

<b>Inspection Report</b>						
Investigator Name		Geoffrey Lanyon				
<b>Location and Date Work Carried Out</b>						
Location of Work Carried Out		34 Pine Hill Drive, Frankston			Post Code	3199
Date Work Carried Out		14 <sup>th</sup> June 2009				
<b>Type of Plumbing/Drainage Work Carried Out</b>						
DF	X Gas	X Mechanical Services	X Roof	X Sanitary	X Water	X D
Other						
Compliance Certificate No.		3857796 ( Lodged on the PIC Data Base 19/8/09)				
Date of Initial Contact		18 <sup>th</sup> August 2010				
Date of Initial Inspection		19 <sup>th</sup> August 2010				
<b>Persons Present and Designation at time of Inspection</b>						
Person Present			Designation			
Geoffrey Lanyon, Steve Anstis			Plumbing Industry Commission Inspectors			
John Camilleri			Building Surveyor, Building Commission			
Tass Manousopoulos			Building Surveyor Consultant			
John Gibcus			Civil Engineer Consultant			
Tests Carried out by the PIC Officer			X YES		NO	
If yes, describe and indicate result of test						
Manometer gauge test carried out on the gas fitting line serving Unit No.8 showed an escape on the fitting line.						
<b>Items Noted by PIC Inspector</b>						
<ul style="list-style-type: none"> <li>Premises are a two storey building comprising ten apartments.</li> </ul>						

#### **Detail Items of Work to be Rectified**

- Soil waste and vent system located on the underside of the car park ceiling require additional clipping and provision for expansion as per AS 3500.
- 90mm storm water drain located in the car park area requires additional clipping and support.
- All above ground 90mm PVC storm water drains need to be clipped and supported accordingly.
- All above 90mm storm water drains need to be re-graded to effectively discharge storm water flows.
- Gas escape on fitting line serving Apartment No.8 needs to be located and rectified.
- Gutters serving first floor balcony areas are undersized and the outlets of the gutters need to discharge to the storm water system as per AS 3500.
- Down pipes serving first floor roofs discharging onto lower roofs requiring spreaders.

## Inspection Details

On the 19<sup>th</sup> August 2010 the Plumbing Industry Commission (PIC) were asked to attend to the above premises and carry out an inspection on the multi unit development to ascertain the workmanship of the plumbing installation. At the time of the inspection representatives from the Building Commission were also present conducting an inspection on building related matters.

Observations in the lower car park area showed that a PVC soil waste and vent system serving the ten units and has been attached to the concrete slab underside by means of threaded rods attached to clip heads. The installation is satisfactory and to standard and is installed clear of any potential damage by vehicular traffic.

In the car park area 90mm storm water drains have been installed and attached to the underside of the concrete slab. These drains would appear to have been installed as an afterthought to drain storm water away from the building and the first floor balcony areas. Observations of the exposed sections of storm water drains indicated the majority of this work has been installed in 90mm PVC diameter pipe and fittings, the installation requires additional clips and correct gradient. The rectification work required to bring this installation up to standard could be negotiated with the owner of the property at a later date.

An inspection carried out at unit 8 revealed all sanitary and waste water fixtures are connected and operating correctly. Located on the balcony area there is a Rinnai continuous flow hot water unit installed to the outside wall. A slight smell of gas could be detected within this unit in the vicinity of the hot plates. A manometer gauge test carried out on the fitting line confirmed an escape, the gas supply to this unit has been turned off and the fitting line capped at the meter outlet. A PIC Tag alerting the occupiers of unit No.8 of the danger of a gas escape has been attached at the gas meter.

An inspection carried out at Unit 2 showed all sanitary and waste water plumbing fixtures installed and connected to the water supply. A Continuous flow hot water unit has been installed to the outside wall and there is a gas hot plate installed in the kitchen area.

An inspection carried out at Unit 4 showed all sanitary and waste water plumbing fixtures installed and connected to the water supply. A Continuous flow hot water unit has been installed to the outside wall and there is a gas hot plate installed in the kitchen area. It must be noted Unit 4 is most affected by water ingress from the above balcony to the extent that a bedroom ceiling has collapsed exposing electrical wiring.

An inspection carried out at Unit 1 showed all sanitary and waste water plumbing fixtures installed and connected to the water supply. A Continuous flow hot water unit has been installed to the outside wall and there is a gas hot plate installed in the kitchen area. Water ingress to this unit is evident over the kitchen area emanating from the above balcony

Access for inspection purposes to the remaining six units was not gained.

A search of the PIC data base indicates Licensed Practitioner Peter McIntosh has issued and lodged compliance certificate No.3857796 on the 14/6/2009 certifying the work at 34 Pine Hill Drive, Frankston.

**Recommendation**

From observations of the available units that were open for inspection purposes it is evident that the quality of the plumbing installation has been carried out in a workmanlike manner and to an acceptable standard. While there is a minor gas escape in the vicinity of the gas hot plates in unit No.8, and the items noted requiring rectification, there are no serious plumbing issues relating to health and safety that would necessitate action by the PIC ordering the occupants to vacate the premises.

An investigation file has been generated awaiting allocation to address the rectification issues with the licensed practitioner.

Signature	Geoffrey Lanyon	Date	23 <sup>rd</sup> August 2010
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