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Licensed Building Practitioner
BP111069

SAFE AND SANITARY REPORT

DATE: 14/03/2025

CLIENT NAME: Jessica Justice

ADDRESS: 33D Landing Rd, Titirangi (once was 33A)



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 of the above address

GENERAL CONDITION OF DWELLING

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

KITCHEN FEATURES

	Yes	No		Yes
Has roof or area for kitchen use	✓		Hood & oven installed correctly	✓
Sink in good working order	✓		Extractor fan vented to outside	✓
Sink properly connected to sewer/septic	✓			

BATHROOM FEATURES

	Yes	No		Yes
Has separate bathroom area	✓		Has proven ventilation to outside	✓

All fixtures in good working order
All fixtures connected to sewer
Provides privacy to user
Has proper lighting

✓
✓
✓
✓

Tub/shower has hot/cold water
Lavatory flushes correctly

✓
✓

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 the above areas are safe and sanitary.

Date of Inspection: 13/03/2025

Inspector: Damon Schubert

Bryan Schubert
Company Director

