DILAPIDATION REPORT

Abbotts Road, Kemps Creek

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

PO Box 5009, Kingsdene NSW 2118

t: 02 9613 3353 | f: 02 8088 4396

service@effectivebuilding.com.au | www.effectiveconsultancy.com.au

1. Introduction

This report is intended to be a record of the council assets at Abbotts 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/3bhop75ybfwze71/AAAGjx9C4vrDWe7A5Zsww7Sda?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

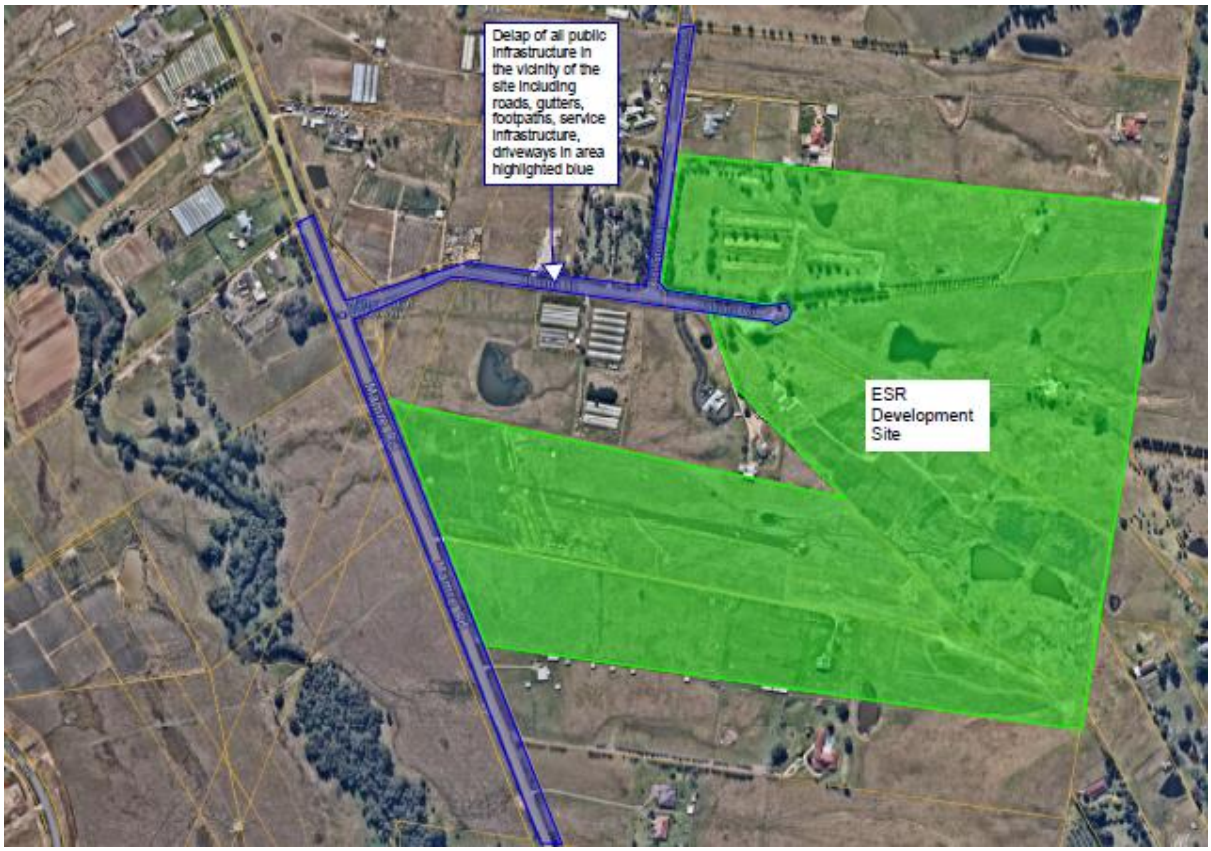
Client Name	ESR Australia
Client Phone	02 9506 1450
Client Email	Jacob.Dickson@esr.com
Date of inspection	18 April 2023
Time of inspection	15:42 P.M.
Weather at the time of inspection	Fine - no rain

4. List of Photos

5. Photos at Abbotts 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 – Crack propagation to the driveway.

Figure 2 – General condition of the road.

Figure 3 – General condition of the road.

Figure 4 – General condition of the road.

Figure 5 – General condition of the road.

Figure 6 – General condition of the electrical post.

Figure 7 – General condition of the road.

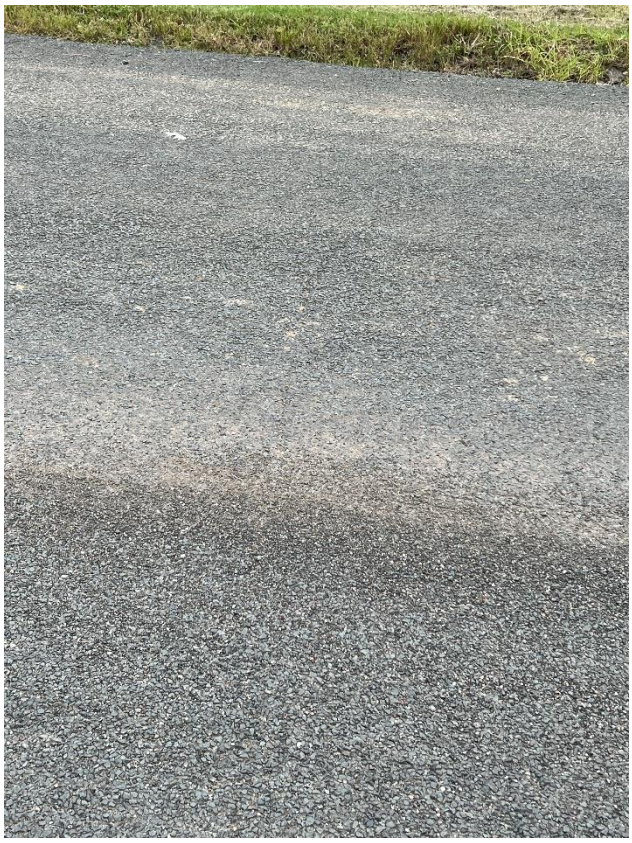


Figure 8 – Crack propagation to the road.

Figure 9 – General condition of the road.

Figure 10 – General condition of the nature strip.

Figure 11 – General condition of the electrical post.

Figure 12 – General condition of the road.

Figure 13 – General condition of the road.

Figure 14 – General condition of the road.

Figure 15 – Crack propagation to the road.

Figure 16 – General condition of the electrical post.

Figure 17 – General condition of the road.

Figure 18 – Crack propagation to the road.

Figure 19 – General condition of the road.

Figure 20 – General condition of the nature strip.

Figure 21 – General condition of the road.

Figure 22 – General condition of the road.

Figure 23 – Crack propagation to the road.

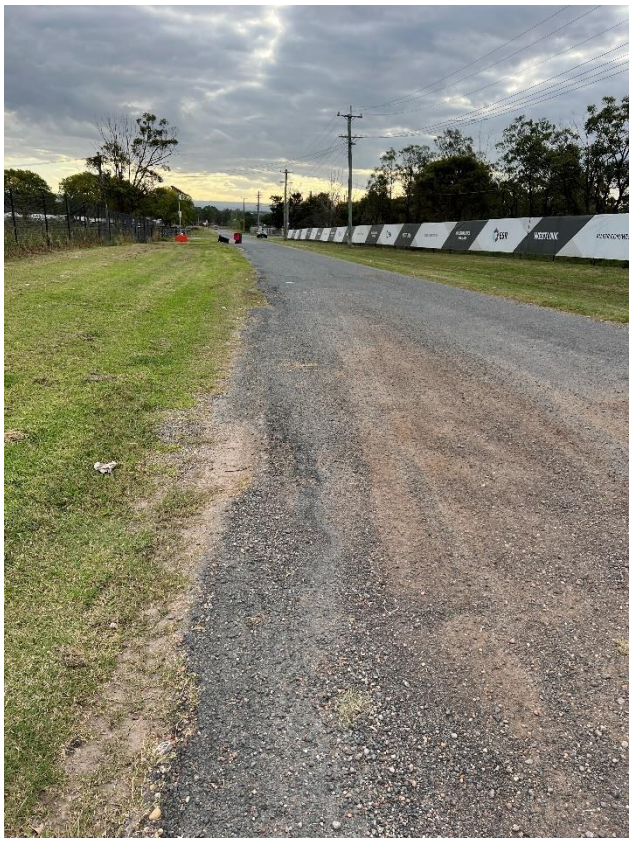


Figure 24 – Crack propagation to the road.

Figure 25 – Crack propagation to the road.

Figure 26 – Crack propagation to the road.

Figure 27 – Crack propagation to the road.

Figure 28 – Crack propagation to the road.

Figure 29 – Crack propagation to the road.

Figure 30 – Crack propagation to the road.

Figure 31 – Crack propagation to the road.

Figure 32 – Crack propagation to the road.

Figure 33 – Crack propagation to the driveway.

Figure 34 – Crack propagation to the driveway.

Figure 35 – Crack propagation to the driveway.

Figure 36 – Crack propagation to the driveway.

Figure 37 – Crack propagation to the road.

Figure 38 – Crack propagation to the road.

Figure 39 – General condition of the road.

Figure 40 – General condition of the road.

Figure 41 – Crack propagation to the road.

Figure 42 – Crack propagation to the road.

Figure 43 – Crack propagation to the driveway.

Figure 44 – Crack propagation to the driveway.

Figure 45 – Crack propagation to the driveway.

Figure 46 – Crack propagation to the driveway.

Figure 47 – Crack propagation to the driveway.

Figure 48 – Crack propagation to the road.

Figure 49 – General condition of the street signpost.

Figure 50 – General condition of the road.

Figure 51 – Crack propagation to the road.

Figure 52 – Crack propagation to the road.

Figure 53 – Crack propagation to the road.

Figure 54 – Crack propagation to the road.

Figure 55 – General condition of the electrical post.

Figure 56 – General condition of the utility lid.

Figure 57 – Crack propagation to the road.

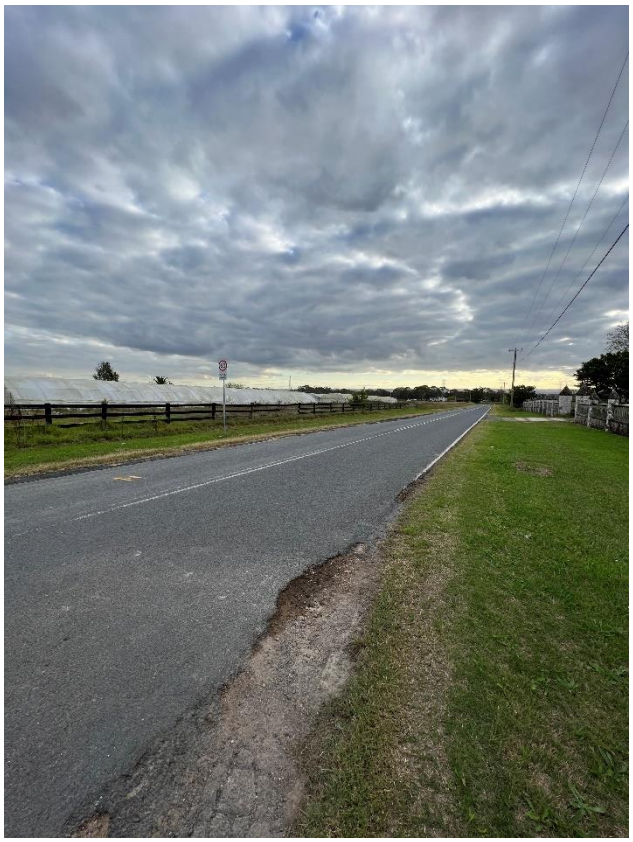


Figure 58 – Crack propagation to the road.

Figure 59 – General condition of the road.

Figure 60 – General condition of the road.

Figure 61 – General condition of the road.

Figure 62 – Crack propagation to the road.

Figure 63 – Crack propagation to the road.

Figure 64 – Crack propagation to the driveway.

Figure 65 – Crack propagation to the driveway.

Figure 66 – Crack propagation to the road.

Figure 67 – General condition of the road.

Figure 68 – General condition of the road.

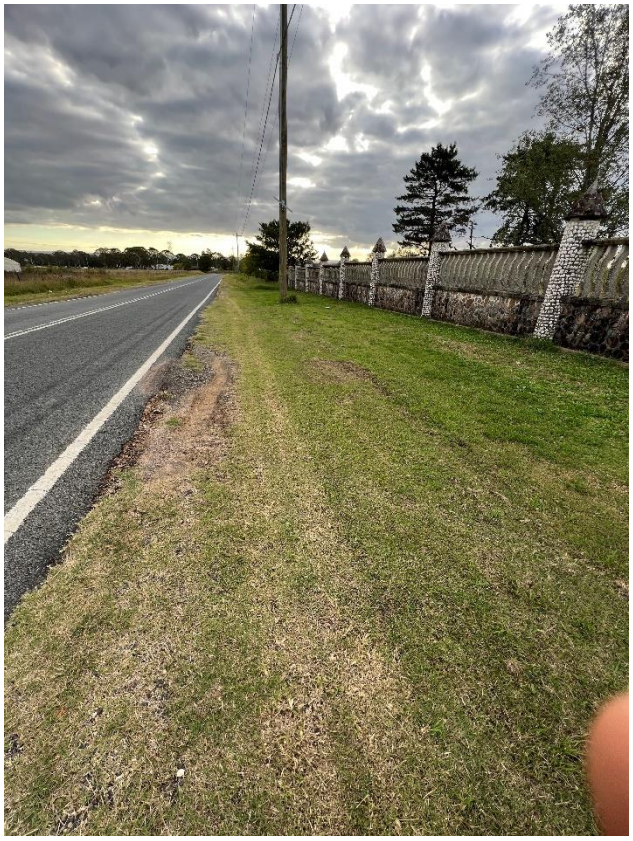


Figure 69 – General condition of the nature strip.

Figure 70 – General condition of the road.

Figure 71 – General condition of the road.

Figure 72 – General condition of the electrical post.

Figure 73 – General condition of the road.

Figure 74 – General condition of the nature strip.

Figure 75 – General condition of the road.

Figure 76 – Crack propagation to the road.

Figure 77 – General condition of the nature strip.

Figure 78 – General condition of the road.

Figure 79 – General condition of the road.

Figure 80 – General condition of the nature strip.

Figure 81 – General condition of the driveway.

Figure 82 – General condition of the road.

Figure 83 – General condition of the nature strip/driveway.

Figure 84 – General condition of the nature strip.

Figure 85 – General condition of the nature strip.

Figure 86 – General condition of the nature strip.

Figure 87 – General condition of the road.

Figure 88 – General condition of the nature strip.

Figure 89 – General condition of the road.

Figure 90 – General condition of the nature strip.

Figure 91 – General condition of the electrical post.

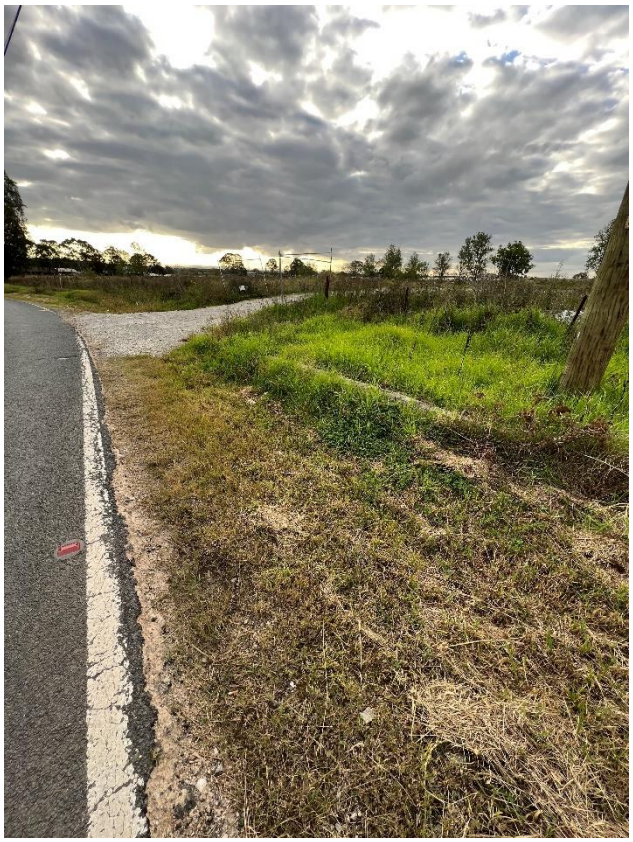


Figure 92 – General condition of the nature strip.

Figure 93 – General condition of the driveway.

Figure 94 – General condition of the driveway.

Figure 95 – General condition of the driveway.

Figure 96 – Crack propagation to the road.

Figure 97 – General condition of the utility lid.

Figure 98 – General condition of the road.

Figure 99 – Crack propagation to the road.

Figure 100 – Crack propagation to the road.

Figure 101 – Crack propagation to the road.

Figure 102 – Crack propagation to the driveway.

Figure 103 – Crack propagation to the road/driveway.

Figure 104 – Crack propagation to the road/driveway.

Figure 105 – Crack propagation to the road.

Figure 106 – Crack propagation to the road.

Figure 107 – General condition of the electrical post.

Figure 108 – Crack propagation to the road.

Figure 109 – Crack propagation to the road.

Figure 110 – Crack propagation to the road.

Figure 111 – Crack propagation to the road.

Figure 112 – Crack propagation to the road.

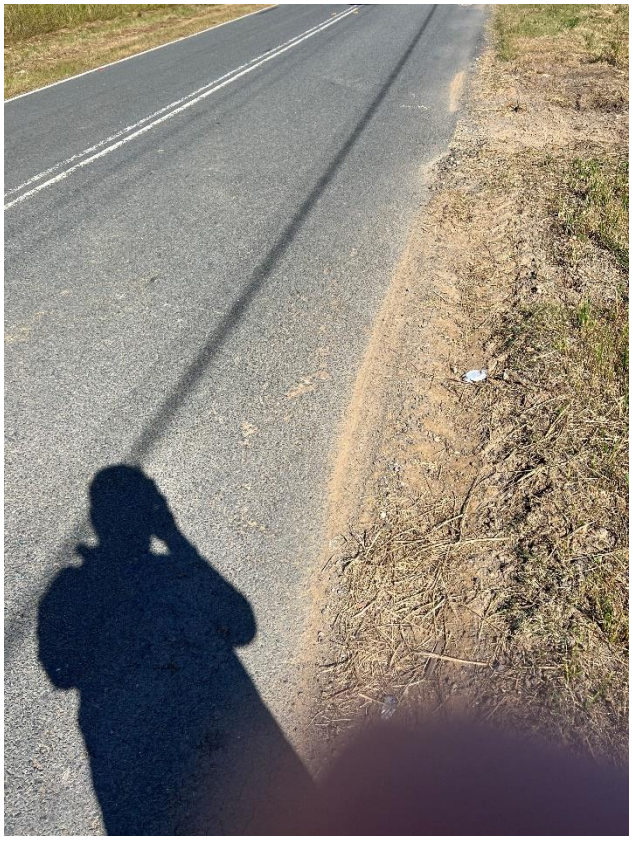


Figure 113 – Crack propagation to the road.

Figure 114 – Crack propagation to the road.

Figure 115 – General condition of the electrical post.

Figure 116 – General condition of the road.

Figure 117 – Crack propagation to the road.

Figure 118 – General condition of the nature strip/street signpost.

Figure 119 – General condition of the road.

Figure 120 – Crack propagation to the road.

Figure 121 – General condition of the road.

Figure 122 – General condition of the road.

Figure 123 – General condition of the road.

Figure 124 – Crack propagation to the road.

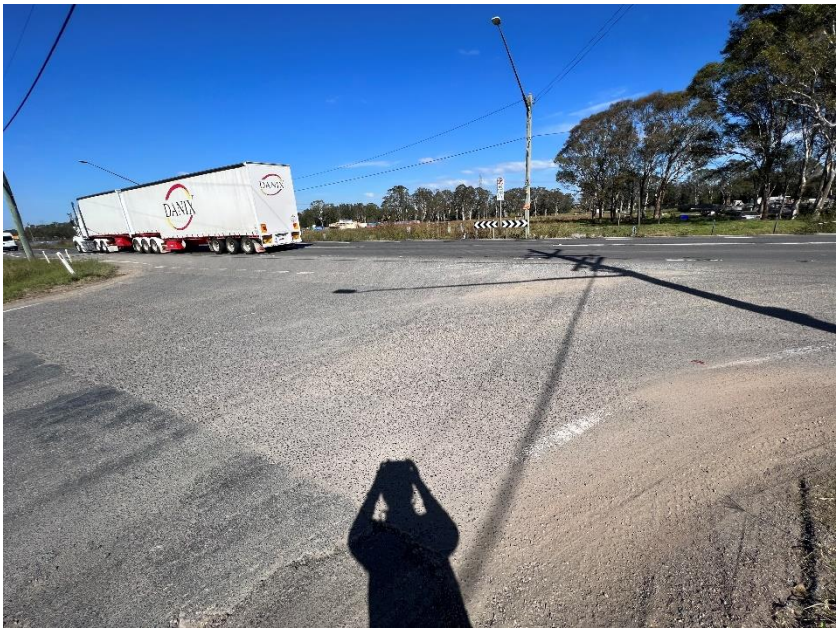


Figure 125 – Crack propagation to the road.

Figure 126 – Crack propagation to the road.

Figure 127 – Crack propagation to the road.

Figure 128 – Crack propagation to the road.

Figure 129 – General condition of the electrical post.

Figure 130 – General condition of the nature strip/drain.

Figure 131 – General condition of the drain.

Figure 132 – Crack propagation to the road.

Figure 133 – Crack propagation to the road.

Figure 134 – General condition of the nature strip/drain.

Figure 135 – General condition of the nature strip/drain.

Figure 136 – General condition of the street signpost.

Figure 137 – Crack propagation to the road.

Figure 138 – General condition of the driveway.

Figure 139 – General condition of the road.

Figure 140 – General condition of the road.

Figure 141 – Crack propagation to the road.

Figure 142 – General condition of the driveway.

Figure 143 – Crack propagation to the road.

Figure 144 – Crack propagation to the road.

Figure 145 – General condition of the street signpost.

Figure 146 – Crack propagation to the road.

Figure 147 – Crack propagation to the road.

Figure 148 – General condition of the nature strip.

Figure 149 – General condition of the nature strip.

Figure 150 – General condition of the road.

Figure 151 – General condition of the nature strip.

Figure 152 – General condition of the road.

Figure 153 – Crack propagation to the road.

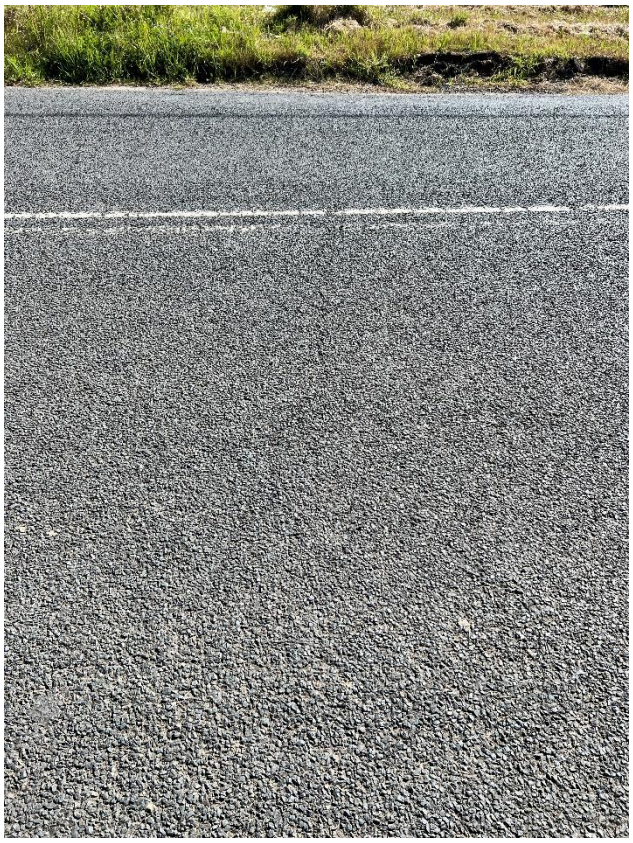


Figure 154 – Crack propagation to the road.

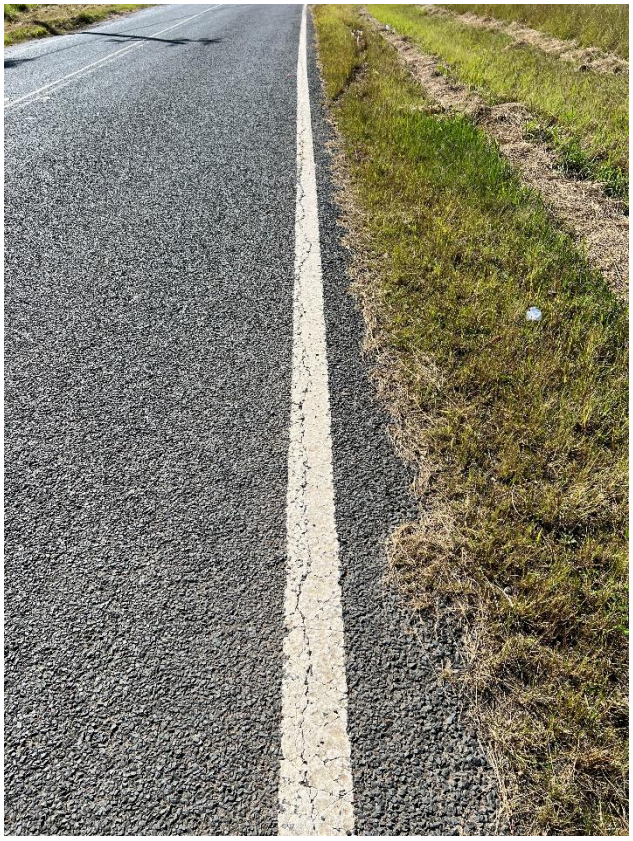


Figure 155 – Crack propagation to the road.

Figure 156 – Crack propagation to the road.

Figure 157 – Crack propagation to the road.

Figure 158 – Crack propagation to the road.

Figure 159 – Crack propagation to the road.

Figure 160 – General condition of the road.

Figure 161 – General condition of the street signpost/nature strip.

Figure 162 – Crack propagation to the road.

Figure 163 – Crack propagation to the road.

Figure 164 – Crack propagation to the road.

Figure 165 – Crack propagation to the road.

Figure 166 – General condition of the road.

Figure 167 – Crack propagation to the road.

Figure 168 – Crack propagation to the road.

Figure 169 – Crack propagation to the road.

Figure 170 – Crack propagation to the road.

Figure 171 – Crack propagation to the road.

Figure 172 – Crack propagation to the road.

Figure 173 – Crack propagation to the road.

Figure 174 – Crack propagation to the road.

Figure 175 – Crack propagation to the road.

Figure 176 – Crack propagation to the road.

Figure 177 – Crack propagation to the road.

Figure 178 – General condition of the road.

Figure 179 – Crack propagation to the road.

Figure 180 – Crack propagation to the road.

Figure 181 – Crack propagation to the road.

Figure 182 – Crack propagation to the road.

Figure 183 – Crack propagation to the road.

Figure 184 – General condition of the nature strip.

Figure 185 – General condition of the nature strip.

Figure 186 – Crack propagation to the road.

Figure 187 – Crack propagation to the road.

Figure 188 – Crack propagation to the road.

Figure 189 – Crack propagation to the road.

Figure 190 – Crack propagation to the road.

Figure 191 – Crack propagation to the road.

Figure 192 – Crack propagation to the road.

Figure 193 – Crack propagation to the road.

Figure 194 – Crack propagation to the road.

Figure 195 – General condition of the road.

Figure 196 – Crack propagation to the road.

Figure 197 – Crack propagation to the road.

Figure 198 – Crack propagation to the road.

Figure 199 – Crack propagation to the road.

Figure 200 – Crack propagation to the road.

Figure 201 – Crack propagation to the road.

Figure 202 – Crack propagation to the road.

Figure 203 – Crack propagation to the road.

Figure 204 – Crack propagation to the road.

Figure 205 – Crack propagation to the road.

Figure 206 – General condition of the street signpost.

Figure 207 – Crack propagation to the road.

Figure 208 – General condition of the street signpost.

Figure 209 – Crack propagation to the road.

Figure 210 – General condition of the utility lid.

Figure 211 – Crack propagation to the road.

Figure 212 – Crack propagation to the road.

Figure 213 – Crack propagation to the road.

Figure 214 – General condition of the bollards.

Figure 215 – General condition of the bollards/nature strip.

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6. Comments

Abbotts 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.