



Property Inspection Report

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	

RPB Plumbing and Gas

Licensed Plumber and Gas Fitter

Ryan Bradburn

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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.