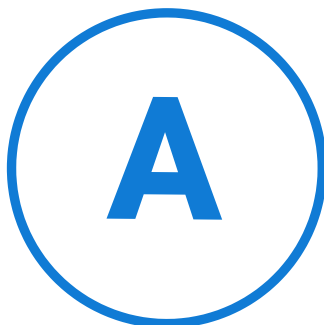


Rental Certificate of Compliance

Assessor's Name:	Lovepreet Singh
Organisation:	ONCORE
Assessor's Address:	3 SQUIRE AVENUE, CHARTWELL
Street Number / Name:	32A Nikau Street
Suburb:	Springfield
City:	Rotorua
Region:	Bay of Plenty
Postcode:	3015
Total Sections:	15
Grade:	



PROVISIONAL

Inspection submitted at: 10:11:45 am, June 29th 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
PROPERTY INFORMATION		
Is the property fully consented by the local authorities?	✓	
Is the ceiling of your rental property insulated to the standards to meet regulations? Please see Help Link for regulations. Please record the R Value or depth of insulation and type of insulation in the notes section.	✓	Ceiling got pink batt insulation with Thickness 175mm.
Have you tested for "Methamphetamine and Contaminants" at the start of the tenancy agreement?	✓	
Does the Landlord have an Insurance Statement in place?	✓	
ENTRANCE		
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?	✓	
Do all external doors function correctly?	✓	
Is there a minimum 70 watt light fixture at the entrance that is functioning correctly?	✓	
KITCHEN		
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?	✓	

AREA	VALUE	COMMENTS/NOTES
Are the floor coverings free from damage?	✓	
Are all unused chimneys and fireplaces blocked?	N/A	
Is the room clear of mould or dampness?	✓	
Was the room clear of mould at the beginning of the tenancy?	✓	
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?	✓	
Do the windows open and close properly with latches?	✓	
Is there an effective fan vented to the outside? The fan must be at least 150mm in diameter. State the diameter or exhaust capacity of the fan in the notes section.	✓	Range hood is externally vented and compliant (see attached photo).Diameter 150mm.
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?	✓	
Is the refrigerator in working order?	✓	

AREA	VALUE	COMMENTS/NOTES
Is the combined area of the openable windows, doors or skylights at least 5% of the floor area?	✓	
MAIN LOUNGE/LIVING AREA		
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	
Is the room clear of mould or dampness?	✓	
Was the room clear of mould at the beginning of the tenancy?	✓	
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?	✓	
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 maintaining the minimum output that can heat or cool between 18c to 24c [64 F to 75 F] ? Please refer to Tenancy Services Heating tool in help link.	✓	Main living room requires an approved heating device with a 5.3kw heating capacity. See attached heating calculations. Property has a 5.86 kw heat pump and is fully compliant.
Is the combined area of the openable windows, doors or skylights at least 5% of the floor area?	✓	

HALLWAY

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?	✓	
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	

AREA	VALUE	COMMENTS/NOTES
BEDROOM 1		
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	
Is the room clear of mould or dampness?	✓	
Was the room clear of mould at the beginning of the tenancy?	✓	
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?	✓	
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? Please record the brand and the expiry date in the notes section.	✓	
Is the combined area of the openable windows, doors or skylights at least 5% of the floor area?	✓	

BEDROOM 2

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	
Is the room clear of mould or dampness?	✓	
Was the room clear of mould at the beginning of the tenancy?	✓	
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?	✓	
Do the windows open and close properly with latches?	✓	

AREA	VALUE	COMMENTS/NOTES
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? Please record the brand and the expiry date in the notes section.	✓	
Is the combined area of the openable windows, doors or skylights at least 5% of the floor area?	✓	

BEDROOM 3

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	
Is the room clear of mould or dampness?	✓	
Was the room clear of mould at the beginning of the tenancy?	✓	
Are internal doors working without any damage?	✓	
Is there a working fixed electric light?	✓	
Are the power outlets safe and functioning?	✓	

AREA	VALUE	COMMENTS/NOTES
Are the light switches safe and functioning?	✓	
Are the windows double glazed?	✓	
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? Please record the brand and the expiry date in the notes section.	✓	
Is the combined area of the openable windows, doors or skylights at least 5% of the floor area?	✓	

BATHROOM (WITH 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?	✓	
Are internal doors working without any damage?	✓	

AREA	VALUE	COMMENTS/NOTES
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?	✓	
Do the windows open and close properly with latches?	✓	
Is there an effective fan vented to the outside? The fan must be at least 120mm in diameter. State the diameter or exhaust capacity of the fan in the notes section.	✓	Bathroom Fan is externally vented and compliant (see attached photo).
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 there an operational toilet?	✓	
Is the toilet seat intact?	✓	
Is the wastewater drainage in sound condition from the toilet?	✓	
Is the shower door or curtain operational?	✓	

BATHROOM (NO 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?	✓	

AREA	VALUE	COMMENTS/NOTES
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?	✓	
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?	✓	
Do the windows open and close properly with latches?	✓	
Is there an effective fan vented to the outside? The fan must be at least 120mm in diameter. State the diameter or exhaust capacity of the fan in the notes section.	✓	Bathroom Fan is externally vented and compliant (see attached photo).
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?	✓	
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AREA	VALUE	COMMENTS/NOTES
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?	✓	
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? If there is no form of ventilation then a fan of at least 120mm diameter must be installed. State the diameter or exhaust capacity of the fan in the notes section if there is one.	✗	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?	✓	
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?	✓	
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AREA	VALUE	COMMENTS/NOTES
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?	✓	
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?	N/A	Not relevant to the Healthy Homes Standards .
Do the windows open and close properly with latches?	N/A	
Is there an effective fan vented to the outside or form of ventilation? If there is no form of ventilation then a fan of at least 120mm diameter must be installed. State the diameter or exhaust capacity of the fan in the notes section if there is one.	✗	Not relevant to the Healthy Homes Standards .
Are the taps and sink in working order?	✓	

UNDERFLOOR INSPECTION

Is there a Ground Moisture Barrier Installed?	N/A	Underfloor Property built straight onto concrete slab.No subfloor area exempt from Ground Moisture Barrier standards.
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AREA	VALUE	COMMENTS/NOTES
Does the underfloor insulation meet the requirements of the insulation standard? The standard must be a minimum R-Value of 1.3 or have been installed in accordance with NZ 4246:2016. Please note the type of insulation installed (eg polystyrene) in notes.	N/A	Underfloor Property built straight onto concrete slab.No subfloor area exempt from insulation standards.

DRAINAGE AND GUTTERING

Does the property have gutters and downpipes that efficiently drain storm water, surface water and ground water to an appropriate outfall?	✓	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.
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GENERAL CONDITION

Is the water temperature from the tap 55 to 60 C (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? Please record the brand and the expiry date in the notes section.	✓	
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

SEPARATE TOILET

Is there an effective fan vented to the outside or form of ventilation? If there is no form of ventilation then a fan of at least 120mm diameter must be installed. State the diameter or exhaust capacity of the fan in the notes section if there is one.

LAUNDRY

Is there an effective fan vented to the outside or form of ventilation? If there is no form of ventilation then a fan of at least 120mm diameter must be installed. State the diameter or exhaust capacity of the fan in the notes section if there is one.

IMAGES

PROPERTY INFORMATION



9:50:22 am, June 29th 2021

QUESTION:

Is the ceiling of your rental property insulated to the standards to meet regulations? Please see Help Link for regulations. Please record the R Value or depth of insulation and type of insulation in the notes section.



9:50:10 am, June 29th 2021

QUESTION:

Is the ceiling of your rental property insulated to the standards to meet regulations? Please see Help Link for regulations. Please record the R Value or depth of insulation and type of insulation in the notes section.



9:49:54 am, June 29th 2021

QUESTION:

Is the ceiling of your rental property insulated to the standards to meet regulations? Please see Help Link for regulations. Please record the R Value or depth of insulation and type of insulation in the notes section.



9:49:41 am, June 29th 2021

QUESTION:

Is the ceiling of your rental property insulated to the standards to meet regulations? Please see Help Link for regulations. Please record the R Value or depth of insulation and type of insulation in the notes section.

ENTRANCE



9:35:07 am, June 29th 2021

QUESTION:

Is there a minimum 70 watt light fixture at the entrance that is functioning correctly?

KITCHEN



10:04:06 am, June 29th 2021

QUESTION:

Is there an effective fan vented to the outside? The fan must be at least 150mm in diameter. State the diameter or exhaust capacity of the fan in the notes section.



9:44:51 am, June 29th 2021

QUESTION:

Is there an effective fan vented to the outside? The fan must be at least 150mm in diameter. State the diameter or exhaust capacity of the fan in the notes section.

MAIN LOUNGE/LIVING AREA



10:02:13 am, June 29th 2021

QUESTION:

Is there a fixed Heater/Air Conditioner unit installed capable of maintaining the minimum output that can heat or cool between 18c to 24c [64 F to 75 F] ? Please refer to Tenancy Services Heating tool in help link.

HALLWAY



9:36:37 am, June 29th 2021

QUESTION:

Are the light switches safe and functioning?

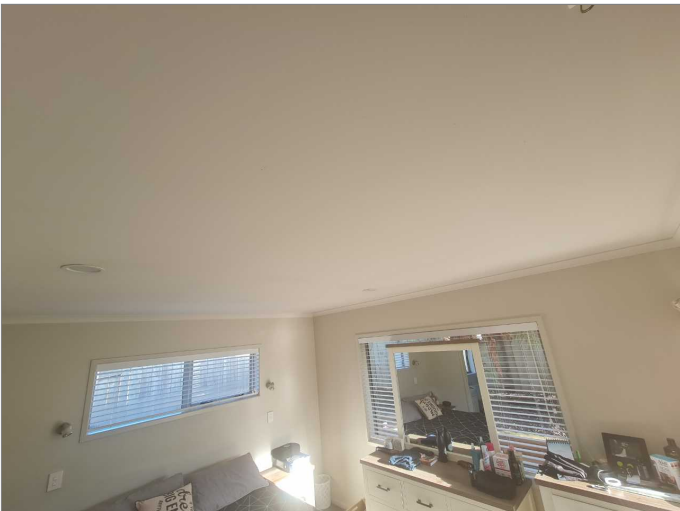
BEDROOM 1



9:41:57 am, June 29th 2021

QUESTION:

Is there a working smoke alarm installed in the bedroom or within 3 metres of the bedroom? Please record the brand and the expiry date in the notes section.



9:42:54 am, June 29th 2021

QUESTION:

Is the combined area of the openable windows, doors or skylights at least 5% of the floor area?

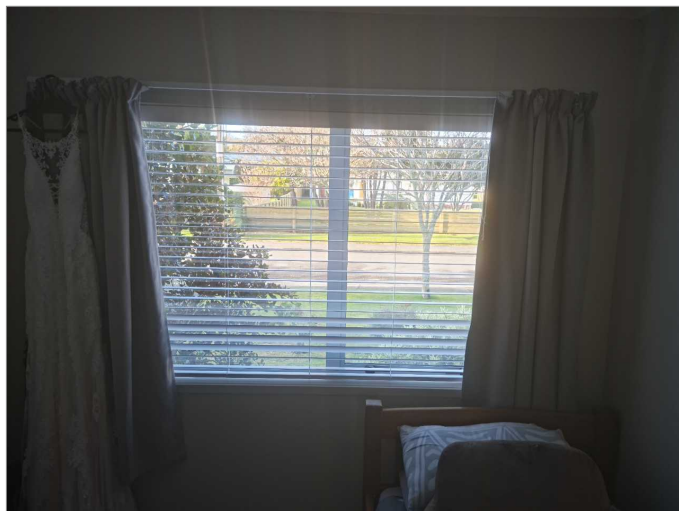
BEDROOM 2



9:40:28 am, June 29th 2021

QUESTION:

Is there a working smoke alarm installed in the bedroom or within 3 metres of the bedroom? Please record the brand and the expiry date in the notes section.



9:40:16 am, June 29th 2021

QUESTION:

Is the combined area of the openable windows, doors or skylights at least 5% of the floor area?

BEDROOM 3



9:41:04 am, June 29th 2021

QUESTION:

Is the combined area of the openable windows, doors or skylights at least 5% of the floor area?

BATHROOM (WITH TOILET)



10:03:31 am, June 29th 2021

QUESTION:

Is there an effective fan vented to the outside? The fan must be at least 120mm in diameter. State the diameter or exhaust capacity of the fan in the notes section.



9:43:27 am, June 29th 2021

QUESTION:

Is there an effective fan vented to the outside? The fan must be at least 120mm in diameter. State the diameter or exhaust capacity of the fan in the notes section.

BATHROOM (NO TOILET)



10:04:48 am, June 29th 2021

QUESTION:

Is there an effective fan vented to the outside? The fan must be at least 120mm in diameter. State the diameter or exhaust capacity of the fan in the notes section.



9:38:29 am, June 29th 2021

QUESTION:

Is there an effective fan vented to the outside? The fan must be at least 120mm in diameter. State the diameter or exhaust capacity of the fan in the notes section.

SEPARATE TOILET



9:39:31 am, June 29th 2021

QUESTION:

Are the light switches safe and functioning?

LAUNDRY

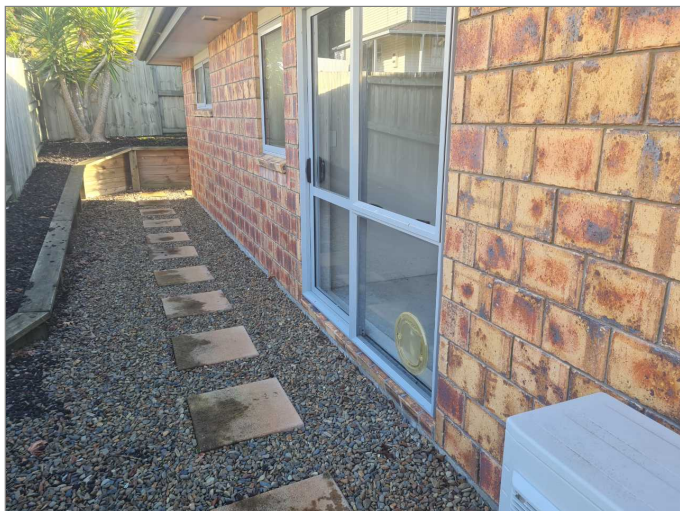


9:36:01 am, June 29th 2021

QUESTION:

Are the light switches safe and functioning?

UNDERFLOOR INSPECTION



10:02:25 am, June 29th 2021

QUESTION:

Is there a Ground Moisture Barrier Installed?

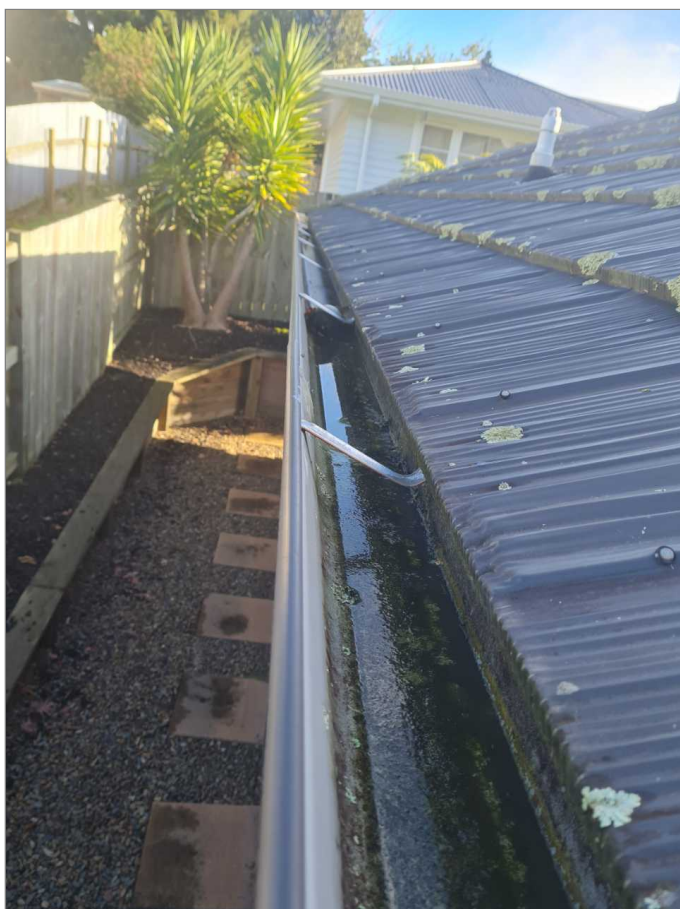


10:02:31 am, June 29th 2021

QUESTION:

Does the underfloor insulation meet the requirements of the insulation standard? The standard must be a minimum R-Value of 1.3 or have been installed in accordance with NZ 4246:2016. Please note the type of insulation installed (eg polystyrene) in notes.

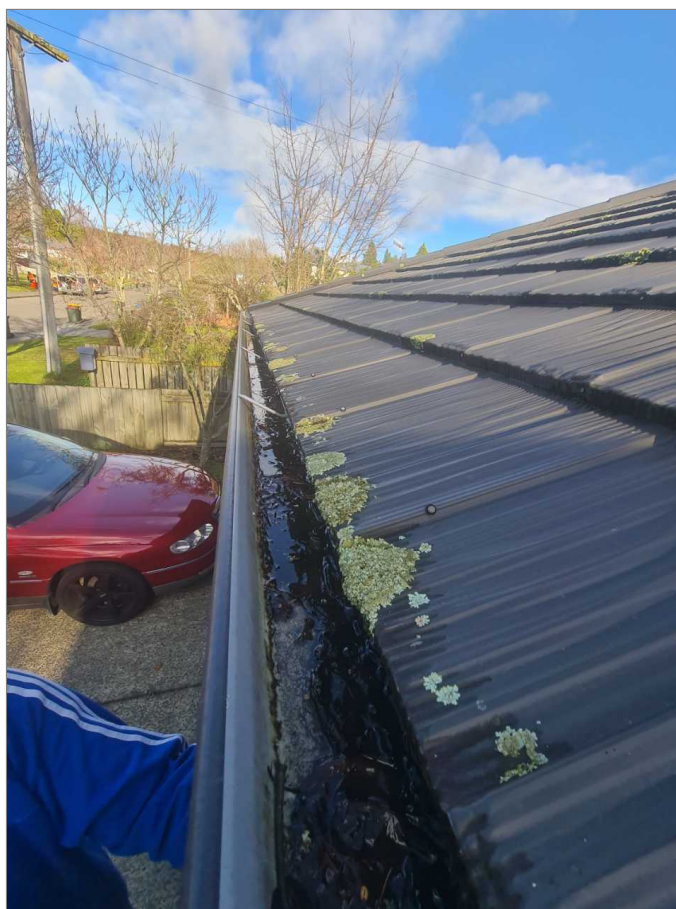
DRAINAGE AND GUTTERING



10:08:32 am, June 29th 2021

QUESTION:

Does the property have gutters and downpipes that efficiently drain storm water, surface water and ground water to an appropriate outfall?



10:07:48 am, June 29th 2021

QUESTION:

Does the property have gutters and downpipes that efficiently drain storm water, surface water and ground water to an appropriate outfall?

GENERAL CONDITION



10:09:12 am, June 29th 2021

QUESTION:

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