



Maintenance Works Reporting – Sample Property

Sample property - Body Corporate -
Maintenance Works Reporting / 27 Jun 2022

Complete

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Date 27.06.2022

Maintenance Works Reporting For: Sample property - Body Corporate - Maintenance Works Reporting

Brief Description Of Agreed Activities

- Building Maintenance Clean
- Gutter Maintenance Cleaning
- Anti Fungal Application
- Inspection Services
- Install Temporary Anchor Point or Lifeline system
- Working at Heights

Additional Scope of Works

PCBU 1 - Client / Site (Principle/Main contractor)

Sample Client

PCBU 2: (Main Contractor / Supplier of Works)

Stella Contracting Ltd - Trading as Maintenance Works

Audit

Issue Identified To Note:

Issue Identified To Note: 1

Example Photo(s) of Identified Issue or Scope (full size images attached to the end of document and via online link)



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

HOW is/was Property, Building or Materials Affected

Water egress
Damaged or failed building materials;
broken, rotten or impact

Additional Information

There are a few areas around the Soffit of buildings that are exposed to the elements (as pictured). Have identified one area where water egress may be coming into this area, further investigations are advised as it appears this is steel elements in the frame work that are rusting and expanding and further damaging cladding. Please advise if you would like quotations for repairs here.

Where is/was Property, Building or Materials Affected

Issue Identified To Note: 2

Example Photo(s) of Identified Issue or Scope (full size images attached to the end of document and via online link)

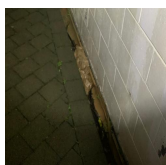


Photo 7

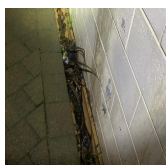


Photo 8

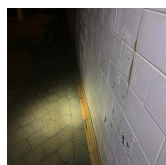


Photo 9

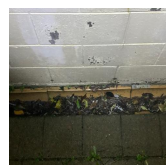


Photo 10



Photo 11



Photo 12

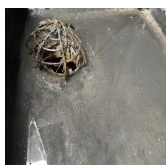


Photo 13

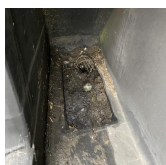


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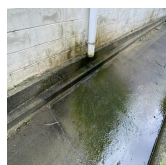


Photo 15



Photo 16

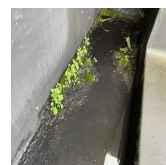


Photo 17



Photo 18



Photo 19

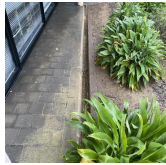


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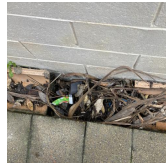


Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30

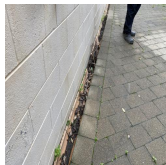


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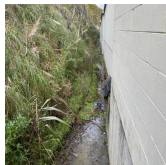


Photo 32



Photo 33



Photo 34



Photo 35

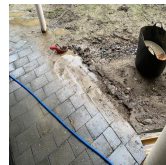


Photo 36

HOW is/was Property, Building or Materials Affected

Blocked drain

Blocked guttering or downpipe

Additional Information

As discussed onsite, there are large areas of blockages from slips and Plant growth in the rear culvert of the building and will send through a quotation for removal works for this area.

- There were a few new blockages in the roof Guttering, all drains checked and have now been cleared maintained.

- Outside Unit 2 there is a drain that catches debris and dirt from the garden that was very blocked, have cleared. There is also one area here that is pooling water around the base of the structural posts here. Rust is forming in this area,. Suggest installing either a strip drain or novacoil here to move run off pooling to curb. Please advise if you would like new drainage installed?

Where is/was Property, Building or Materials Affected

Issue Identified To Note: 3

Example Photo(s) of Identified Issue or Scope (full size images attached to the end of document and via online link)



Photo 37

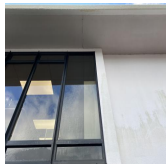


Photo 38



Photo 39



Photo 40



Photo 41

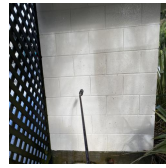


Photo 42

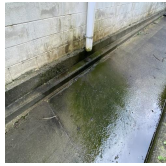


Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54

HOW is/was Property, Building or Materials Affected

Fungal growth; moss mould or lichen growth

Environmental grime build up

Additional Information

- The rear sides of the building have very heavy fungal growth, we did a prewash treatment and post wash treatment here for you. Some staining persists. Particularly at south end of complex and above Unit 15, historical staining is present. There is also some areas of historical staining from black lichen above unit 5 and 8.

- We performed a courtesy clean of entrance way signage, pumphouse (some staining remains) and wall in front of unit 2

- Treated fungal growth to areas of roof

- The Southern Court yard pavers had lots of moss growth, we have put an antifungal treatment on this area.

Where is/was Property, Building or Materials Affected

Rear of Building

Issue Identified To Note: 4

Example Photo(s) of Identified Issue or Scope (full size images attached to the end of document and via online link)

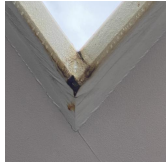


Photo 56



Photo 57



Photo 58

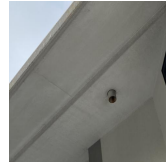


Photo 59



Photo 60

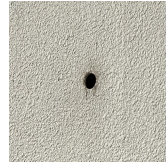


Photo 61

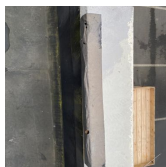


Photo 62

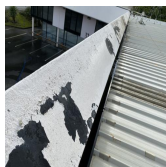


Photo 63



Photo 64



Photo 65



Photo 66

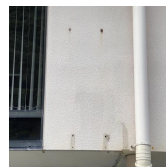


Photo 67



Photo 68



Photo 69

HOW is/was Property, Building or Materials Affected

Damaged or failed building materials;
broken, rotten or impact

Weathered paintwork / cladding

Additional Information

There are multiple areas identified where cladding has cracks or holes, it is advisable that these be repaired.

- The parapet wall appears to be made from steel frame construction as per rust that is visible where water egress is present (would be good to confirm on plans). It has been suggested that expansion joints and repaint is done here before further failures occur. Something to think about in budgeting.

- There are a few other areas where holes and cracking has occurred. The northern end of the complex in particular this area could do with sealing up. Let me know if you would like a PC Sum indicated.

Where is/was Property, Building or Materials Affected

Issue Identified To Note: 5

Example Photo(s) of Identified Issue or Scope (full size images attached to the end of document and via online link)



Photo 70

Photo 71

HOW is/was Property, Building or Materials Affected

Damaged or failed building materials; broken, rotten or impact

Electrical issue

Sealant in need of repair

Additional Information

Electrical Mains in box, is showing wear and cracking around seal and could do with re-sealing.

Where is/was Property, Building or Materials Affected

Issue Identified To Note: 6

Example Photo(s) of Identified Issue or Scope (full size images attached to the end of document and via online link)

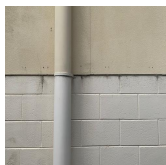


Photo 72

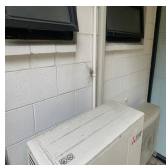


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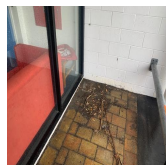


Photo 74

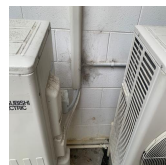


Photo 75

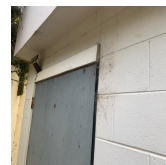


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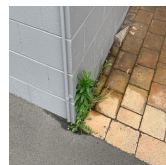


Photo 77

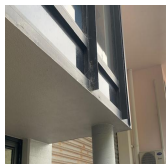


Photo 78



Photo 79

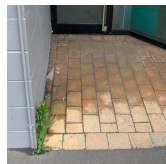


Photo 80



Photo 81



Photo 82



Photo 83

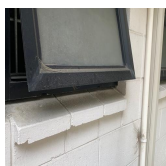


Photo 84



Photo 85

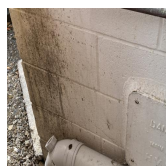


Photo 86



Photo 87



Photo 88

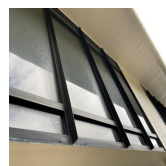


Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100

HOW is/was Property, Building or Materials Affected

Environmental grime build up

Birdstrike, Spider Or Vermin issues

Additional Information

- Normal 6 monthly buildup of environmental Grime and Salts built up and removed.

- Normal amount of Spider infestation. would benefit from a spider control treatment. Please advise if you would like this done.

Where is/was Property, Building or Materials Affected

Issue Identified To Note: 7

Example Photo(s) of Identified Issue or Scope (full size images attached to the end of document and via online link)



Photo 101



Photo 102

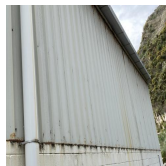


Photo 103

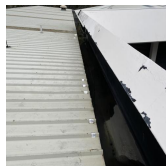


Photo 104

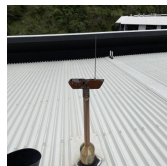


Photo 105

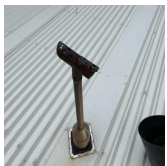


Photo 106

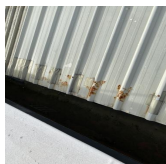


Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112

HOW is/was Property, Building or Materials Affected

Rust

Additional Information

- Heavy Rusting on un-weathered areas at the rear of the complex. (Not currently washed down). Please advise if you would like this done.

- Roof has a few rust holes present at the Northern end of the building. Temporary Patching could be done here.

- There is a vent above harbor city security business that has substantial rust.

Where is/was Property, Building or Materials Affected

Additional Example Maintenance Works Photos (If present)

Additional Comments/Suggestions

Quotations attached for repair works as discussed on site, If you could talk with the body corporate to determine which of the areas mentioned above you would like quoted that would be great. Cheers Brian

Appendix



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

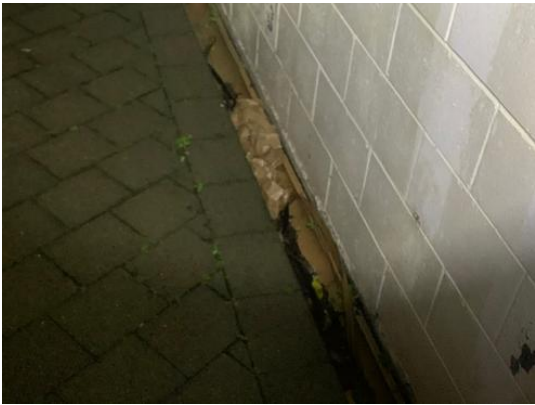


Photo 7

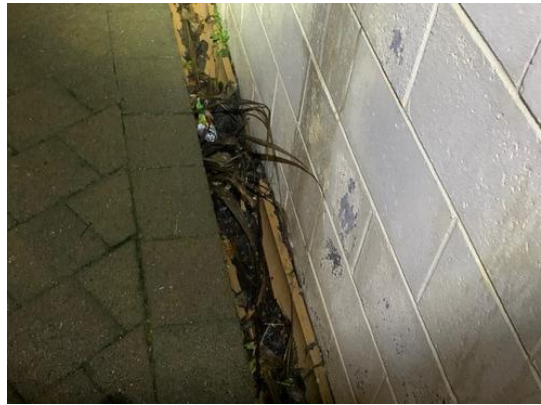


Photo 8

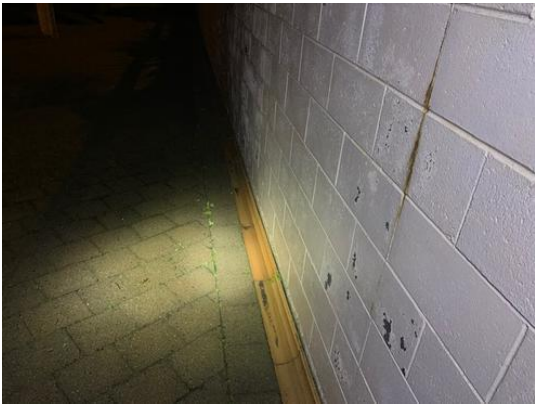


Photo 9



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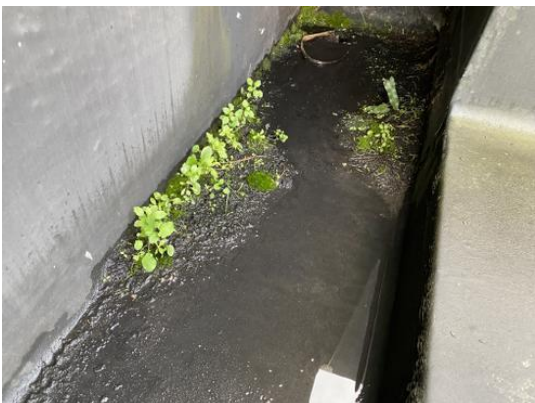


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Photo 32



Photo 33

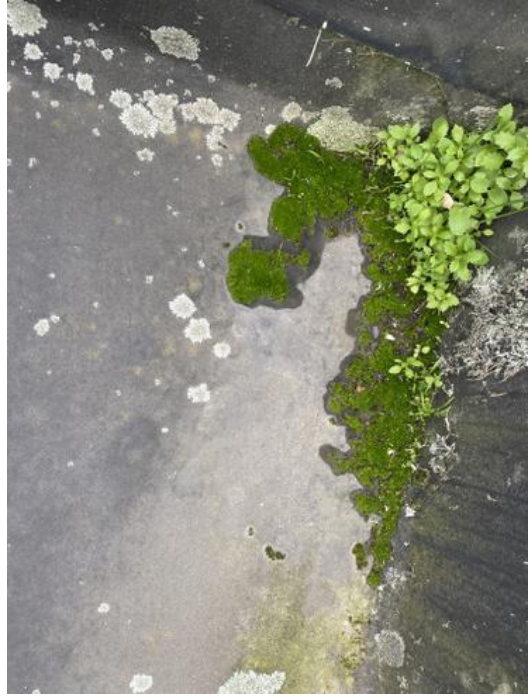


Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



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Photo 40



Photo 41

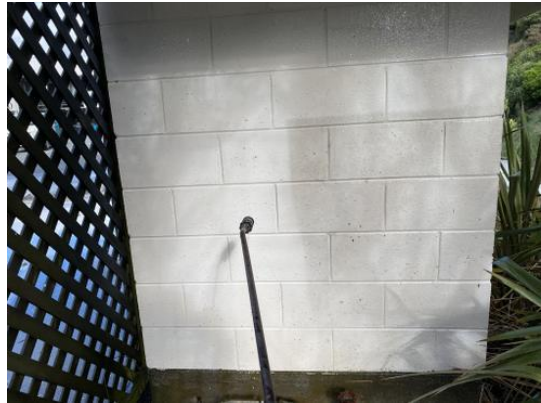


Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



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Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



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Photo 59



Photo 60

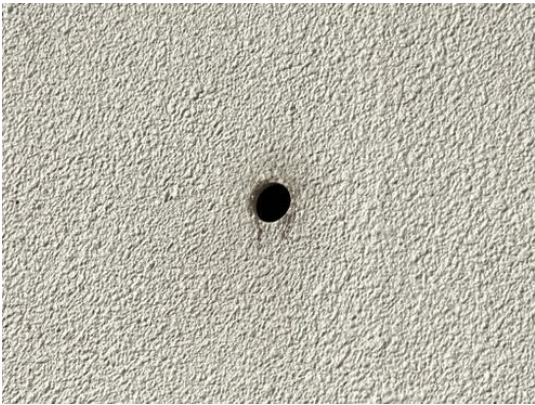


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Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71

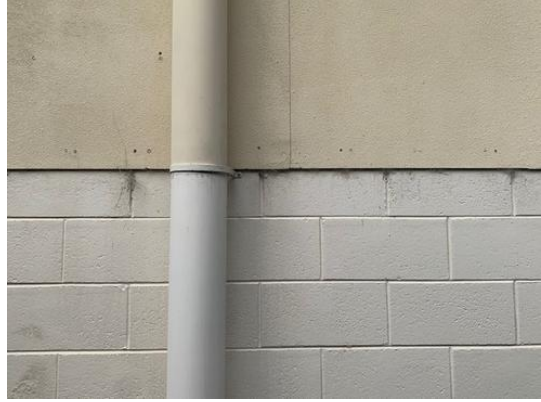


Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112