

# Dilapidation Report

## 14/9 Goomerah Crescent Darling Point

18<sup>th</sup> May 2017

Prepared by: **The Property Inspectors**  
**Emilio Calandra**  
80 Victoria Rd  
Drummoyne NSW 2047

PO Box 290  
Hunters Hill NSW 2116

Telephone: 0411880588 / 91815989

Email [admin@thepropertyinspectors.com.au](mailto:admin@thepropertyinspectors.com.au)

## 1. Introduction

The Property Inspectors Pty Ltd has prepared this report in accordance with the brief supplied to our office, to assess the apartments above and below and adjacent to 34 Goomerah Crescent Darling Point

## 2. Purpose of the Inspection and report

The purpose of this report is to record the condition of those neighbouring structures immediately adjacent above and below the proposed works prior to the commencement of construction and as requested by the consent authority.

The inspection of the above was carried out on the 18<sup>th</sup> May 2017 between 7.30am and 10am by the undersigned Emilio Calandra.

## 3. Scope of Works

A photographic record of our observations is included in this report

It includes a record of those elements of the adjacent building structure which may be impacted by the building works.

These include those elements within proximity of the proposed works including those elements within the zone of influence

This photograph report should be made available to all interested parties, where major blemishes in the building are identified and recorded prior to the commencement of work.

This report can be used to assess responsibility, should damage occur, caused during the construction activities.

## 4. Building Description

1 Bedroom apartment located below the proposed building works at 24 Goomerah Crescent Darling Point

The Apartment is within a multiple level, full brick dwelling constructed off sandstone bedrock.

The building is estimated to be more than 70 years old.

The apartment is built with a suspended slab floor for the floor and ceilings and the walls are built using 110 brick walls, 270mm external cavity brick walls and a single 110mm brick for the internal walls



## Appendix

### Photos and Description of Each Noted Defect

Sample

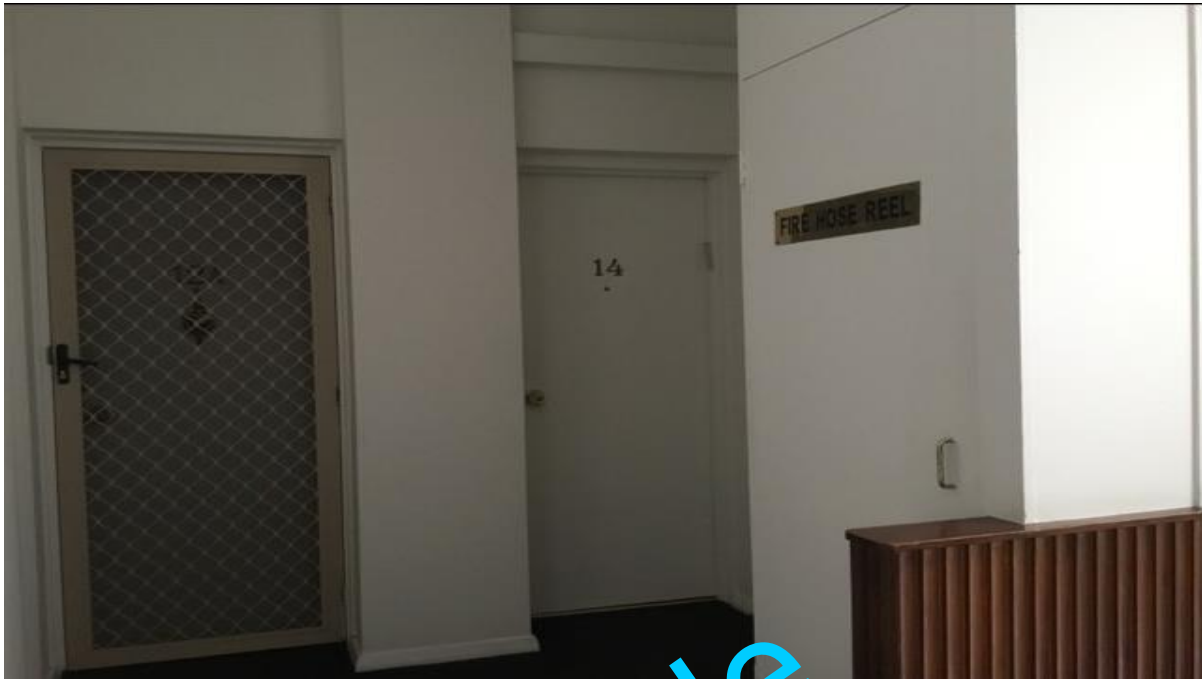


Image of the Front Door, Apartment No 14  
(Located below apartment 24 Goomral, C-Darling Point)

No Structural or superficial damages found within this area at the time of this inspection.

I inspected the walls, Floor, ceilings and all surrounding surfaces.



Sample

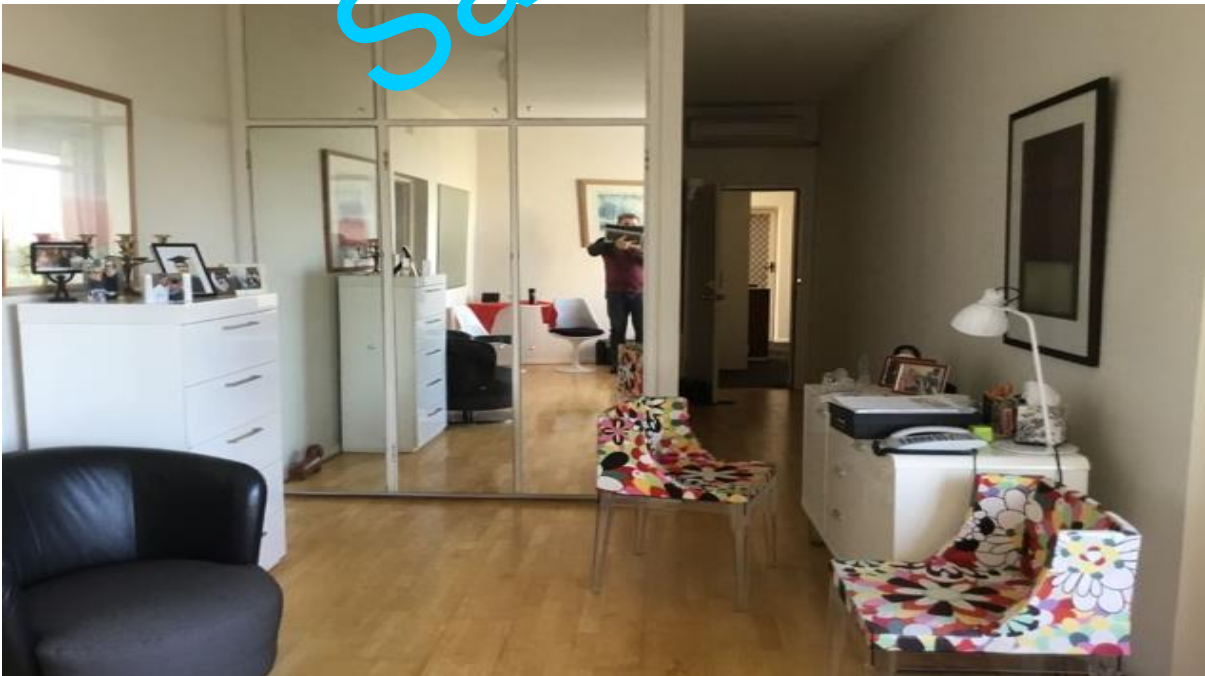




Image of the Entry Door / Hallway / Living and Dining room

The ceiling within the building is the floor of the above apartment No 24

I inspected all elements within this room and I have not sighted any Structural nor minor cracks or imperfections within the walls, floor and ceiling.

I have been advised that the entire apartment has been recently renovated and I confirm no defects are seen nor noted throughout the apartment.



Image of the Kitchen

I inspected all elements within this room and I have not sighted any cracks or imperfections within the walls, floor and ceiling.

I have been advised that the entire apartment has been recently renovated and I confirm no defects are seen nor noted throughout the apartment.

I have inspected all plumbing and electrical fittings and service lines together with the wall linings / splash back, no leaks nor settlement cracks are present within this room and fitout.



Image of the Kitchen “Splash back tiles”

I inspected all elements within this room and I have not sighted any structural cracks or imperfections within the walls, floor and ceiling.

I have seen and photographed a minor crack in the splash back tiles as seen adjacent / above the hot water tap

I have tested and noted that the wall tiles are slightly drummy when struck with a metal object such as a coin, the wall tiles are firm fixed in place

I have inspected all plumbing and electrical fittings and service lines and no leaks nor settlement cracks are present within the plumbing lines





Image of the Master Bedroom

I inspected all elements within this room and I have not sighted any cracks or imperfections within the walls, floor and ceiling.

Sample



Image of the Bathroom / Ensuite

I inspected all elements within this bathroom and I have not sighted any structural cracks or imperfections within the walls, floor and ceiling.

**THE PROPERTY INSPECTORS PTY LTD**

Emilio Calandra

Director

