

16/02/2022

SITE ASSESSMENT & ADVICE

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Client: Ahmed Fiazuddin**Site Address:** 87 Harris Street Harris Park NSW 2150**Site Contact** **Name:** Ahmed Fiazuddin
Email: ahmedfiazuddin@yahoo.com.au
Mobile: 0433 111 850**Report Type:** Plumbing & Electrical Assessment**Date of Inspection (s):** 16/02/2022

BRIEF

The Property Inspectors Pty Ltd (TPI) will attend site at 245 Jenkins Street Douglas Park NSW 2569.

TPI will carry out a visual Plumbing, Electrical & Structural inspection of the properties internal and external elevations.

OUR FINDINGS

1. No control joints were found within the internal finish floor tiles within the living room, dining room and kitchen
2. No silicone was found within the bathroom wall and floor tile junctions and vertical wall tile junctions
3. Efflorescence and moisture entering the bathroom, behind the toilet suite within the wall and floor tile junction
4. Within the ensuite, there is a crack within the plasterboard wall linings, above the entry door - the crack is minor and typical for a timber frame cottage
5. Additional smoke alarms need to be installed to have the house compliant with current, new construction regulations

6. Within the bedroom, there is a manhole located adjacent to the bed, once I removed the manhole I discovered the roof void to be minimal and not 600mm x 600mm meeting current regulations, therefore my inspection of the roof void is subject to me being solely located at the manhole where I raised my arm, camera and shoulder into the roof void to inspect the roof void solely from that location
7. The timber frame trusses appear to be in good order, with no defects seen
8. Within the roof void, there were loose wires not fixed off to the roof framing members
9. Within the roof void, there were open-ended electrical cables not concealed within electrical junction boxes
10. There is no sarking within the roof void
11. Within the living room, there is a ceiling mount fan, it is wobbling and in need of repair
12. In the living room, next to the TV cabinet, there is a Foxtel and data point ripped off the wall and hanging in the air
13. Within the living room, dining room, lounge room and hallway, there is excessive yellow staining seen within the hallway and rafters, this could represent condensation / moisture coming through the roof and onto the rafters and ceiling linings
14. The living room sliding door unit has a cracked piece of glass
15. There is no tiling or waterproofing behind the laundry tub
16. The laundry tub is not fixed off to the adjacent or rear masonry wall
17. The laundry tap set and spout is not installed complete nor do the spindles and collars bear upon the supporting timber frame wall
18. Within the main bathroom, there are yellow stains seen within the exposed rafters and timber-lined ceiling - further investigation is required to see if moisture enters the building form the rooftop elevation
19. Within the main bathroom, the toilet stopcock is loose and defective - plumber must rectify this defect
20. Within the main bathroom, there is a double powerpoint within 150mm / 400mm of the water supply / handbasin - powerpoint is illegal and non-compliant
21. Within the ensuite, there is a fitting coming through the bathroom wall, it would appear that the fit-out of the plumbing fixtures and fittings is incomplete within the ensuite
22. Within the ensuite, there is no shower screen installed, which will cause mould, moisture damage and rot within the timber vanity unit, and moisture damage will be seen within the carpeted bedroom floor in a short period of time

23. Randomly seen throughout the entire home, including the bedrooms where there are raked ceilings, is clear evidence of wood rot, mould and moisture damage
24. Within the main bedroom, there is a powerpoint not working to the left side of the bed
25. Within the main bedroom, the light dimmer switch is faulty and in need of repair
26. Within the hallway, there is a damaged and defective wall mount light fitting in need of repair
27. There are minor cracks within the external masonry brick walls / front fence
28. As you enter the building, to the right side, there is a detached structure / steel green framed shed, the gutters are full and blocked with leaves and debris and there is no downpipe located in the back right corner of this green shed
29. There is excess moisture surrounding the green shed and there is a missing stormwater system to the green shed, meaning the area will flood when it rains
30. Within the green shed, there is moisture damage seen within the plasterboard ceiling linings
31. Within the green shed, as you enter the shed using the rear single-leaf hinged door, I found the five gang light switch to be faulty, as it trips when I use the middle of the five switches
32. There is a second metal shed located on the far left side of the home, I believe this is a horse stable, the roof sheets are rusted, the gutters are rusted with vegetation growing over and in the gutters
33. The horse stable shed has damaged and effective metal wall cladding, capping, flashing and roof plumbing - I did not inspect inside the metal shed horse stables as there were dogs placed within that area
34. There are missing weep holes within the external masonry walls - weep holes should be found every 1m apart, above and below all external windows and doors and along the perimeter of the masonry wall of all structures
35. There are many minor hairline cracks within the concrete pathway surrounding the building
36. The left side of the home has a stormwater tank, which I understand services the external garden taps and irrigation system, together with a stormwater tank located on the right side of the home, based upon my discovery these two tanks service the home for irrigation and flushing of the toilets internally - further investigations are required to understand if these two stormwater tanks service the laundry and / or any other internal water supply points
37. The left side stormwater tank pump installation is incomplete, repairs are required to the existing installation of the pump, together with a reconfiguration of the water distribution lines to and from this tank
38. The stormwater tank located on the left hand side is connected to town water

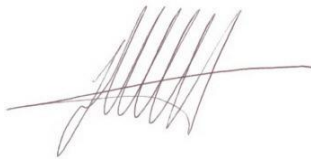
39. Surrounding the home, are timber posts supporting the roof structure, the timber posts are embedded within the concrete floor structure / floor tiles, wood rot can develop within these timber posts should they not be H4 treated pine material
40. There is missing exposed damp proof course within the external rendered walls
41. There are missing expansion joints within the external masonry walls
42. The timber deck structure is in direct contact with the concrete floor, wood rot can develop in these timber members if left as is, together with these timber members being prone for infestation
43. The rear polycarbonate roof sheets are cracked, damaged and defective - new polycarbonate roof sheets are required
44. The foundation material appears to be of a clay-based nature - a Geotech report should be commissioned if you would like to know the soil quality and classification within this site
45. The stormwater tank located on the right side of the home has a hopper, the hopper has disengaged from the side of the tank and the stormwater supply line is not draining down into the tank - a plumber needs to assess and repair accordingly to eliminate any water leaks within the stormwater tanks
46. It would appear that this property has not been inspected since 2010 based upon the termite protection notice within the electrical meter box
47. There is not a trip switch / RCD circuit breaker on every circuit found within the electrical meter box
48. The right side stormwater tank is leaking around the external perimeter walls of the stormwater tank, the stormwater tank must be re-assessed once a flood test is carried out
49. At the back right corner of the home, there is a garage, the garage downpipe has disengaged from the gutter
50. In various locations throughout the rear yard, there were exposed black PVC irrigation lines exposed to the UV light - this material will deteriorate over time and it could potentially have a water leak / flooding event
51. The detached garage has disengaged and defective fibro eave lining boards
52. The back right corner of the property has concrete on site sewer detention tank with no major faults to report on
53. The back right corner of the home has two bessor block walls which are concrete-filled, there are no control joints or expansion joints within these walls, they will eventually crack
54. Within the rear elevation of the home, there is a flat metal skillion roof, together with a PVC lining - the gutter that collects water off of this flat roof has no downpipe and the ground below this area floods

CONCLUSION

1. The home is an old building which has been renovated over time
2. There are no major structural defects within the core fabric of the building
3. There are minor defects within the construction techniques used which could have minor cracks occurring if left as is
4. Overall, the roof and roof plumbing are in fair & reasonable condition with minor repairs required to the gutters and downpipes, together with additional stormwater lines installed to control and direct the stormwater off site or to a tank.
5. The electrical meter box should be upgraded to meet current electrical standards with an RCD circuit breaker on every circuit
6. There are minor imperfection such as the green shed light switch and disengaged wall light within the house and data points of the wall, these should be rectified immediately
7. There is one major electrical fault, being a powerpoint within the bathroom being too close to a water supply, which must be rectified immediately
8. There are partial and incomplete works found throughout this property which need to be rectified as per the notes above
9. Further investigation is required to understand why the black stain and possible mould presence within the exposed rafters and within the internal ceiling lining boards

Please feel free to contact me on 0411 880 588 to discuss further.

Kind Regards



THE PROPERTY INSPECTORS PTY LTD

Emilio Calandra

Director

