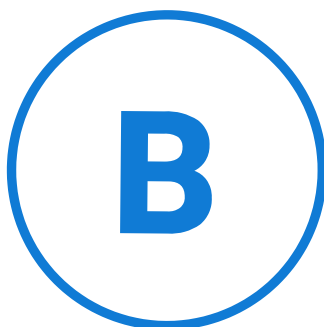


iCompli Rental Certificate of Compliance

Assessor's Name:	Lovepreet Singh
Organisation:	ONCORE
Assessor's Address:	3 SQUIRE AVENUE, CHARTWELL
Street Number / Name:	47A Aquarius Drive
Suburb:	Kawaha Point
City:	Rotorua
Region:	Bay of Plenty
Postcode:	3010
Total Sections:	14
Grade:	



PROVISIONAL

Inspection submitted at: 10:06:25 am, January 23rd 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		
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?	X	Underfloor There is no insulation underfloor only foil. Ceiling Ceiling needs new insulation done.
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?	✓	

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?	✓	
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?	✓	
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	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] ?	✓	
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?	✓	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	Not relevant to the Healthy Homes Standards.
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
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	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?	✓	
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	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?	✗	
Do the windows open and close properly with latches?	✓	
Is there a fixed electric heater in place?	✗	
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?	✓	
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?	✓	
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?	✗	
Do the windows open and close properly with latches?	✓	
Is there an effective fan vented to the outside?	✓	
Are the towel rails fitted and firm?	✓	

AREA	VALUE	COMMENTS/NOTES
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?	✓	
Is there an operational toilet?	✓	
Is the toilet seat intact?	✓	

AREA	VALUE	COMMENTS/NOTES
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?	✗	
Do the windows open and close properly with latches?	✓	
Is there an effective fan vented to the outside or form of ventilation?	✗	
Are the taps and sink in working order?	✓	

AREA	VALUE	COMMENTS/NOTES
UNDERFLOOR INSPECTION		
Is there a Ground Moisture Barrier Installed?	✗	
DRAINAGE AND GUTTERING		
Does the waste drainage and stormwater systems meet drainage regulations?	✓	
GENERAL CONDITION		
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	
Is the Carbon Monoxide detector, is it in good working order?	N/A	
Are the awnings in good working order?	N/A	

AREA	VALUE	COMMENTS/NOTES
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?

LAUNDRY

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

UNDERFLOOR INSPECTION

Is there a Ground Moisture Barrier Installed?

IMAGES

PROPERTY INFORMATION



9:58:30 am, January 23rd 2021

QUESTION:

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



9:56:17 am, January 23rd 2021

QUESTION:

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



9:56:09 am, January 23rd 2021

QUESTION:

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



9:56:02 am, January 23rd 2021

QUESTION:

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

ENTRANCE



9:30:01 am, January 23rd 2021

QUESTION:

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

KITCHEN



9:31:17 am, January 23rd 2021

QUESTION:

Is there an effective fan vented to the outside?

MAIN LOUNGE/LIVING AREA



9:53:06 am, January 23rd 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



9:33:01 am, January 23rd 2021

QUESTION:

Are the light switches safe and functioning?

BEDROOM 1



9:35:24 am, January 23rd 2021

QUESTION:

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

BEDROOM 2



9:36:25 am, January 23rd 2021

QUESTION:

Are the windows double glazed?

BEDROOM 3



9:37:06 am, January 23rd 2021

QUESTION:

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

BATHROOM (NO TOILET)



9:39:17 am, January 23rd 2021

QUESTION:

Is there an effective fan vented to the outside?

SEPARATE TOILET



9:40:37 am, January 23rd 2021

QUESTION:

Are the light switches safe and functioning?

LAUNDRY



9:41:31 am, January 23rd 2021

QUESTION:

Are the light switches safe and functioning?

UNDERFLOOR INSPECTION



9:58:49 am, January 23rd 2021

QUESTION:

Is there a Ground Moisture Barrier Installed?

DRAINAGE AND GUTTERING



10:00:12 am, January 23rd 2021

QUESTION:

Does the waste drainage and stormwater systems meet drainage regulations?

GENERAL CONDITION



10:01:53 am, January 23rd 2021

QUESTION:

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