

Dilapidation Report For The Development At: 40 Sunrise Road Palm Beach NSW 2108

Dilapidation Report Carried Out On:

38 Sunrise Road Palm Beach NSW 2108

&

42 Sunrise Road Palm Beach NSW 2108

14th September 2023

Prepared by:
The Property Inspectors
Emilio Calandra

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1. Introduction

The Property Inspectors Pty Ltd has prepared this report in accordance with the brief supplied to our office, to assess the two properties which adjoin 40 Sunrise Road Palm Beach NSW 2108, plus the council assets, these being the footpath, road, curb and gutters which adjoin/abut these properties.

2. Purpose of the Inspection and report

The purpose of this report is to record the condition of these properties for structural inefficiencies, cracks, large or minor, within the current built form internal & external elevations plus the council assets, including the road, curb, gutter, footpath, driveways, street trees, street signs before the commencement of construction.

A dilapidation report is a report covering all the existing structural issues, large or minor, within the subject property.

This is not a condition report which identifies all minor defects, should such a report be required, that is a detailed condition report which has not been commissioned nor carried nor recorded within this report.

Should you require a detailed condition report of the subject property please contact our office and we will need to return to site to carry out such a report which will identify each and every defect within the subject asset.

This report relates to
38 Sunrise Road Palm Beach NSW 2108

Appendix A
(Photos, Description of each defect)

&

Council Assets

Appendix B
(Photos, Description of each defect)

&

42 Sunrise Road Palm Beach NSW 2108

Appendix C
(Photos, Description of each defect)

The inspection of the above was carried out on the 14/09/2023 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 structures 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. Descriptions

The two buildings are residential dwellings that adjoin/about with 40 Sunrise Road Palm Beach NSW 2108, located to the left and right (viewed from the street) of the proposed building works.

38 Sunrise Road Palm Beach NSW 2108 is estimated to be in excess of 70 years old, built with masonry walls and a brick veneer and full brick principal.

The property has timber floors and concrete slabs integrated within the building over the two levels. The wall frames are brick veneer and full brick construction.

40 Sunrise Road Palm Beach NSW 2108 is estimated to be approx. 20 years old, built with masonry walls on full brick construction principal.

The property has concrete floors and suspended concrete slab together with internal & external timber flooring / timber decks within the building over the three levels. The walls are a full brick construction.

Appendix A

38 Sunrise Road Palm Beach NSW 2108

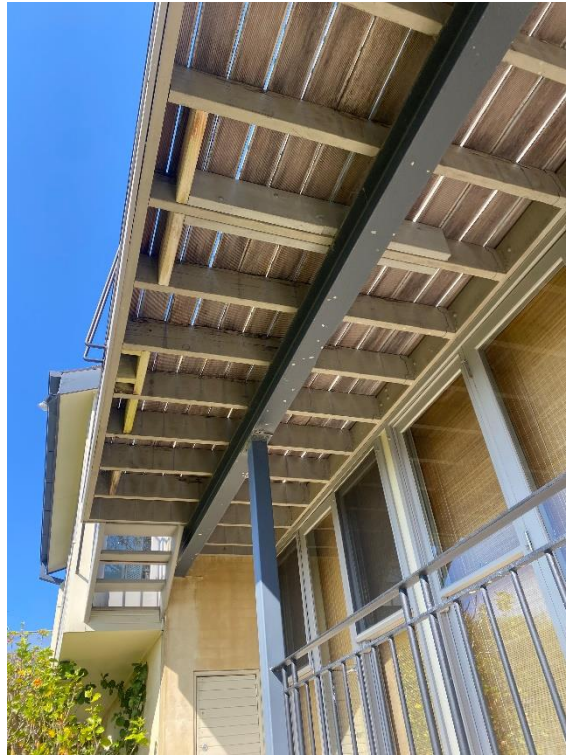






Minor hairline cracks in the external renderd walls.





Deterioration within the timber floor joists in the back veranda.





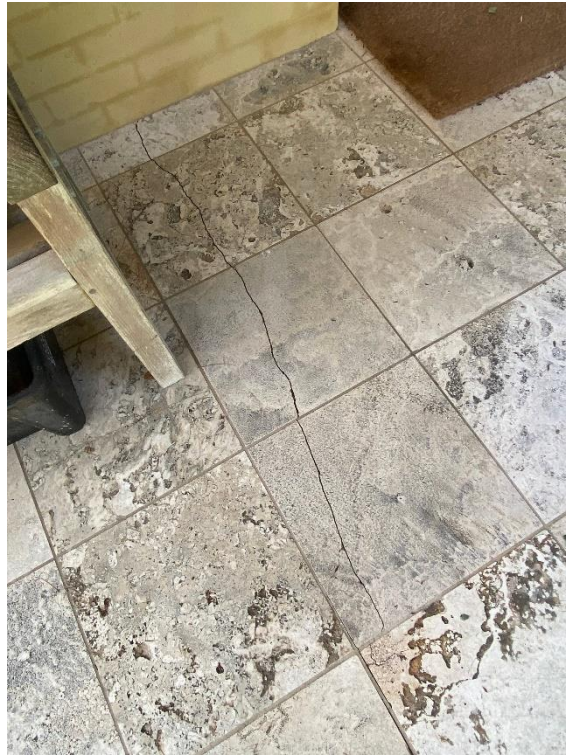
Cracks within the suspended concrete slab staircase / render.



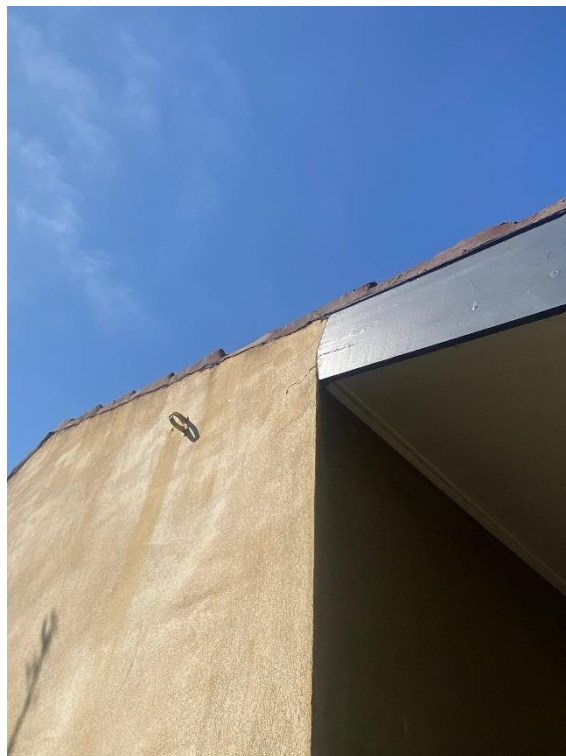


Hailrine cracks within the concrete pathway and external floor tiles.





Hailrine cracks within the concrete pathway and external floor tiles.

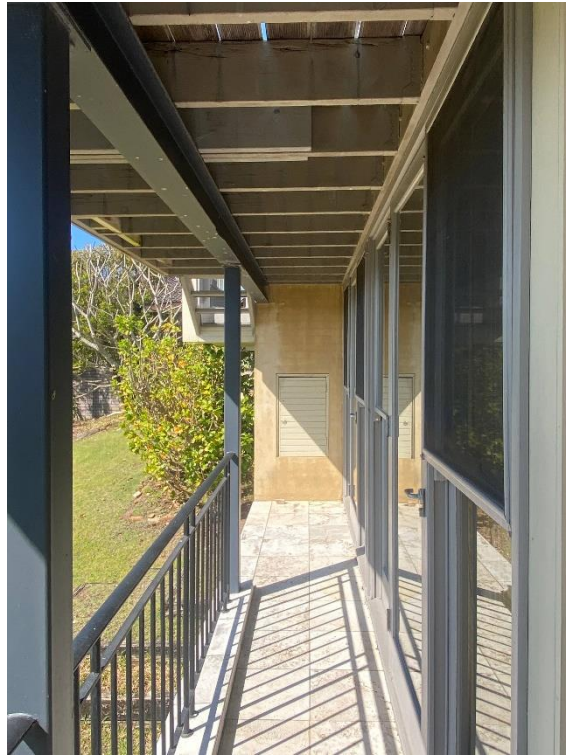


External render shows minor crazed cracking.



External render shows minor crazed cracking.





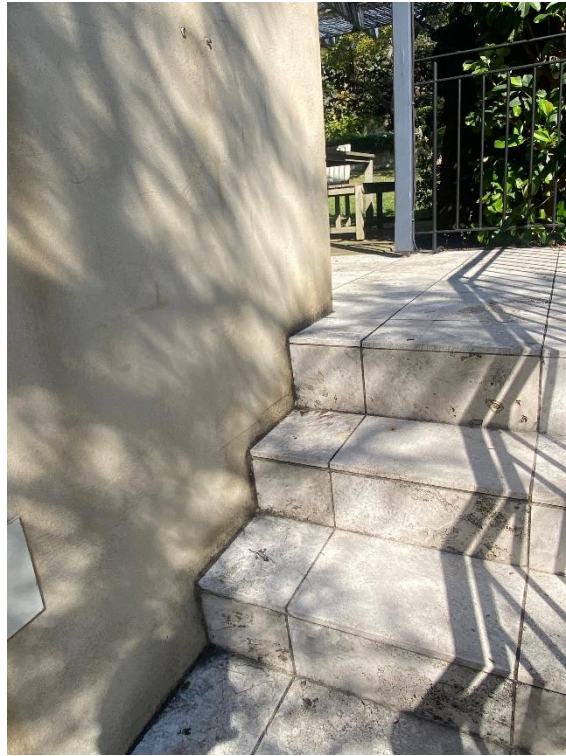
Veranda wall has horizontal cracks within the brickwork / bagging.





Horizontal cracks at the base of the wall and wall junction together with hairline cracks within the floor tiles.





Minor cracks seen within the external rendered walls adjacent to the stairs.



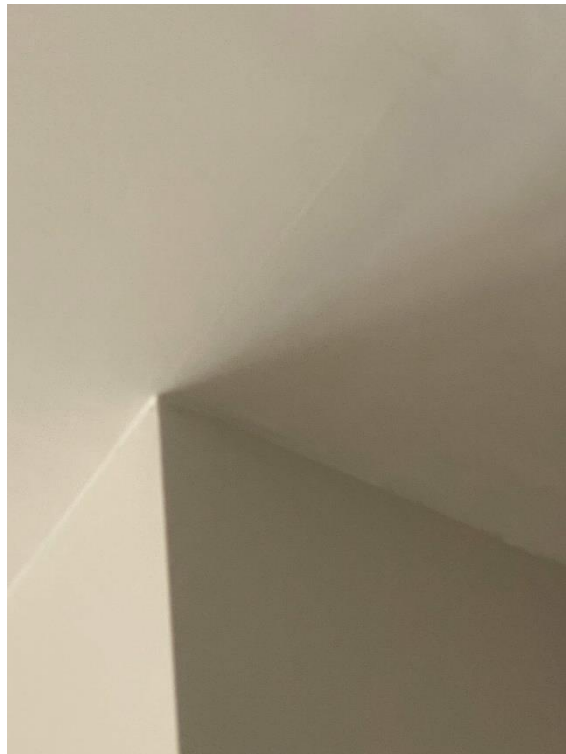


Wood rot and decay within the timber fascia boards.





Minor cracks within the internal entry foyer and adjacent to the kitchen.



Minor hairline cracks within the plasterboard ceiling within the entry foyer.



Wood rot within the timber fascia boards and timber bargeboards on the back veranda.



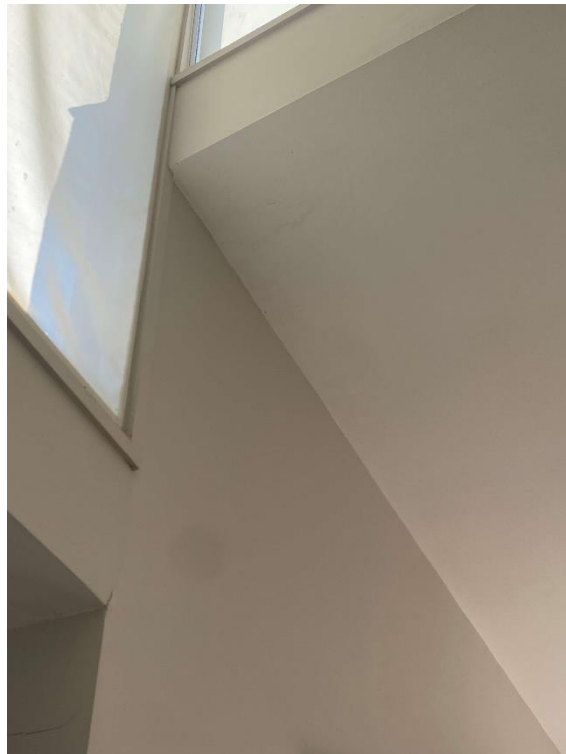


Cracks within the brickwork and render just beneath the cement sparging of the roof tiles.



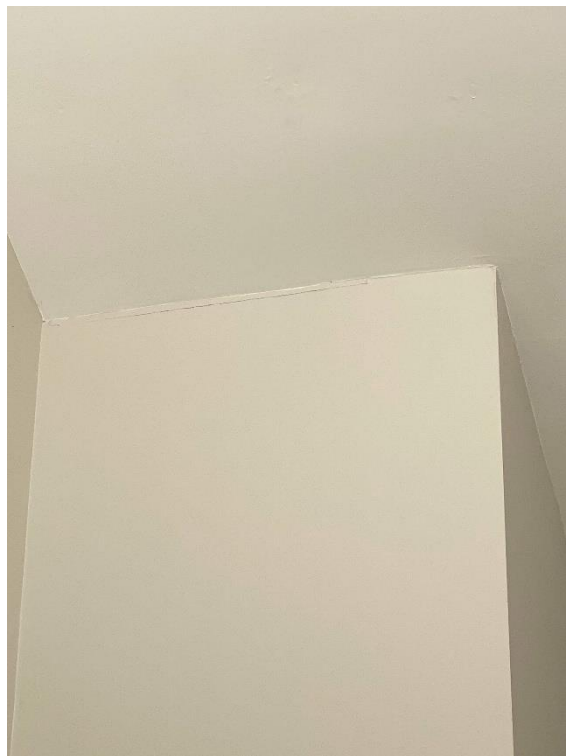


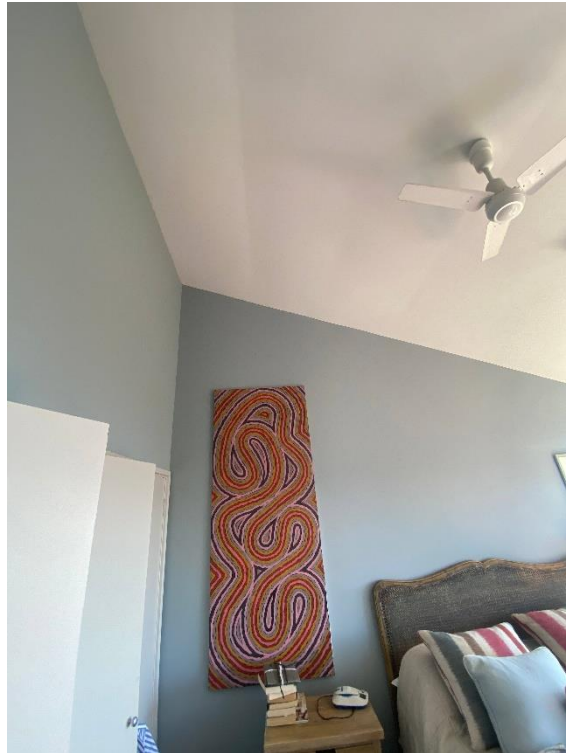
Living room walls have minor horizontal and vertical cracks adjacent to the window.



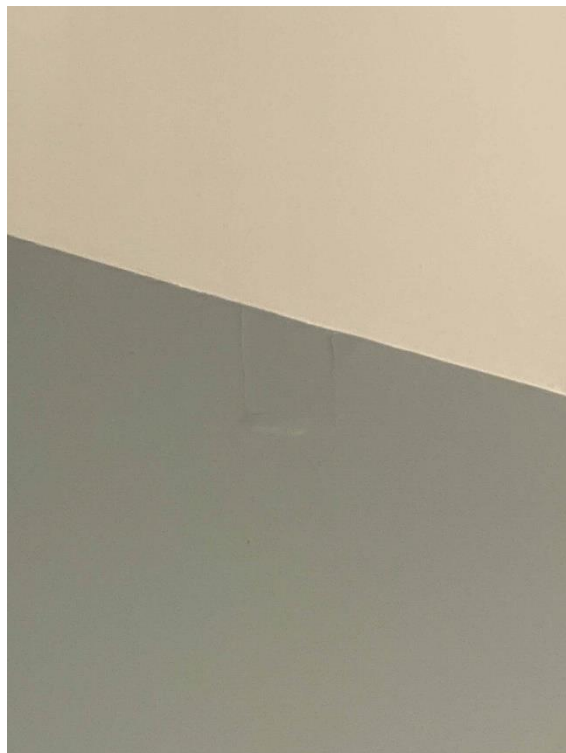


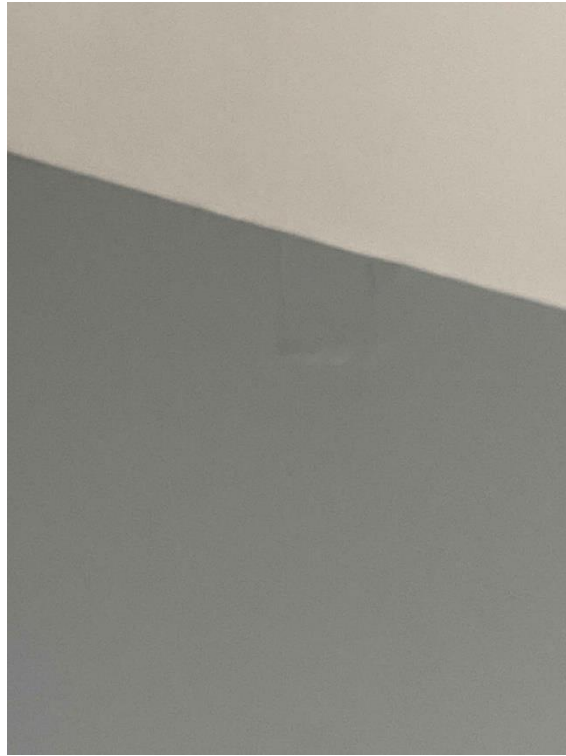
Living room wall and ceiling junction has horizontal cracks within the plasterboard.





Bedroom ceiling and wall junction has minor horizontal / splayed cracking between the two materials.





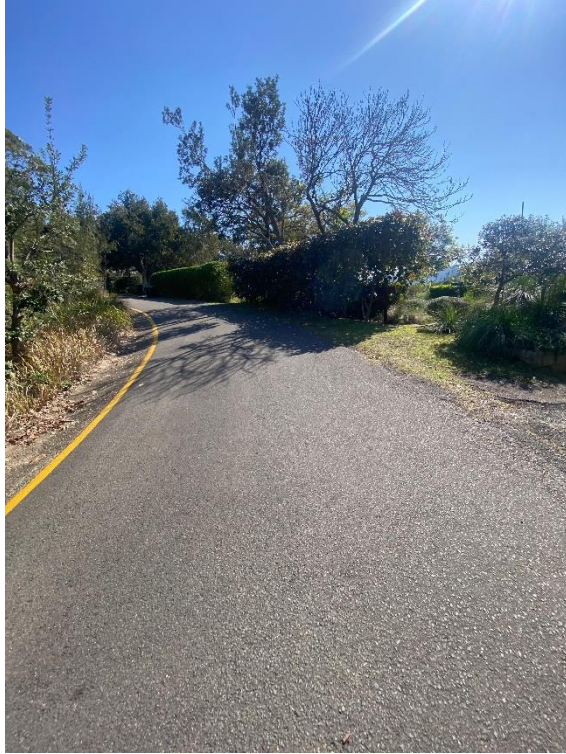
Bedroom ceiling and wall junction has minor horizontal / splayed cracking between the two materials.

Appendix B

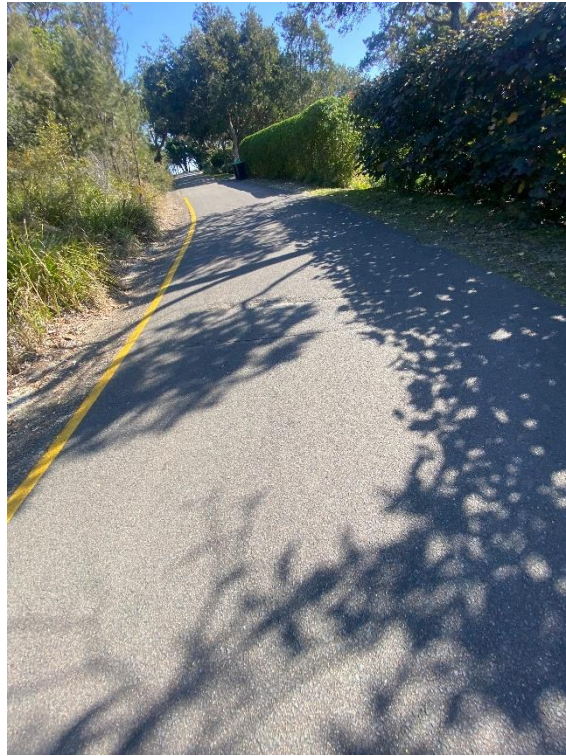
Council Assets



No defects seen within the road, note, no curb & gutter.



No defects seen within the road, note, no curb & gutter.



Cracks within the concrete / bitumen road in front of the proposed development site.



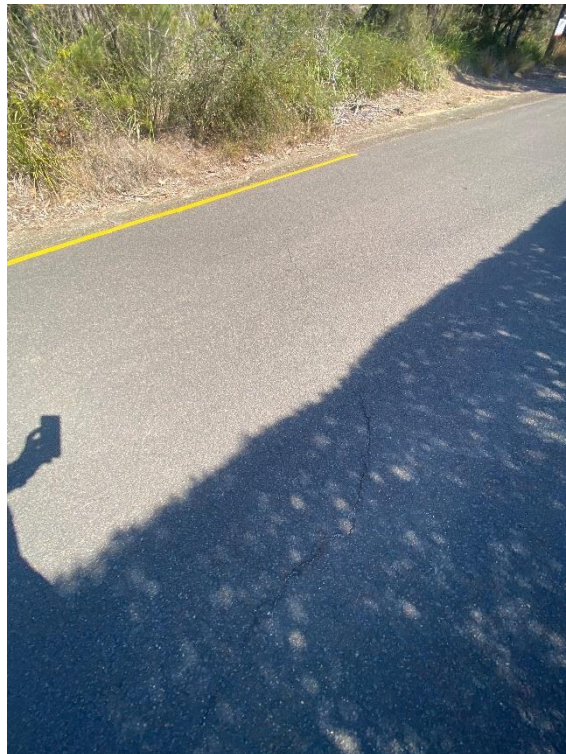
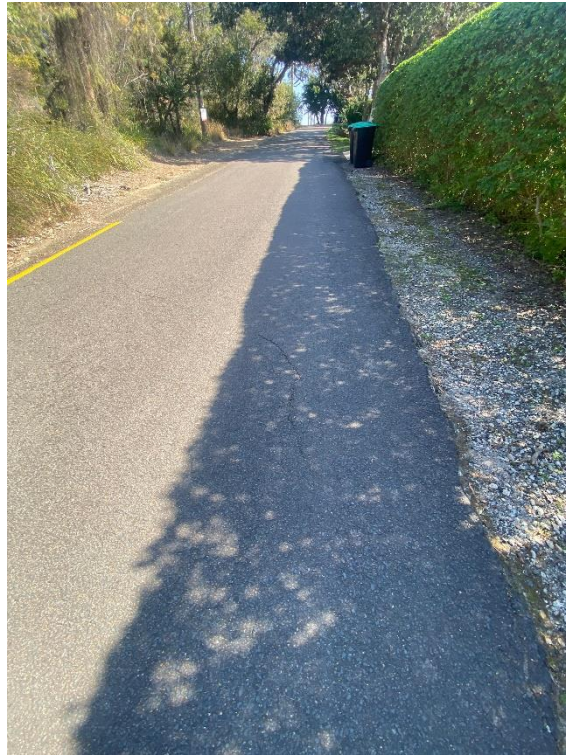
Cracks within the concrete / bitumen road in front of the proposed development site.



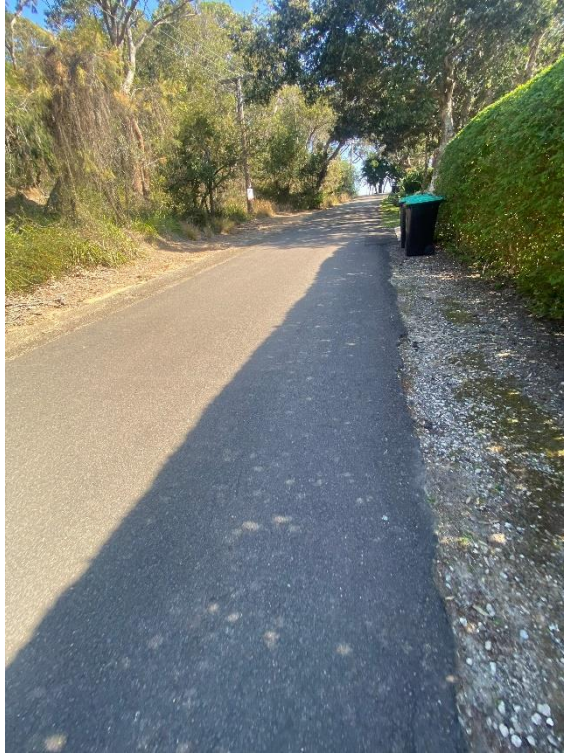
Cracks within the concrete / bitumen road in front of the proposed development site.



Cracks within the concrete / bitumen road in front of the proposed development site.



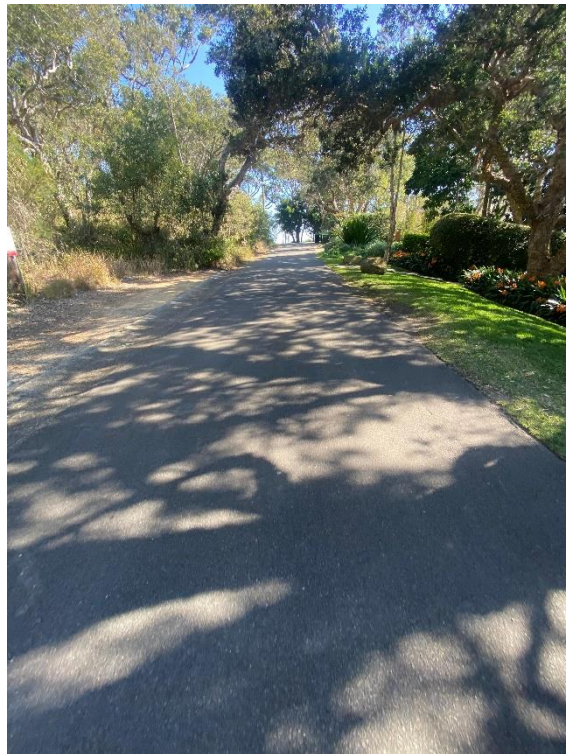
Cracks within the concrete / bitumen road in front of the proposed development site.



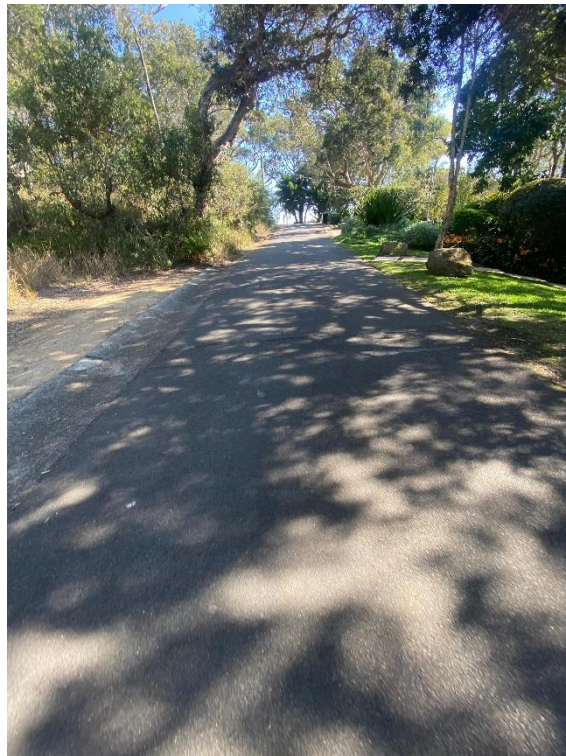
Condition of the road to the left of the building site, adjacent neighbour.



Minor cracking within the road.



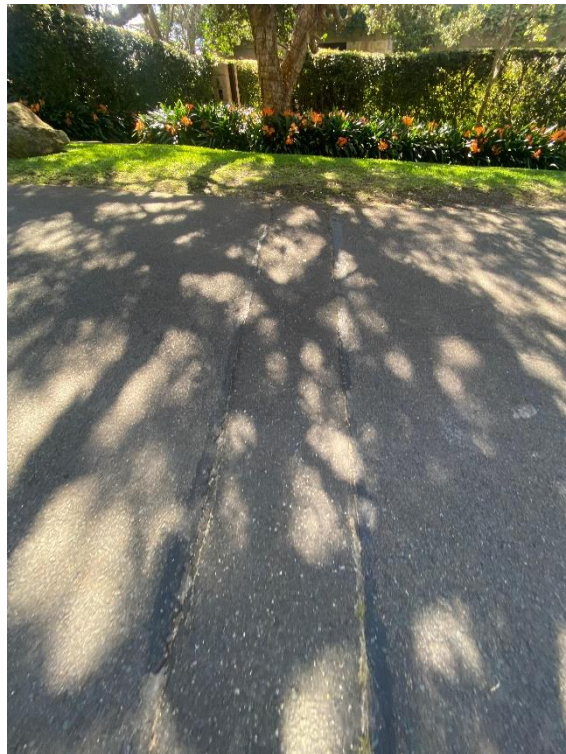
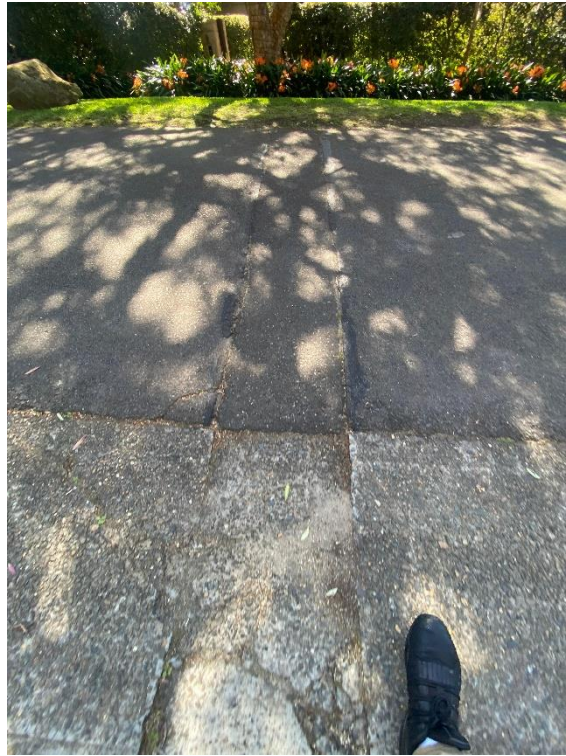
Minor cracks within the concrete / bitumen road.



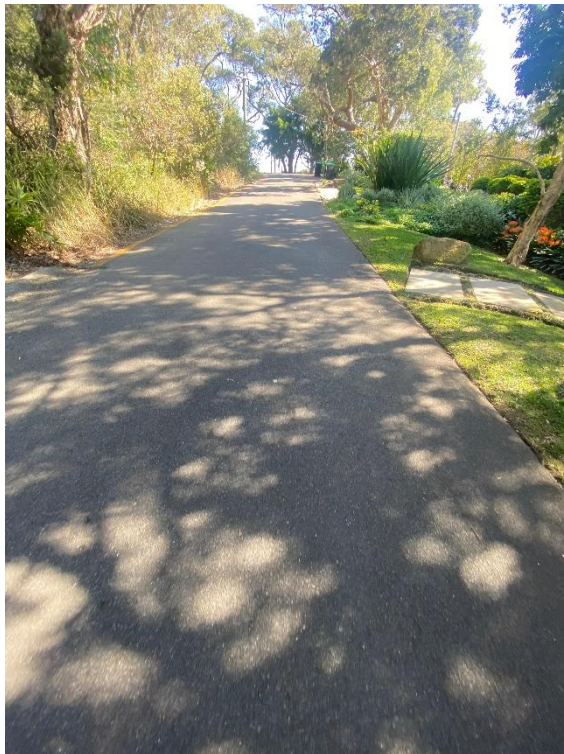
Minor cracks within the concrete / bitumen road.



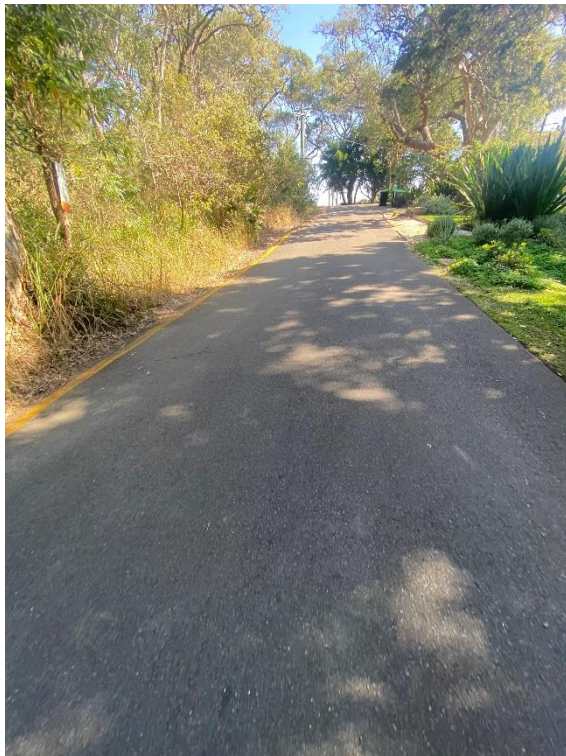
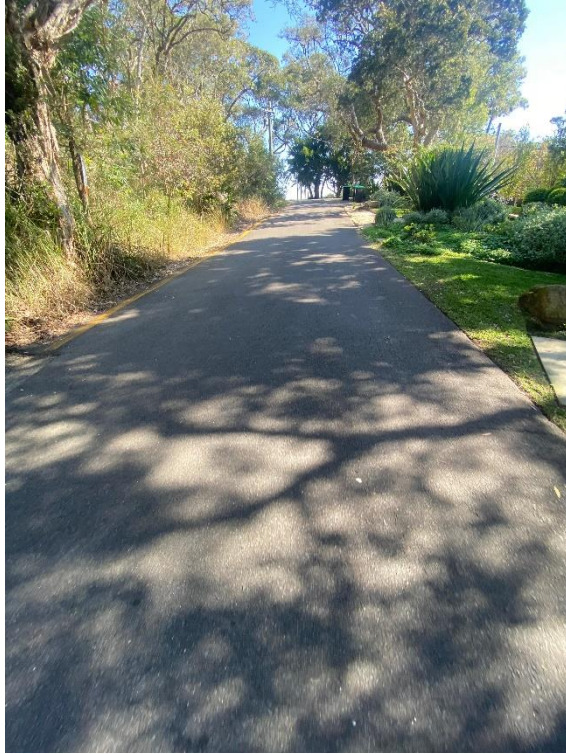
The road has had saw cuts and patchwork carried out in the past still visible in the current road curb & gutter.



The road has had saw cuts and patchwork carried out in the past still visible in the current road curb & gutter.



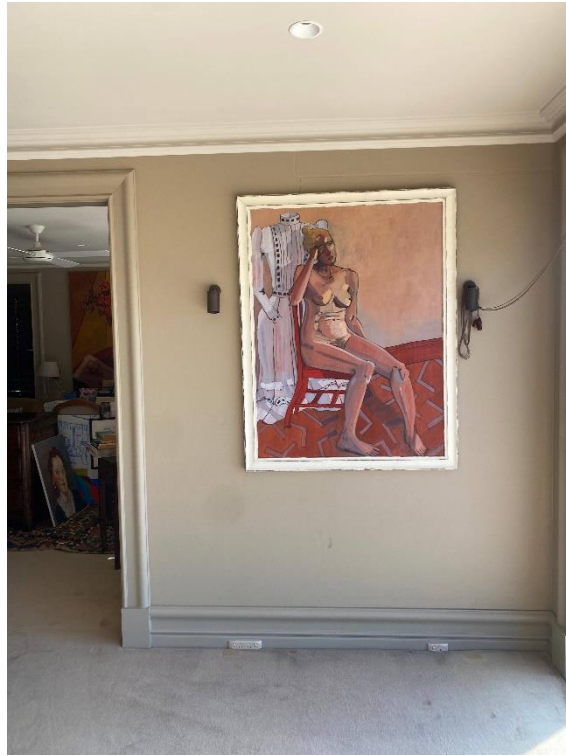
Road in good condition with no major cracks to report on.



Road in good condition with no major cracks to report on.

Appendix C

42 Sunrise Road Palm Beach NSW 2108



Minor imperfections within the rendered walls.



Minor cracks within the internal rendered walls beneath the cornices spanning behind the artwork.



Outside veranda masonry walls have minor crazed cracking.



Outside veranda masonry walls have minor crazed cracking.



External walls of the home have minor hairline cracks within the right side external veranda.



External walls of the home have minor hairline cracks within the right side external veranda.



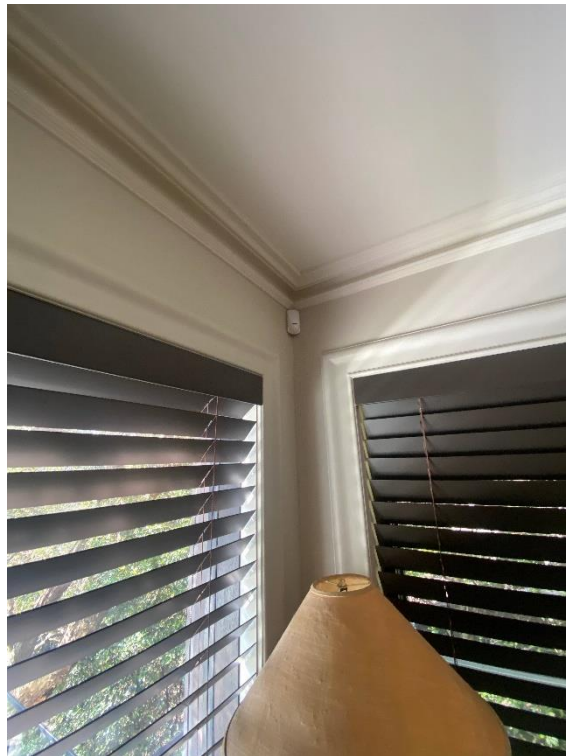
External walls of the home have minor hairline cracks within the right side external veranda.



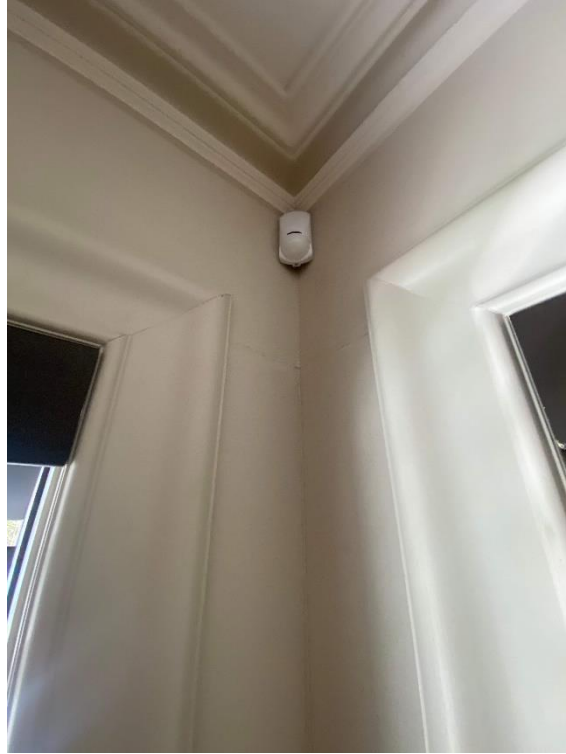
Internal bedroom has minor cracks within the rendered walls, I'm referring to the walls facing the rear of the property due north.



Minor horizontal cracks seen within the rendered walls between the windows.



Minor cracks within the bedroom wall internal junction, running down the internal junction from the alarm sensor.



External front right corner masonry / rendered wall has a long splayed crack adjacent to the CCTV camera.



Please feel free to contact me on 0411 880 588 to discuss further.

Kind Regards

THE PROPERTY INSPECTORS PTY LTD

Emilio Calandra

Director

