

PROJECT PLUS

S E R V I C E S +

PPS PLUMBING REPORT

CUSTOMER NAME	Bay Building
DATE AND TIME ONSITE	9 Dec 2021 07:30 AEDT
PROPERTY ADDRESS	16 Aaran Close, Endeavour Hills
CLAIM NUMBER	SBAR-ALLI-1670192
HOMEOWNERS NAME	James
REPORTED ISSUE	Cracking to rendering at North-West corner of dwelling.
PREPARED BY	PROJECT PLUS SERVICES

FRONT OF HOME



FRONT OF HOME

Actions

1 action

Inspection / TESTS CARRIED OUT ON-SITE / TESTS CARRIED OUT ON-SITE 2

Outcome

Fail

- Broken pipe at NW corner of property.
- Drain was completely blocked by roots, causing water to seep out of cracks.
- Issue could be related to ground movement and should be rectified.

To do | Priority Low | Due 16 Dec 2021 09:33 AEDT | Created by Chris Kingsford

- Broken pipe at NW corner of property.
- Drain was completely blocked by roots, causing water to seep out of cracks.
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Inspection

1 action, 100%

SITE ASSESSMENT SUMMARY

Upon inspection, a plumber from Project Plus Services has attended site and inspected the property as requested. The insured advised that cracks have appeared internally and externally across the property which were evident during the inspection. There was also evidence of ground movement towards the NW corner of the house.

PROPERTY DESCRIPTION

100%

HEIGHT	Single Storey
ROOF TYPE	Terracotta Tiles
AGE	30-40 Years
CONDITION	Fair

ADDITIONAL COMMENTS

STATIC WATER PRESSURE

Fail

The regulations require that provision be made to ensure that the maximum static pressure at any outlet (other than a fire service outlet) including heated water within a building not exceed 500kPa. We recommend that a pressure limiting valve be installed on the front water meter.

KPA PRESSURE READING

700kPa

PHOTO OF GAUGE



Photo 2

TESTS CARRIED OUT ON-SITE

1 action

TESTS CARRIED OUT ON-SITE 1

TYPE

CCTV

Location description

Sewer.

Outcome

Fail

Crack in sewer pipe at end of line before boundary. Break is most likely not related to issue presented but should be rectified.

Photos of test



Photo 3



Photo 4



Photo 5

TESTS CARRIED OUT ON-SITE 2

1 action

TYPE

CCTV

Location description

Stormwater.

Outcome

Fail

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Photos of test



Photo 6



Photo 7



Photo 8



Photo 9

How many rooms were tests carried out in at the property?

0

CAUSE OF DAMAGE & LOCATION

100%

Following our on-site inspection, we believe the ground movement issue at this property is most likely related to the stormwater drain which was completely blocked by tree roots causing water to continually seep out.

Has damage occurred as a result of a single event?

No

RECOMMENDATIONS

We believe the following recommendations are required:

- Insufficient stormwater drainage at NE corner of property. Stormwater pools at lowest point, which would seep into NW corner due to slope of land.
- Pit and pump should be installed to correctly drain water.
- Dig and repair of sections of stormwater which have been marked out on front lawn.
- Dig and repair of crack in sewage at front of property.

OTHER IMAGES



Photo 11



Photo 12

DISCLAIMER

Project Plus Services has prepared this report detailing findings after our on-site inspection. This Report does not include the examination and assessment of items or matters outside the scope of the requested inspection area or purpose. If you do not agree with the findings of this report, we strongly recommend you seek additional inspections and or advice from other independent sources. This report is by no means a compliance report nor certificate and should be used as a guide only. If the intended purpose of the requested inspection is for compliance matters or certification, we strongly recommend that the relevant Accredited Engineering or Surveying specialist be engaged. Our evaluation was limited to the area of damage as identified within the originating instructions only. Due consideration has been given to the extent of damage and necessary repairs that may be claimed for in line with the conditions contained within the Product Disclosure Statement.



FRONT OF HOUSE



MAIN LINE WATER PRESSURE



PLUMBING TESTS



CCTV OF DRAIN



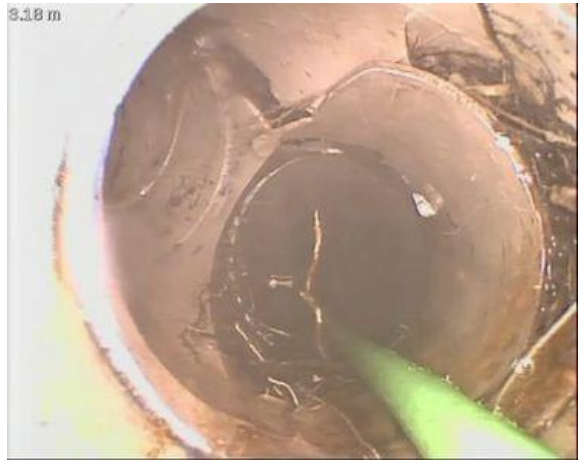
TREE ROOT IN DRAIN



TREE ROOT IN DRAIN



BROKEN PIPE



BROKEN PIPE - TREE ROOT



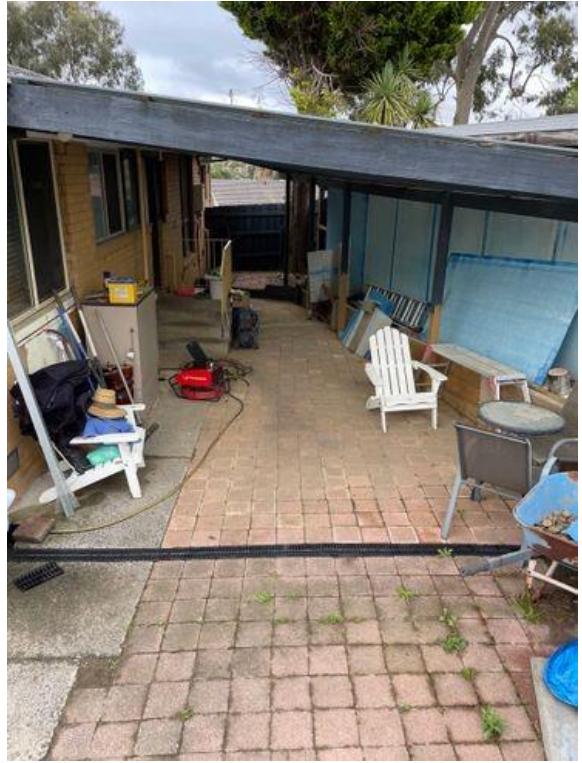
BROKEN PIPE



DIG AND REPAIR STORMWATER AT THIS POINT



BACK OF HOUSE



CCTV TESTING