









Date:
[REDACTED]

Time:
8:00 AM

Location:
[REDACTED]

Inspection Details

Report Commissioned By	[REDACTED]
Email Address	[REDACTED]
Date of Inspection	Wed October 9 2024
Time of Inspection	08:00 AM (12 GMT)
Inspection Conducted By	Jeremy Blackman
Present at time of inspection	Land owner's father
Agent Name	N/A
Purpose of Report	Subfloor damage inspection following recent leak
Weather at time of Inspection	Sunny (Recent Heavy Rain)
Main Cladding Type	N/A
Decade of Construction	1970's
Description of Site	Gentle Slope
Property Occupancy	N/A
Any know issues as advised by client?	Potential subfloor damage due to recent leak
Inspector Had Limited/No Access to	Inspection only of the subfloor requested, later access to the bathroom was granted for a water test on the leaking area.

LOCATION	ISSUE IDENTIFIED	REMEDIAL ACTION REQUIRED	IMAGES
Where water pipe burst occurred	Water puddling on the damp proof membrane near the area of the water leak. This would've sorted itself with time, however I gave it a helping hand by draining the water out of the subfloor.	Issue dealt with during the inspection.	  
Waterpipe unsecured	The water main from the adjoining properties isn't secured under this subfloor, this is the proposed reason for the water pipe bursting. As water pressure goes on and off, water pipes move. This could cause the pipe to rub on the abrasive penetration through the blockwork. It's not against the plumbing code to have an unsecured water main, however it's likely the cause of this leak.	Our recommendation would be to secure the waterpipe up off the ground. Plus siliconing the opening in the blockwork to remove the possibility of the pipe rubbing on the abrasive stone.	 
Missing insulation under the bathroom.	The bathroom floor was replaced at some point, the contractor who completed this job neglected to reinstate insulation under the bathroom area.	If this house is to be rented out, minimum R1.4 insulation would have to be installed to be healthy homes compliant.	

Water permeating through the blockwork foundation.

The paint on the outside of the blockwork is probably due to be maintained. This isn't an urgent repair, however by installing a sealant and new paint, the amount of water coming through the block will be greatly reduced. This will create a dryer subfloor space which will therefore warm up the house as there will be less rising damp.

Reseal and repaint blockwork foundation.



Water Leak in the bathroom.

During the inspection, I noticed water staining under the bathroom area. This staining was on the newer plywood flooring under the bathroom, the timber joists under the bathroom and the strandfloor around the bathroom.

This led me to conduct a 25 minute leak test on the bathroom area. In this short time frame the shower area started dripping into the subfloor. This is either due to a failure in the silicone around the shower liner, or from water being dragged out of the shower and onto the bathroom floor which isn't sealed well. This is something that should be remedied if the bathroom is being used as it will cause damage to the timber flooring and the subfloor framing with continued exposure to water.

If the bathroom isn't being used as your father has indicated, the issue isn't going to get any worse. However, this will be picked up by any pre purchase inspections done prior to you selling should this ever occur. No evidence of leaking under the bath, only the shower area.

Flooring recommended to be replaced to give the bathroom floor a flat surface. Shower silicone repairs and subsequent leak testing recommended. Vinyl would be a low cost option to improve the water resistance of the floor.



Two piles compromised

One pile footing has fallen over due to the soil next to the floating being removed. This isn't going to affect your house in the short term, however it should be fixed in the near future to reduce stress on the timber supporting this section of the floor.

One pile's mechanical fixing has been removed and the pile is sitting on the edge of the footing. This isn't as much of a concern compared to the pile that's fallen over, however it is recommended that this gets fixed when the other pile is being done.

Two new piles and footings recommended. Rough approx costings for a job of this size is \$1500 - \$2500



SUMMARY

The subfloor is overall in good condition. The recent leak hasn't caused any damage as it has been identified by the owner quickly. If left for an extended period of time, this leak could have caused damage to the homeowner's property. It is our recommendation that the water main connecting the neighbors property should be secured to the subfloor and the openings in the blockwork should be siliconed to prevent future rubbing and therefore another burst pipe. The bathroom (shower and floor) and piles should go onto the homeowner's maintenance list for the near future, when funds permit.