



Specialist Report : Plumbers Report



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Claim Number :	170324 -01
Name :	Joe
Family Name :	Single
Report Generation Date :	22-03-2024

Site Assessment

Email :	Joesingle@gmail.com
Post Code :	6969
Attendance Date :	17-03-2024
Owner Occupied :	Yes
Accommodation Requirement :	Yes
Start Date :	17-03-2024
End Date :	25-03-2024
Outstanding Make Safe :	Yes
Contact Number :	61696969
Address :	45 Cypress Street Springfield
Client :	Domain Insure

Client Discussion

Attended site on the 17 March and following a discussion with the client it was identified that a large tree had fallen onto the main dwelling as a result of a severe storm on 16 March 2024.

Client has identified that there was a severe amount of ingress of water into the below affected areas in the lounge dining area along with bedroom two,

Shortly, after the impact, the electricity tripped, and the family vacated the family home and took refuge in the adjacent shed and emergency services arrived to remove the main fuse.

Several make safe need to be completed.

The client also requires accommodation for the immediate term

Property Description

Property Type :	Residential
Footings :	Raft Foundation
Property Age :	40-45
Roof Covering :	Concrete Tiles
Wall Covering :	Brick Cladding
Windows :	Aluminium
Storeys :	Single
Asbestos Present :	No
Weather Conditions :	Sunny
Asbestos Damaged :	No

Special Notes

The family home is a freestanding structure, dating back some 45 to 50 years. The front façade is red brick with some weathering as expected for its age. The rear of the property is cladded with fibre cement weatherboards suggesting a renovation or addition at some point. This single-story home is constructed on a raft foundation, with concrete roofing tiles, and appears to be in good condition and watertight. The windows, framed in aluminium, and natural are weathered from the elements suggesting the age of the home. Despite the age, the family home is in good condition

Photos:



Specialist Report : Plumbers Report Detail

Report Details

Assessment Date:	17-03-2024
Work/PO Number:	170324-002
Plumbing Company Name:	Power One
Technician Name:	Jay Ross
Inspection Date:	17-03-2024
Inspection Time:	04:18 pm

Client Discussion:

During an on-site discussion with the property owner, it was revealed that a large tree had collided with the house at the rear of the property, resulting in damage to several roof tiles and penetration into the roof space and rooms below, including bedroom two, lounge, and open dining area. In response to the situation, I am visiting the site as per a Make-Safe request to assess and terminate any impacted pipes. The owner has noted a significant increase in water, which they believe is not solely attributed to the severe storm from the event.

Affected Area:	Lounge
Dimension:	length 6m width 4m height 2.7m

Infrared Imaging:

The infrared imaging did highlight that they appeared to be a cold patch within the stud wall behind the post board lining this identifies that the water in the lounge area is a result of the damaged roof and one eye suspect is a significant amount of water held in the wall insulation

Pressure Test:

Continued with a pressure test over the period of two hours and did not notice any fluctuations in the pressure

CCTV Camera Inspection:

CCTV camera did identify large pooling of water in the ceil space within the insulation and we need to be removed that proper testing can take place

Vis. Insp. Of Recess Tap Penetrations:

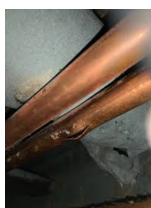
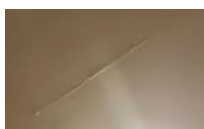
A visual inspection was limited in the roof space with what appeared to be several loose electrical cables

Recommended Repair Method:

The recommended repair would entail the engagement of a restoration company to come in and remove the damage post board where applicable once the appropriate Mike house have been completed commence the drawing restoration and structural drawing process all water feeds have now been terminated to the residential home the carpenter has also attended and placed a top on the roof to mitigate against further ingress of water once the property has been sufficiently dried and safe to access of holding complete another

inspection and validate supply pressure and monitor for fluctuations

Photos



Affected Area: Lounge(6m x 4m)(2.7m)24m²

Trade	Description	Action	Material Description	Material	Unit	Quantity	Price
Plumber	Pipework Water Supply	Supply and Fit	18mm Fix to Timber	PVC	m	10	\$604.60
Plumber	Pipe Insulation	Supply and Fit	22mm	Internal Wall	m	10	\$67.60
Plumber	Pipework Drainage	Supply and Fit	50mm	PVC Drainage Waste Vent	m	1	\$47.62
Total :-							\$719.82

Summary

Trade	Total
Plumber	\$719.82
All Total :-	\$719.82

RTSA