOM 2



10:43:00 am, March 24th 2021

**QUESTION:**

Is there a working smoke alarm installed in the bedroom or within 3 metres of the bedroom?

## BEDROOM 3



10:43:46 am, March 24th 2021

**QUESTION:**

Is there a working smoke alarm installed in the bedroom or within 3 metres of the bedroom?

BATHROOM (NO TOILET)



11:11:01 am, March 24th 2021

QUESTION:

Is there an effective fan vented to the outside?



10:41:24 am, March 24th 2021

QUESTION:

Is there an effective fan vented to the outside?

## SEPARATE TOILET



10:40:14 am, March 24th 2021

QUESTION:

Are the light switches safe and functioning?



## LAUNDRY



10:38:36 am, March 24th 2021

QUESTION:

Are the light switches safe and functioning?

## UNDERFLOOR INSPECTION



10:47:01 am, March 24th 2021

QUESTION:

Is there a Ground Moisture Barrier Installed?

## DRAINAGE AND GUTTERING



11:09:59 am, March 24th 2021

**QUESTION:**

Does the waste drainage and stormwater systems meet drainage regulations?



11:08:33 am, March 24th 2021

**QUESTION:**

Does the waste drainage and stormwater systems meet drainage regulations?

## GENERAL CONDITION



11:12:48 am, March 24th 2021

**QUESTION:**

Is there a letter box with a street number and is it in good working condition?