



## Property Inspection Report

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**Property address: 18 Edwin Crescent, Bluff Point**

**Date of Inspection: 9/4/24**

Mains water - Yes, Front right hand side of driveway

Main Sewer – Yes, Inspection shaft is in driveway

Gas- Natural Gas

Item inspected	Condition	Comments
KITCHEN		
Sink	Working	
Tapware -mixer	Working	Rusted flexi
Dishwasher tap	Yes	
Oven / Grill		
Hotplate –	Working	
MAIN BATHROOM		
Shower	Working	
Shower tapware – taps	Working	
Shower heads	Working	
Basin	working	
Basin tapware - taps	Working	
Bath tapware - taps	Working	
Bath	Working	
ENSUITE		
Shower	Working	
Shower tapware – taps	Working	
Shower heads	Working	
Basin	Working	
Basin tapware - taps	Working	
Toilet	Working	

Toilet	Working	
LAUNDRY		
Trough	Working	
Trough tapware -taps	Working	
Washing Machine taps	Working	
EXTERIOR		
Hose taps front	Working	
Hose tap back	Working	
Hot Water Unit		
Internity gas instantaneous hot water unit	Working	
Date of Manufacture -	2011	

### **Non Working/ Non compliant Items**

1. N/A

### **Future Maintenance issues**

1. The sink mixer has rusted flexi – see photo
2. The hot water unit is corroded – see photo

**Note: New Rheem instant gas hot water unit installed 2025**

Recommend changing any flexi that are rusted as soon as rust appears.

If there are any queries, please contact Ryan on 0400662230 for further information.

**Note:** the following report is an independent view of RPB Plumbing and Gas and due to being only a visual inspection RPB Plumbing and Gas takes no responsibility for plumbing issues in the future.