



Ph: 0800 766 463  
 info@buildinginspect.co.nz  
 www.buildinginspect.co.nz  
 Licensed Building Practitioner  
 BP111069

## SAFE AND SANITARY REPORT

DATE: 4/12/2024

CLIENT NAME: Brian Dockey

ADDRESS: 103 Kauri Point Road, Laingholm

**OBJECTIVE:** Building structures and alterations in New Zealand having been done before the new building Code of Compliance regulations came into force in 1992. Ensure the structure is safe and sanitary. Safe and sanitary report is not a letter of acceptance. A safe and sanitary report is a report provided by an independent inspector stating if a building is safe and sanitary.

### DESCRIPTION:

To carry out a Safe and Sanitary report on the main dwelling at the above address.

### GENERAL CONDITION OF DWELLING

	Yes	No		Yes	No
Building is structurally sound	✓		Insulation in ceiling space	✓	
Building is weathertight and damp proof	✓		Insulation under floor	✓	
Dwelling is clean, sanitary	✓		Has two safe exits	✓	
Has proper ceiling heights	✓		Has an operable smoke detector	✓	
Has adequate walls, floors, ceilings	✓		Each room has artificial light	✓	
All rooms properly ventilated	✓		Waste & Storm water discharge correctly	✓	
Has adequate water supply	✓		All alterations sighted/visible safe & sanitary	✓	
Has adequate water system	✓				

### KITCHEN FEATURES

Has roof or area for kitchen use	✓		Sink properly connected to sewer/septic	✓	
Sink in good working order	✓		Oven installed correctly	✓	

### BATHROOM FEATURES

	Yes	No		Yes	No
Has separate bathroom area	✓		Has proven ventilation to outside	✓	
All fixtures in good working order	✓		Tub/shower has hot/cold water	✓	
All fixtures connected to sewer	✓		Has proper lighting	✓	
Provides privacy to user	✓				

### DWELLING PASSES INSPECTION

I have inspected the dwelling at the address above. Based on the criteria the dwelling appears to conform to the standards for safe and sanitary housing.

The sole purpose of the inspection is to determine if the house is safe and sanitary.

Date of Inspection: 4/12/2024

Inspector: Damon Schubert

Bryan Schubert  
Company Director



**FOOTNOTE:** The floors are uneven, foundations out of level due to substrate movement in areas and flooring has been replaced in areas of lounge and bathroom.



