



REUBENS BUILDING AND INSPECTIONS

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RESIDENTIAL REPORT

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JANUARY 14, 2019



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SUMMARY

⊖ 2.3.1 Exterior - Decks, Balconies, Porches & Steps: Timber posts do not have 75mm ground clearance

⊖ 2.3.2 Exterior - Decks, Balconies, Porches & Steps: Timber Overspan

🔧 2.4.1 Exterior - Fence, Drainage & Retaining Walls: Fence - Rot damage



2.4.2 Exterior - Fence, Drainage & Retaining Walls: Retaining wall - Is out of vertical plumb and appears to have been maintained in this state for some time and is considered not to be any immediate threat, Keep maintained

🔧 7.2.1 Interior - Walls, Ceilings and Fixtures: Minor cracks, nail pops

🔧 8.1.1 Moisture - Moisture test results: High moisture found at time of inspection

⊖ 9.2.1 Termites - Termite shields: Inadequate termite shields

1: INSPECTION DETAILS

Information

General: Age Source

Inspector's estimate

General: In Attendance

Home Owner

General: Occupancy

Furnished, Occupied

General: Type of Building

Single Family

General: Style

Single level, Cottage

General: Weather Conditions

Clear

General: Temperature**(approximate)**

28 Celsius (C)

General: Building approvals/Permits

If you have purchased a property with an existing deck or balcony, carport and/or pergolas, you should contact your Local Government to check that all required building approvals have been obtained.

If substantial work was performed without permits, this knowledge must be disclosed when the building is sold now and in the future. This can adversely affect future sales. Also, the local municipality could require costly alterations to bring the building into legal compliance or even require that the additions or modifications be removed.

General: Overview**Inspection Overview**

Thank You for choosing Reubens Building & Inspections to perform your complete home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objection information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements, defects or hazards will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. We endeavour to perform all inspections in substantial compliance with InterNACHI's Standards of Practice. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. **NOTE: This is not an electrical inspection! We do however look for any obvious defects in some of the electrical components, and by the Australian standards inspect for trip switches and any obvious tampering with the meters. This Home Inspection Report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient or unsafe. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of useful service life is reported, and recommendations for correction or monitoring are made as appropriate. This report is effectively a snapshot of the house recording the conditions on a given date and time. Home inspectors cannot predict future behaviour, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property for an additional charge and update our report. Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice. Any and all recommendations for repair, replacement, evaluation and maintenance issues found should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing. This report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the part named herein. The report itself is copyrighted, and may not be used in whole or in part without Reubens Building & Inspections express written permission. Again, thanks very much for the opportunity to conduct this home inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email.

General: Perspective**Locations**

For the purpose of this report, all directional references (Left, Right, Front, Back) are based on when facing the front of the structure as depicted in the cover image above.

General: Use Of Photos**Photos**

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

General: Definitions**Explained**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "Safety / Major" by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = The item, component or system is not in this home or building.

Observations (O) = The item, component or system was inspected and a concern, observation and/or deficiency was found.

2: EXTERIOR

Information

Condition Appeared serviceable	Freshly painted	External Cladding: Condition Appeared serviceable
External Cladding: Good vertical lines next to windows and doors	External Cladding: No evidence of Gross building movement	Decks, Balconies, Porches & Steps: Material Composite, Wood

Fence, Drainage & Retaining

Walls: Drainage grates are provided

Recommend installing a grate on drains to prevent trips and falls.

Building approvals

If you have purchased a property with an existing deck or balcony, you should also contact your Local Government to check that all required building approvals have been obtained.

Carports and Pergolas

If you have purchased a property with an existing Carport and/or pergola, you should also contact your Local Government to check that all required building approvals have been obtained.

[Queenslands recommendations for attached and detached timber pergolas and carport](#)

Residential timber decks, verandahs and patios

You should inspect your deck at least once a year. Something as simple as rusted nails could cause a collapse that could cause death or injury to those you care for most. Check each part as well as the deck generally to make sure there has not been any excessive structural movement from the stress of swaying and twisting under load, or due to the ground subsiding.

- Don't install heavy objects such as spas on a deck or balcony, unless the structure has been designed to withstand this extra load.
- Avoid excessive jumping, dancing or other movement on a deck or balcony, unless the deck or balcony has been designed to withstand this extra load.
- Remember that with age, decks and balconies deteriorate, reducing their ability to withstand the loads they were originally designed for.
- Avoid having large numbers of people gather on a deck or balcony, unless it has been specifically designed to withstand this load.
- Never climb over a balustrade, and never climb from one balcony to another, especially in multi-storey or high-rise buildings.
- Never sit on top of a balustrade.

[Residential timber decks, verandahs, patios](#)

External Cladding: Cladding Material

Wood, Chamfer board

Helpful tips

It is important to ensure that all external painted surfaces are kept well sealed/painted to minimize damage from the elements. When repainting it is recommended that brand name range of paints such as Dulux Weathershield or Wattyl Solarguard or comparison brands be used to maximise the benefit of repainting.

Walkways, Patios & Driveways: Driveway Material

Concrete

When minor cracking occurs in the driveway, these cracks are due to product shrinkage or poor sub grade preparation. Further cracking is not expected.

Walkways, Patios & Driveways: Walkway Material

Concrete

When cracking occurs in the path, these cracks are due to product shrinkage or poor sub grade preparation. Further cracking is not expected.

Decks, Balconies, Porches & Steps: Feature

Front Porch, Pergola, Deck with Steps

Keep all decking, veranda and stair timbers well sealed and/ or painted to protect against rot

Fence, Drainage & Retaining Walls: Fences

Treated Timber, Wire and Post (Metal)

Fences and boundaries

It is normal practice when using a fence to mark a boundary to place the outer face of the fence along the boundary, so that the posts stand on the land of the of the fence's owner.

There is an enormous variety of styles of fence, and the positionining of the fence relative to the boundary will depend on the style.

- post & wire fence: if the posts are of metal or concrete then it is usual for the outer face of the post to be placed against the boundary and for the wires to be threaded through the centre of the posts;
- post & wire fence: if the posts are round timber then it is usual for the outer face of the post to be placed against the boundary and for the wires to be stapled to the outer face of the wooden post;
- with wooden panel fences and close board fences where the panels/boards are wholly contained between the fence posts, it is usual to place the outer face of the posts to be placed against the boundary;
- some close board fences have flat rails attached to the face of the posts and the boards attached to the face of the flat rails: in this case it is usually the outer face of the boards that is placed against the boundary.

If a fence post requires a footing, for example of concrete, to secure it into the ground then it is normal to allow the footing to lie partly beneath the adjoining land. In keeping with the [Party Wall etc. Act 1996](#), this does not give the neighbouring landowner the grounds for a claim of encroachment.

If the description of the boundaries in the parcels clause of the conveyance, or on the conveyance plan or transfer plan, is so poor that you have difficulty in interpreting the boundary's position on the ground then it is tempting to use the position of the fence as an indicator of the true position of the boundary. If you are confident that you are dealing with the same fence that was in place at the time of the original conveyance, or at least with a fence more than twelve years old, then you could fall back on the self evident truth that the boundary follows the outer face of the fence (see the list above), but this is not necessarily conclusive.

Fence, Drainage & Retaining Walls: Retaining walls

Concrete

Retaining walls occur where there is a change of ground level between the land on either side of the wall. A retaining wall must have greater strength than a normal wall in order to support the weight of the land retained on the higher side of the wall. The requirement for this extra strength makes them more expensive to build and more expensive to repair. Problems can arise when a retaining wall is located on a boundary. There are two circumstances to consider:

1. a landowner who owns a retaining wall that supports his neighbour's higher land is subject to an implied (unless it is expressly stated in a deed) [easement](#) and owes a duty of support to his neighbour's land;
2. a landowner who owns a retaining wall that supports his own land is under a general [duty of care](#) to maintain the wall in such a condition that his land is prevented from collapsing onto his neighbour's lower land.

It is usually when a retaining wall (on a boundary) falls into disrepair that its ownership comes into question. Neither landowner wants to go to the expense of repairing the wall and each sees an opportunity to force his neighbour to undertake the work. The situation should not arise if the deeds of one or both properties are specific as to ownership of the retaining wall. It is when the deeds are silent that an investigation of the position of the boundary is needed.

An investigation can only succeed if the deeds contain a particularly clear and accurate description of the boundaries. Often the deed and plan are so imprecise that it is possible to determine the position of the boundary to only a decimetre (100 mm). This may be enough to ascertain that the wall is on the boundary but insufficient to ascertain on which side of the boundary it stands.

Retaining walls are engineered to support built up (fill) or excavated (cut) earth. They are not normally a matter of joint responsibility for neighbours because a retaining wall is usually of more benefit to one neighbour.

The maintenance of a retaining wall is the responsibility of the property owner whose land the retaining wall benefits.

There may be circumstances where a retaining wall has been constructed on the boundary that retains fill on one property and cut on the neighbouring property. In these circumstances both neighbours will be responsible for the maintenance of the retaining wall.

Where there is a dispute over whether the retaining wall benefits one or both properties, the services of a registered geotechnical engineer and/or surveyor may be required to make an expert determination.

Retaining walls are generally made of steel reinforced concrete or concrete blockwork, timber sleepers and boulders.

There are also certain practical maximum height requirements, depending on the type of material used to build the retaining wall.

Timber sleepers 1200mm (higher if larger vertical posts used)

Boulders 2500 to 3000mm

Concrete blockwork 2000mm for 200mm blockwork and 3000mm if 300mm blockwork is used

Reinforced concrete retaining walls no practical height limit.

****Retaining walls over 1800mm are beyond the scope of this report and we recommend Further investigation by an engineer.**

Observations

2.3.1 Decks, Balconies, Porches & Steps

TIMBER POSTS DO NOT HAVE 75MM GROUND CLEARANCE

Clearance reduces rot and termite damage.

Recommendation

Contact a qualified carpenter.



2.3.2 Decks, Balconies, Porches & Steps

TIMBER OVERSPAN

Recommendation

Contact a qualified professional.



2.4.1 Fence, Drainage & Retaining Walls

FENCE - ROT DAMAGE

Recommendation

Recommended DIY Project



2.4.2 Fence, Drainage & Retaining Walls

RETAINING WALL - IS OUT OF VERTICAL PLUMB AND APPEARS TO HAVE BEEN MAINTAINED IN THIS STATE FOR SOME TIME AND IS CONSIDERED NOT TO BE ANY IMMEDIATE THREAT, KEEP MAINTAINED

Recommendation

Recommended DIY Project



3: ROOF

Information

Condition Appeared serviceable	Inspection Method Ground	Roof Type/Style Pitch
Coverings: Material Metal	Coverings: Recently replaced	Flashings: Material Aluminum
Cavity: Access Roof cavity inspected, External top plates will have no physical access, It is physically impossible to gain access to all ares in a roof cavity		
Roof Drainage Systems: Gutter Material Metal It is good practice to keep gutters clean of all debris to ensure no rusting or overflowing damages are caused by this.		

4: ELECTRICAL

Information

Condition

Appeared serviceable

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Meterbox Location

Right

By law we are required to check if there is a safety switch and nothing else. We do however look to make sure the wiring we can see is insulated and no wires are exposed. We recommend a Fully licenced electrician do an inspection of the electrical systems to ensure they are working correctly as we only are doing a visual defect report and the electrical system is beyond the scope of our reporting.



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Safety Switch Location

In Meterbox

By law we are required to check if there is a safety switch and nothing else. We do however look to make sure the wiring we can see is insulated and no wires are exposed. We recommend a Fully licenced electrician do an inspection of the electrical systems to ensure they are working correctly as we only are doing a visual defect report and the electrical system is beyond the scope of our reporting.



Smoke Detectors: Smoke detectors present

New and substantially renovated homes are now required to have interconnected Australian Standard (AS) 3786-2014 photoelectric smoke alarms in all bedrooms, in hallways where bedrooms are connected, and on each and every level of the residence. This applies to homes where building applications were lodged after 1 January 2017.

Requirements for other homes will be phased in over 10 years. Interconnected AS 3786-2014 photoelectric smoke alarms will be required from:

- 1 January 2022 in all homes leased and sold
- 1 January 2027 in all other homes.

To comply with the new laws homeowners can install either hardwired 240V smoke alarms or non-removable 10-year battery smoke alarms. However, any existing hardwired 240V smoke alarm must be replaced with a hardwired 240V photoelectric smoke alarm. The installation of hardwired 240V smoke alarms must be performed by a licenced electrician. In existing homes, it is possible to have a combination of smoke alarms, which can be 240V or battery operated and interconnectivity which can be both wired and wireless.

Further information is available here:

<https://www.worksafe.qld.gov.au/forms-and-resources/newsletter/esafe-newsletters/esafe-editions/esafe-electrical/2017-bulletins/new-smoke-alarm-laws-now-apply-in-queensland>

This is not a fire safety audit, however the following comments are offered:
Smoke detector is present but no testing was done to ensure its functionality.

Installation of additional smoke detectors to conform with the new and upcoming laws is highly recommended.

Limitations

General

ELECTRICAL SYSTEM

Inspection of electrical systems is outside the scope of this report. Courtesy comments are forming part of the property description. We recommend getting an electrician to test all electrical work.

5: GARAGE

Information


Condition Appeared serviceable	Garage Type Shed
Garage Door: Type Roller-Door	
	

Limitations

Floor
HEAVILY STORED AT TIME OF INSPECTION

6: PLUMBING

Information

Condition Appeared serviceable	Water Source Public	Natural gas Natural Gas Meter noted on the property.
		
Drain, Waste, & Vent Systems: Material PVC, Copper	Drain, Waste, & Vent Systems: No evidence of internal plumbing leaks	
Drain, Waste, & Vent Systems: Drainage Floor drains in wet areas Internal drainage - ie - under sinks and back of toilet. Floor drains in wet areas.		

7: INTERIOR

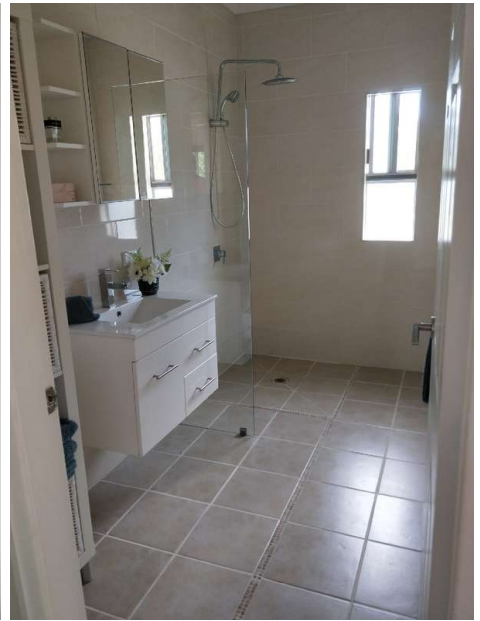
Information

General: Condition Appeared serviceable	General: Recently repainted	Walls, Ceilings and Fixtures: Condition Appeared serviceable
Walls, Ceilings and Fixtures: Ceiling type or covering Plaster	Walls, Ceilings and Fixtures: Wall type or covering Plaster	Exterior Doors: Condition Appeared serviceable
Exterior Doors: Exterior door material Wood	Interior Doors: Condition Appeared serviceable	Floors: Condition Appeared serviceable
Floors: Concrete slab condition Appeared serviceable	Floors: Type or covering Wood or wood products	Windows & Skylights: Condition Appeared serviceable
Windows & Skylights: Window Type Metal, Sliding, Single-hung	Bathrooms: Condition Appeared serviceable	Bathrooms: Cabinetry Laminate
Kitchen: Condition Appeared serviceable	Kitchen: Cabinetry Laminate	Laundry: Condition Appeared serviceable



Bathrooms: Exhaust Fans

Fan/Heat/Light, Bathroom 1

**Kitchen: Countertop Material**

Granite

**Observations**

7.2.1 Walls, Ceilings and Fixtures



Maintenance Items

MINOR CRACKS, NAIL POPS

Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product:

[ECC](#)

Recommendation

Contact a qualified professional.

8: MOISTURE

Information

Previous Moisture: No previous moisture evident

Observations

8.1.1 Moisture test results

HIGH MOISTURE FOUND AT TIME OF INSPECTION

DINING ROOM WINDOW

High moisture readings can be caused by several factors. Plumbing leaks in wall cavities, roof leaks or termites. Repairs required.

Recommendation

Contact a qualified professional.



Maintenance Items

9: TERMITES

Information

Only structures, fences &/or trees within 50m of the building but within the property boundaries were inspected.

Termite shields: Barrier/shield type

Ant caps

Previous activity: Previous Activity location Yard

Tree stumps, Untreated landscape timbers

Termites

No Live Termites were found on Property, No Live Termites were found in Dwelling

It is recommended that unless the owner can provide evidence of treatment in accordance with Australian Standard AS3660, a perimeter treatment be undertaken. This will minimise the chance of termite infestations internally, which has the potential to cause extensive damage. we would recommend that if required, a quote be obtained from a termite specialist.

Yearly pest inspections are recommended in accordance with Australian Standards AS439.1-995. Termite Scan and Structuralscan, Infrared Thermal imaging inspection is recommended to see concealed areas, especially when previous activity or damage is found.

Source Documents

- Australian Standards (AS4349.1-1995)
- Building Code of Australia

Relative Timber Pest risk

Moderate

The overall risk is assessed by the Timber Pest Inspector based on the location, build and any conducive conditions. The assessment will be based on the risk relative to nearby, similar properties. Risk levels are subjective and are used as a general guide. Structures of normal risk are often attacked by Timber Pests. The risk levels are:

Extreme: Used where a property has active pest problems and/or is in disrepair such that conducive conditions abound.

High: It is important to note that in many areas, all houses will be subject to a high relative risk.

Moderate: Most properties are expected to fall into this category. It does not mean that they will not suffer Timber Pest damage, just that the chances of such damage are in the normal range of expectation for similar properties in that area.

Normal: An exceptionally well constructed and maintained property may be assessed as having below average risk. Ongoing maintenance and regular inspections are still required to keep the risks at this lower level.

Termites: Termites

No Live Termites were found on Property, No Live Termites were found in Dwelling

It is recommended that unless the owner can provide evidence of treatment in accordance with Australian Standard AS3660, a perimeter treatment be undertaken. This will minimise the chance of termite infestations internally, which has the potential to cause extensive damage. we would recommend that if required, a quote be obtained from a termite specialist.

Yearly pest inspections are recommended in accordance with Australian Standards AS439.1-995. Termite Scan and Structuralscan, Infrared Thermal imaging inspection is recommended to see concealed areas, especially when previous activity or damage is found.

Source Documents

- Australian Standards (AS4349.1-1995)
- Building Code of Australia

Termite damage: Termite Damage

No - Termite Damage noted at time of inspection

A Pest Report does not quantify termite damage, only an indication of the damage is provided. A Building Report conducted by a professional will clarify the damage

Termite damage: Termite Damage (Interior)

No - Termite Damage noted at time of inspection

A Pest Report does not quantify termite damage, only an indication of the damage is provided. A Building Report conducted by a professional will clarify the damage

Limitations

General

STORED ITEMS AGAINST DWELLING

There are often limitations which impact the scope of the inspection. Such limitations may be inherent, foreseeable or unexpected issues which arise and interfere with the inspection process and will be reported.

Observations

9.2.1 Termite shields

**INADEQUATE TERMITE SHIELDS**

Termite barriers can be both chemical and physical and will aid the Timber Pest Inspector in detecting termites by forcing termites to construct mud tubes around inspection zones.

When termite barriers are not continuous or are bridged by poor design, high external levels or additions to the home, termites can gain concealed entry to the house and avoid detection. Often a notice is present in the meter box of the house to advise the Timber Pest Inspector and Property Owner of the installation of a termite management system. This system may include physical installations or zones of chemically treated soil.

Typical conditions conducive to concealed termite entry include but are not limited to:-

1. Non continuous termite barrier systems.
2. Corrosion of termite strip shielding.
3. High external levels bridging inspection zones.
4. Steeply sloping sites.
5. Building extensions and modifications.
6. Attachments to the building

Where properties have a history of termite infestation, records of previous actions can provide the purchaser with confidence that the response has been appropriate. Often records of previous actions also provide useful information for future termite management. If the Vendor agrees to provide such records they should be assessed. Usually however, this information is not available on a Prior to Purchase Timber Pest Inspection.

The structure is checked for a notice of application of installed termite barriers (in most cases this is in the electric meter box, sub-floor joist or kitchen cupboard). Evidence of treatment for Timber Pests is often visible to Timber Pest damage and the structure. Insecticidal dust residues are coloured to allow easy identification inside termite damaged timbers and termite workings. Drill holes in concrete slabs can also be indicative of a treatment for either active infestations of termites or as a measure to reduce the risk of concealed termite entry to a property. Evidence of ongoing termite management may also be the presence of in-

ground or aboveground termite monitoring or baiting stations. These can be installed either in response to an active termite infestation or as a termite risk mitigation strategy prior to any known infestation at the property.

It is not always easy to determine if a property has been treated for subterranean termites particularly if such a treatment was carried out during construction or the evidence of a treatment has been concealed. Treatments may consist of physical or chemical barriers or a combination of both. This assessment of treatment evidence is in no way conclusive. Where no visible evidence of treatment was found, it does not necessarily mean that the property was not or has not been treated. Some signs of treatment are not readily visible during an inspection. Where any evidence of a termite treatment was noted, the Timber Pest Inspector can give no assurances with regard to the work performed or other work carried out as a result of Timber Pest attack. Further enquiries should be made and any documentation obtained to verify work carried out by other companies. In many cases re-treatment may be required.

Ongoing termite management

An integral part of the Report is the Timber Pest Inspector's recommendation for ongoing management. This provides the potential purchaser with important information regarding the ongoing property maintenance and steps required to reduce the Timber Pest risks. Factors that determine the ongoing management needs include:

Risk of concealed termite entry Where barriers are incomplete or absent or poorly placed or maintained, there is a risk of concealed termite entry, that is, unfettered access to feed within the building. Such infestations may create considerable damage before they are able to be detected.

Measures to reduce risk of concealed termite entry Since the aim of termite barriers is to deter concealed entry, it is useful to detail the available management options.

Visibility of inspection zones Inspection zones are used to detect termite activity and to some extent deter explorations. They must be appropriately sized and located and kept clear.

Bridging of termite barriers Any bridging of termite barriers or inspection zones is a serious issue, requiring attention.

Termite barrier notices These provide a record of any termite barriers installed on a property and are usually located in a meter box or on the back of a kitchen cupboard door or subfloor entrance.

Active Timber Pests Where active pests (e.g. termites or beetles or decay) are located or suspected, a termite management strategy must be provided. If the active termite pests are termites, a management strategy as per AS 3660.2, or the current relevant Code of Practice in Termite Management must be provided. Where it is reported that no evidence of live termites was found during an inspections, this cannot be taken to mean that no live termites were present at that time.

There is always a slim chance that some termites were present, but not in numbers or situations that aided their detection. Even in a house completely stripped of all wall linings and no live termites are actually present, this also does not mean an infestation is not active, as they simply may not be present on the day of inspection.

Recommendation

Contact a qualified professional.

10: WATER HEATER

Information

General: Energy source

Natural gas

General: Type

Tank

General: Capacity

Not determined

General: Location

Outside

General: TPR valve

Yes

Temp: Good**Burners: Condition**

Appeared serviceable

Flues: Condition

Appeared Serviceable

General: Condition

Appeared serviceable

[Installation Guidelines for an Electrical Hot Water Heater](#)

Hot water heater replacements have a high rate of non-compliance, with up to 40 percent of installations failing to meet required standards. While many defects are minor, such as a lack of an appropriate point of discharge for the overflow, this large number of non-compliant installations is a major concern.

The QBCC has started tackling this issue by asking local governments from across Queensland to identify some of the main issues of non-compliance that their plumbing inspectors find during inspections.

Some of the key defects identified include:

- insufficient insulation on inlet and outlet of the hot water heater
- no tempering valve installed, or not set to the correct temperature
- safe trays are not installed, or the base is not correctly supported
- insufficient valves installed (includes temperature pressure-relief valves, isolating valves and cold-water expansion valves)
- overflow lines not discharging to an approved point
- incorrect orientation of solar collectors for solar hot water systems; and
- failing to lodge a Form 4 on completion of the work.

General: Annual Maintenance Recommended

A joint investigation by the QBCC and Queensland Health has revealed that home owners are often not aware that hot water systems need to be serviced regularly.

Plumbers should remind home owners that it is generally recommended for hot water systems to be serviced by an appropriately licensed individual. Where the source water for the system is not a potable, reticulated source, the system may need to be serviced more frequently.

Home owners should also be made aware that they are advised to release the temperature pressure-relief valve at regular intervals to maintain proper functioning of the valve. This removes metals ions that may build up in the water close to the valve.

It is important that home owners are reminded to review the Owners Manual before releasing the valve to ensure they do this safely.

Plumbers should discuss a maintenance schedule with the home owner at the time of installation. Where practical, plumbers may consider maintaining records of the systems installed and send reminders when the service is due.

Plumbers are also reminded that it is their responsibility to select the correct anode for the hardness of the water supply. They should also familiarise themselves with the water in the area, and the manufacturers recommendations on anode selection.

For more information, refer to AS/NZS 3500.4 Maintenance of Heated Water Services and any manuals supplied by the manufacturer.

Call the QBCC on 139 333.