



# **DILAPIDATION REPORT**

**Addington Road, Kemps Creek**



**Prepared by: Rezoning Pty Ltd t/as Effective Building & Consultancy**

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## 1. Introduction

This report is intended to be a record of the council assets at Addington Road, Kemps Creek at the time of the inspection.

The inspection was carried out on 18 April 2023.

The report is a photographic and narrative record at the time of inspection to depict the condition of the assets prior to the commencement of any work at the subject site.

High resolution images in this report can be found in the below online storage folder.

[https://www.dropbox.com/sh/n662iqxaeuka386/AACg\\_lx7KiY-tLXq-TEOv9Wpa?dl=0](https://www.dropbox.com/sh/n662iqxaeuka386/AACg_lx7KiY-tLXq-TEOv9Wpa?dl=0)

## 2. The Inspector

The representative for Effective Building & Consultancy is Mr Elie Farah. Mr Elie Farah has been in the building industry since 2000. His qualifications include - Building Forman Clerk of Works, Building Certificate, Diploma in Structural Engineering's, Statement of Attainment in Building Consultancy, Statement of Attainment in Pest Management, Statement of Attainment in Pest Inspection, Home Guard Certificate of Accreditation, Altriset termiticide Training Certificate, Statement of Attainment for Tool tagging, Statement of Attainment in Senior First Aid & Workplace Safety Certificate IV. He currently holds the following licenses- Building- No. 328102C, Building Consultant, Qualified Building Supervisor, Driver's Licence and OHS Green Card.

## 3. Inspection Details

Client Name	ESR Australia
Client Phone	02 9506 1450
Client Email	<a href="mailto:Jacob.Dickson@esr.com">Jacob.Dickson@esr.com</a>
Date of inspection	18 April 2023
Time of inspection	15:03 P.M.
Weather at the time of inspection	Fine - no rain

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## 5. Photos at Addington Road, Kemps Creek

This section contains photographs of the adjacent assets to the construction site location. Comprehensive visual coverage of defects and damage we have found in the areas surveyed avoids the requirement for an extensive description.

Please refer to the below overview map of the subject site.



Aerial imagery of the subject site (from SIX Maps)



*Figure 1 – General condition of the nature strip/street signpost.*



*Figure 2 – Crack propagation to the road.*





*Figure 3 – Crack propagation to the road.*



*Figure 4 – Crack propagation to the road.*





*Figure 5 – Crack propagation to the road.*



*Figure 6 – Crack propagation to the road.*



*Figure 7 – General condition of the road.*



*Figure 8 – General condition of the nature strip.*





*Figure 9 – General condition of the street signpost/nature strip.*



*Figure 10 – General condition of the road.*





*Figure 11 – General condition of the road.*



*Figure 12 – General condition of the road.*



*Figure 13 – General condition of the electrical post.*



*Figure 14 – General condition of the road.*





*Figure 15 – Crack propagation to the road.*



*Figure 16 – General condition of the nature strip.*





*Figure 17 – Crack propagation to the road.*



*Figure 18 – Crack propagation to the road.*





*Figure 19 – Crack propagation to the road.*



*Figure 20 – General condition of the electrical post.*





*Figure 21 – General condition of the road/nature strip.*



*Figure 22 – General condition of the road.*



*Figure 23 – General condition of the road.*



*Figure 24 – Crack propagation to the driveway.*





*Figure 25 – Crack propagation to the road/driveway.*



*Figure 26 – General condition of the nature strip.*



*Figure 27 – General condition of the electrical post.*



*Figure 28 – Crack propagation to the road.*





*Figure 29 – Crack propagation to the road.*



*Figure 30 – General condition of the nature strip.*





*Figure 31 – General condition of the road/nature strip.*



*Figure 32 – General condition of the road.*





*Figure 33 – Crack propagation to the road.*



*Figure 34 – General condition of the road.*





*Figure 35 – General condition of the road.*



*Figure 36 – General condition of the road.*



*Figure 37 – General condition of the road.*



*Figure 38 – General condition of the road.*





*Figure 39 – General condition of the road.*



*Figure 40 – General condition of the electrical post.*



*Figure 41 – General condition of the road.*



*Figure 42 – General condition of the electrical post.*





*Figure 43 – General condition of the road.*



*Figure 44 – General condition of the road.*





*Figure 45 – Crack propagation to the driveway.*



*Figure 46 – General condition of the driveway.*





*Figure 47 – General condition of the nature strip.*



*Figure 48 – Crack propagation to the road.*





*Figure 49 – Crack propagation to the road.*



*Figure 50 – General condition of the road.*





*Figure 51 – General condition of the road.*



*Figure 52 – General condition of the driveway.*





*Figure 53 – General condition of the driveway.*



*Figure 54 – Crack propagation to the road.*





*Figure 55 – Crack propagation to the road.*



*Figure 56 – General condition of the nature strip/bollards.*





*Figure 57 – General condition of the drain.*



*Figure 58 – Crack propagation to the road.*





*Figure 59 – General condition of the nature strip.*



*Figure 60 – General condition of the road.*





*Figure 61 – General condition of the nature strip.*



*Figure 62 – Crack propagation to the road.*





*Figure 63 – General condition of the road/nature strip.*



*Figure 64 – General condition of the nature strip/electrical post.*



*Figure 65 – General condition of the road.*



*Figure 66 – General condition of the road.*





*Figure 67 – General condition of the road.*



*Figure 68 – General condition of the driveway.*



*Figure 69 – General condition of the electrical post.*



*Figure 70 – General condition of the driveway.*





*Figure 71 – General condition of the road.*



*Figure 72 – General condition of the driveway/nature strip.*





*Figure 73 – General condition of the driveway/nature strip.*



*Figure 74 – General condition of the electrical post/box.*





*Figure 75 – General condition of the nature strip.*



*Figure 76 – Crack propagation to the driveway.*





*Figure 77 – General condition of the road/nature strip.*



*Figure 78 – Crack propagation to the driveway.*





*Figure 79 – General condition of the road/nature strip.*



*Figure 80 – General condition of the road/nature strip.*





*Figure 81 – General condition of the nature strip.*



*Figure 82 – Crack propagation to the road.*





*Figure 83 – General condition of the driveway.*



*Figure 84 – General condition of the nature strip.*





*Figure 85 – Crack propagation to the road.*



*Figure 86 – General condition of the road.*





*Figure 87 – General condition of the utility lid.*



*Figure 88 – General condition of the street signpost.*





*Figure 89 – General condition of the road.*



*Figure 90 – General condition of the road.*





*Figure 91 – Crack propagation to the road.*



*Figure 92 – Crack propagation to the road.*





*Figure 93 – General condition of the nature strip/bollards.*



*Figure 94 – General condition of the creek.*





*Figure 95 – General condition of the nature strip.*



*Figure 96 – General condition of the nature strip.*





*Figure 97 – General condition of the nature strip/utility lid.*



*Figure 98 – General condition of the utility lid.*





Figure 99 – General condition of the signage.



Figure 100 – General condition of the electrical/signpost



## **6. Comments**

Addington Road, Kemps Creek which is associated with the subject site was inspected and photographic evidence compiled in order to depict the condition of the assets prior to the commencement of any work at the subject site.

The council assets were found to be in a fair condition with evidence of crack propagation to the road and driveway.

Please refer to Section 5 for photographic records of the above.



## 7. Report Disclaimer

### Important Information Regarding the Scope and Limitations of the Inspection and this Report

- I. This report is **not** an all-encompassing report dealing with the building from every aspect. This report is **not** a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or by-law. It is **not** a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
- II. **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and the sections of the property fully accessible to the inspector on the date of inspection. An inspection **does not** include breaking apart, dismantling, removing or moving objects including but not limited to, foliage, mouldings, roof insulation / insulation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector **cannot** see inside walls, between floors, inside skill iron roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. The inspector **did not** dig, gouge, force or perform any other invasive procedures. Visible timbers cannot be destructively probed or hit without the written permission of the property owner.
- III. This report **does not** and **cannot** make comment upon defects that may have been concealed during the assessment or detection of defects ( including- rising damp and leaks ) which may be subject to the prevailing weather conditions; the presence or absence of timber pests, gas-fittings, common property areas, environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protections; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work ; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; and document analysis; electrical installations; any matters that are solely regulated by statute; any area(s) that **could not** be inspected by the consultant. Accordingly, this report is **not a guarantee** that defects and/ or damage **does not** exist in any inaccessible or partly inaccessible areas or sections of the property. (NB: such matters may upon request be covered under the terms of a special purpose property report.)
- IV. In the event of any controversy or claim arising out of, or relating to this report, it will be settled by arbitration, in accordance with the rules of the Institute of Arbitrators Australia. Any judgments from such arbitration shall be binding upon both parties.