



SHIRE OF JERRAMUNGUP

VASEY STREET, JERRAMUNGUP

ALL COMMUNICATIONS TO BE ADDRESSED TO THE CHIEF EXECUTIVE OFFICER
PO BOX 92 JERRAMUNGUP WA 6337

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OUR REF:
ENQUIRIES:

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REPORT

SUBJECT: Dwelling – 1 Coral Sea Road
Jerramungup

DATE: 24th October 2011

OFFICER: W.V. Atyeo – Environmental Health officer/Building Surveyor
Accompanied by Mr Phil Polain

REFERRED TO: Bill Parker and Charmaine Solomon

Phil Polain and I inspected the dwelling at 1 Coral Sea Road in Jerramungup at the request of administration. The house is owned by the Shire of Jerramungup and is a solid timber framed, asbestos clad externally, and tiled roof.

The house appears to have a slight twist in it which can be seen as you look down the passage and around the doors of the passage, particularly the one that leads from the passage into the kitchen/lounge area.

I would consider the house would not be to an acceptable standard for renting without the following works done to it:

- ✚ The bathroom needs to be renovated with all tiles and floor covering replaced and a floor waste proper installed so that it is effective.
- ✚ Taps in the bathroom need to be replaced, along with all defective materials.
- ✚ Laundry Floor coverings need to be replaced.
- ✚ Tiles to the roof appear to be lifting in parts and there is internal staining on walls that indicate the inundation of stormwater (kitchen and southwest bedroom ceilings). Tiles need to be lifted in parts and ensure that they are sealed to prevent inundation of water.
- ✚ Damaged internal wall cladding to the southwest bedroom need to be repaired or replaced.
- ✚ Carpets throughout the whole of the house need to be replaced.
- ✚ Thorough clean and paint throughout the whole of the house (Walls, ceilings, architraves. Window sills both inside and out need to be stripped back and repainted.
- ✚ Replace floor coverings to kitchen.
- ✚ The older kitchen cupboards need replacing or work done on them.

- ✚ Renovate the exhaust hood to the kitchen as it is dangerously low.
- ✚ The doors to the cupboard adjacent to the kitchen do not close properly as they do not come together. New doors, or at least one new door, are required.
- ✚ The tank stand is on a lean and appears to be in a dangerous state. This needs to be secured so that it does not pose a risk.
- ✚ Front verandah is in a dangerous state with lifting floor boards and wood rot post. These need to be replaced. The back verandah post is also affected by severe wood rot and needs replacing.
- ✚ Remove and replace the asbestos fence to the property.

Bathroom Tiles and Taps



Floor Coverings



Carpets throughout



Kitchen Doors



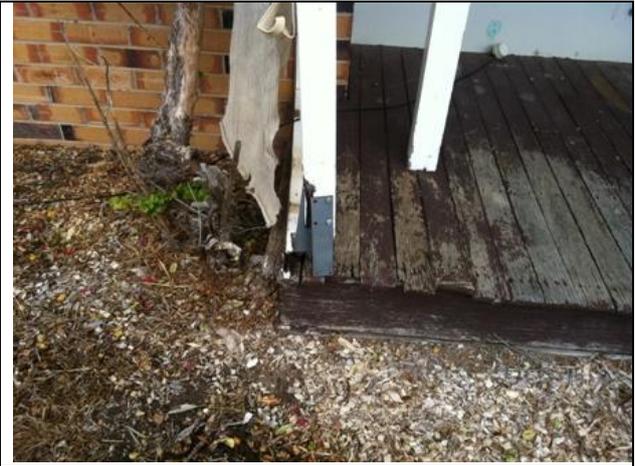
Storage Cupboard Doors



Back Porch



Front Verandah



Given the condition of the house I would recommend against renting the property until all matters referred to here in this report are addressed. I realise that the costs to upgrade the house will be substantial but it is imperative that we maintain the same standards we expect (and are legislated for) from other community members. To rent this house would result in demands made on the Shire to fix up, and possible litigation against the Shire should ill health or injury happen from being in the house.

Yours sincerely

A handwritten signature in black ink, which appears to read "W.V. Atyeo". The signature is written in a cursive, flowing style.

W.V. Atyeo (M.E.H.A.A.)

Principal Environmental Health Officer

Building Surveyor