

Dilapidation Report For The Development At: 26 Edwards Bay Rd, Mosman

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Dilapidation Report Carried Out On:

24 Edwards Bay Road

&

1 Wyargine Street, Mosman

&

Council Assets adjoining the above properties

30th April 2026

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 26 Edwards Bay Rd, Mosman, plus the council assets, these being the footpath, road, kerb and gutters which adjoin/about these properties.

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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, kerb, gutter, footpath, driveways, street trees, street signs before the commencement of construction if commissioned.

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
24 Edwards Bay Road
Appendix A
(Photos, Description of each defect)

&

1 Wyargine Street, Mosman

Appendix B
(Photos, Description of each defect)

&

Council Assets
Appendix C
(Photos, Description of each defect)

The inspection of the above was carried out on the 30/04/2026 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.

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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 26 Edwards Bay Rd, Mosman, located to the left and right (viewed from the street) of the proposed building works.

24 Edwards Bay Rd, Mosman

4.1. The building is estimated to be more than 100 years old.

4.2. The structures are built with concrete floors / timber floors

4.3. The structure is built with walls that are masonry with 110mm internal masonry walls
The structure is built with walls that are masonry with 230mm brick walls masonry walls
The structure is built with walls that are masonry with 270mm brick walls masonry wall
The boundary walls appear to be built out of bessor block walls
The house is also built with timber wall frames clad with a fibrous cement sheeting

4.4. These buildings are overall in POOR condition externally and fair and reasonable conditions internally for the age of the building

Note: The internal elevation was overfilled with the occupant's personal belongings obstructing my vision and ability to inspect all aspects of the internal walls and floors

1 Wyargine Street, Mosman

4.1. The buildings are estimated to be no more than 100 years old.

4.2. The structures are built with concrete floors / timber floors

4.3. The structure is built with walls that are masonry with 110mm internal masonry walls
The structure is built with walls that are masonry with 230mm brick walls masonry walls

The structure is built with walls that are masonry with 270mm brick walls masonry wall

The structure of the garage appears to be besser block walls

4.4. These buildings are overall in GOOD condition internally for the age of the building and externally needs repairs to the external walls, pathways, and boundary fence lines and I rate the external overall to be in FAIR condition.

Appendix A

24 Edwards Bay Road



Footpath cracked and damaged in various locations





Left and right masonry walls on either side of entry stairs are structurally cracked horizontally and vertically within the masonry walls





Left and right masonry walls on either side of entry stairs are structurally cracked horizontally and vertically within the masonry walls





Left and right masonry walls on either side of entry stairs are structurally cracked horizontally and vertically within the masonry walls





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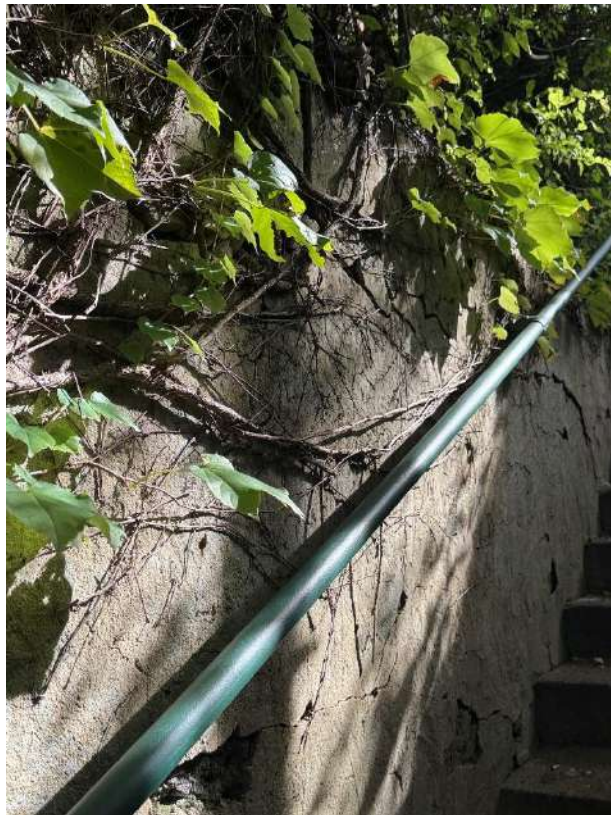


Left and right masonry walls on either side of entry stairs are structurally cracked horizontally and vertically within the masonry walls





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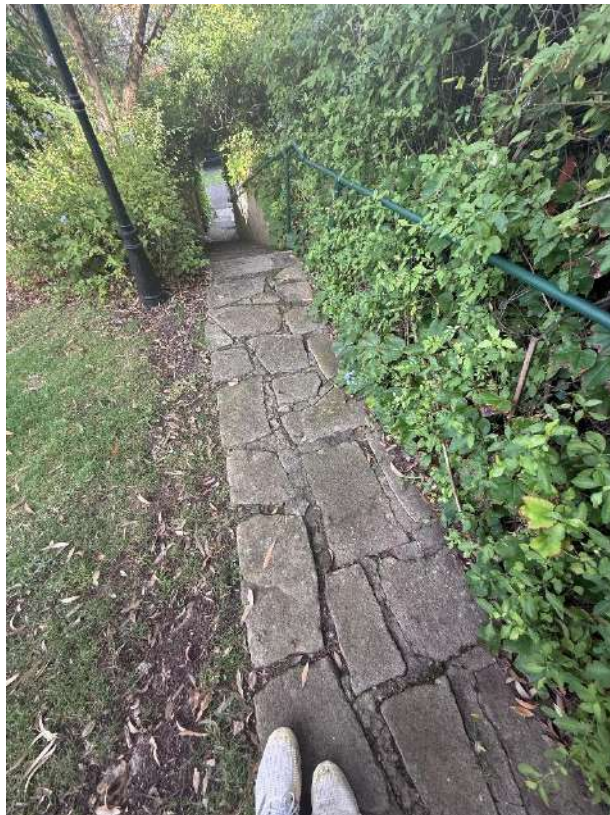


Left and right masonry walls on either side of entry stairs are structurally cracked horizontally and vertically within the masonry walls

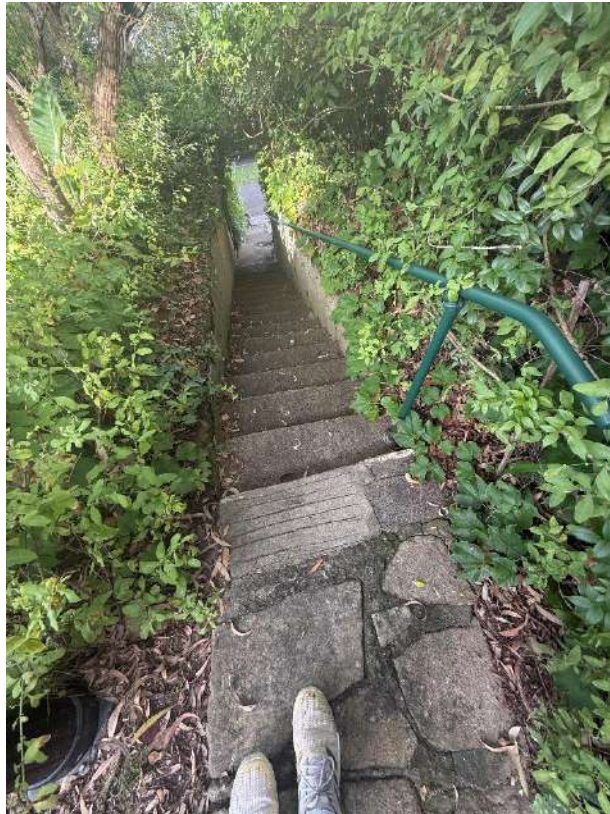




Left and right masonry walls on either side of entry stairs are structurally cracked horizontally and vertically within the masonry walls



Minor hairline cracks in sandstone flagging floor finish



Minor hairline cracks in sandstone flagging floor finish





Boundary masonry wall shows signs of minor horizontal cracks within the block work





Cracks within the sandstones flagging floor finish





Hairline cracks within the blockwork along the boundary line





Cracks within the sandstone flagging floor finish





Cracks within the sandstone mortar joints





Cracks within the sandstone mortar joints





Cracks within the sandstone mortar joints





Cracks within the sandstone mortar joints





Minor hairline cracks within the outside WC and laundry





Minor hairline cracks within the outside WC and laundry





Minor cracks in pathway leading to the front door



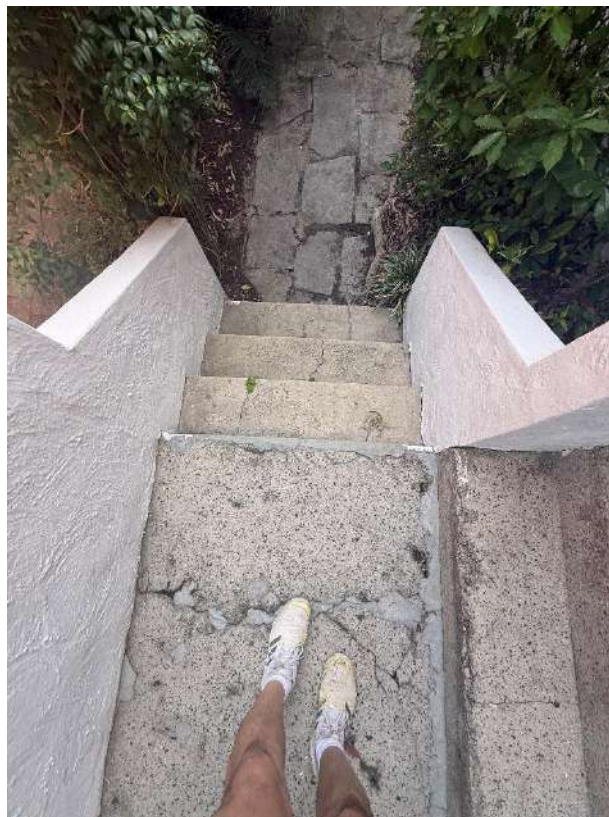


Considerable cracks within the entry stairs and landing leading to the front door





Considerable cracks within the entry stairs and landing leading to the front door





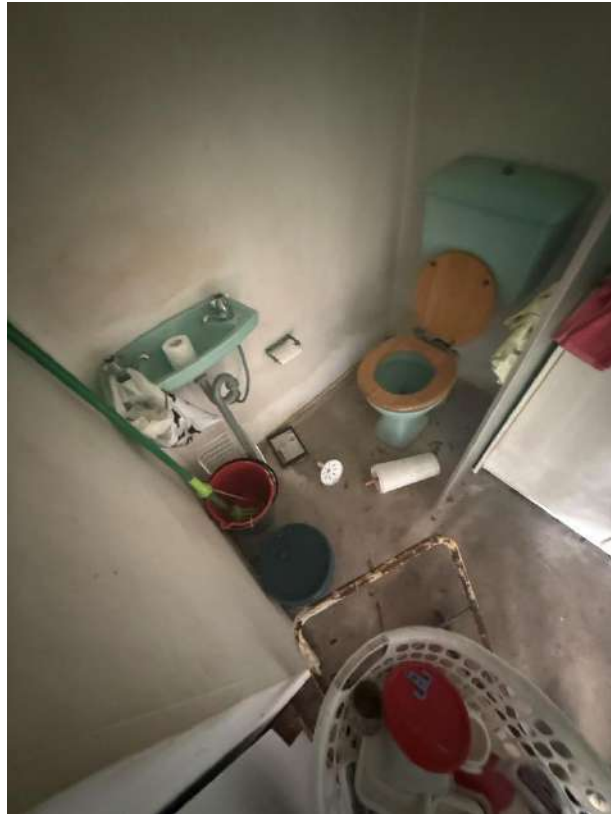
Moisture damage within the ceilings outside bathroom





Moisture damage within the ceilings outside bathroom laundry





Rising damp in the outside bathroom



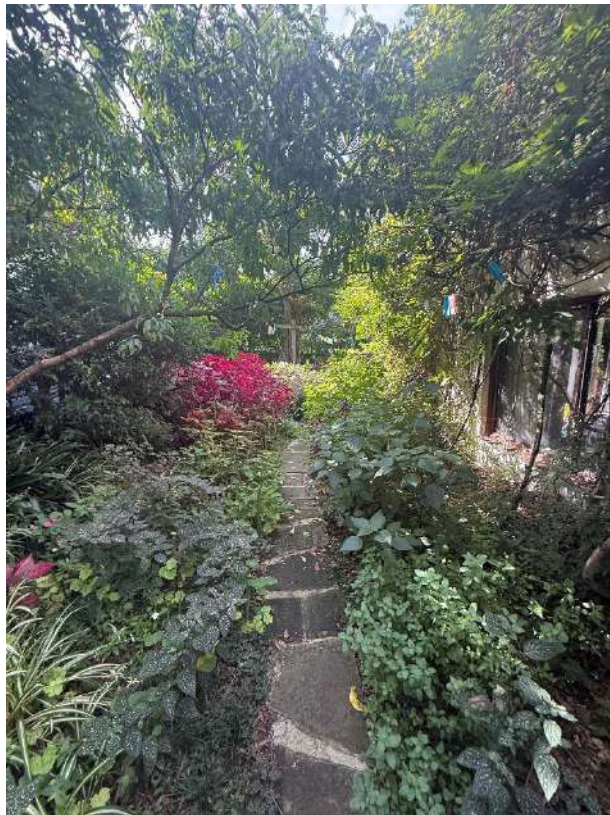


Flaking and cracks seen within the first floor re-elevation masonry walls





Dilapidated timber boundary fence





No cracks sighted





No cracks sighted. However, home is overfilled with personal belongings throughout the internal elevation obstructing my sight to all walls and floors



Appendix B

1 Wyargine Street, Mosman

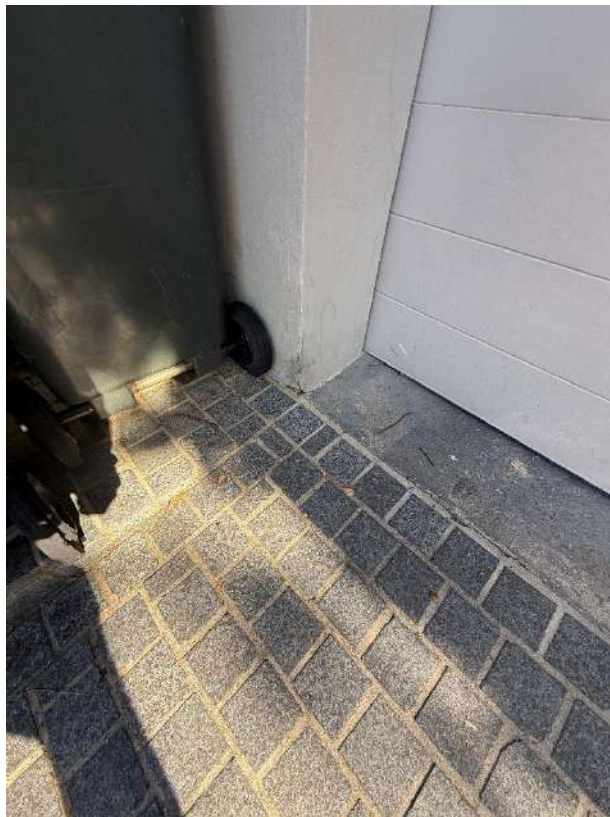


Top-left corner of garage masonry wall minor hairline cracks





Top-left corner, minor hairline cracks within the masonry wall abutting the sandstone boulder



Minor damage seen at the bottom-left corner of the garage door



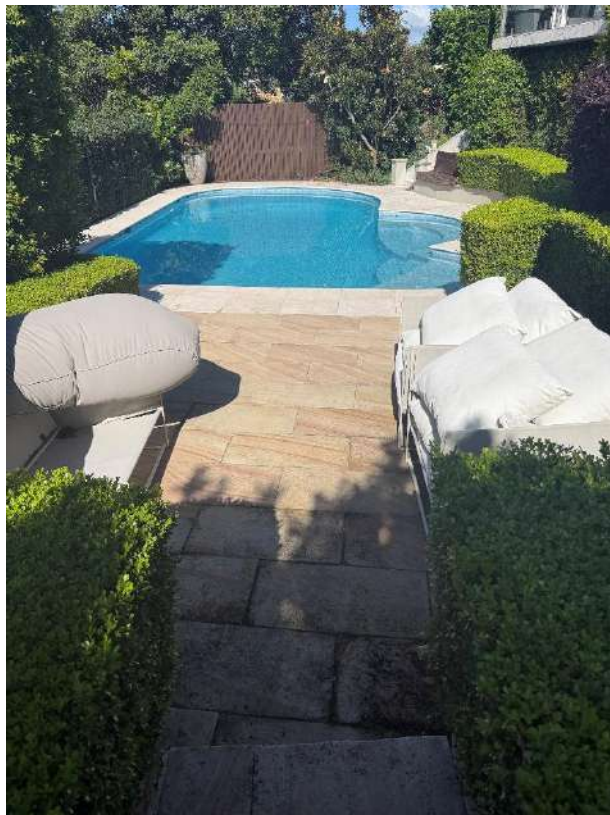
Minor cracks seen within the masonry boundary wall abutting the garage wall



Minor cracks seen within the sandstone flagging floor tiles



Pathway sandstone flagging cracks running through the sandstone pavers





Cracks within the pool skimmer box cover





Crack within the staircase side boundary wall and retaining wall junction





Retaining wall minor horizontal and vertical cracks within the render





Landing in stairs have cracks through the stone floor tiles





Elevated lifted drummy and cracked floor tiles and pathway





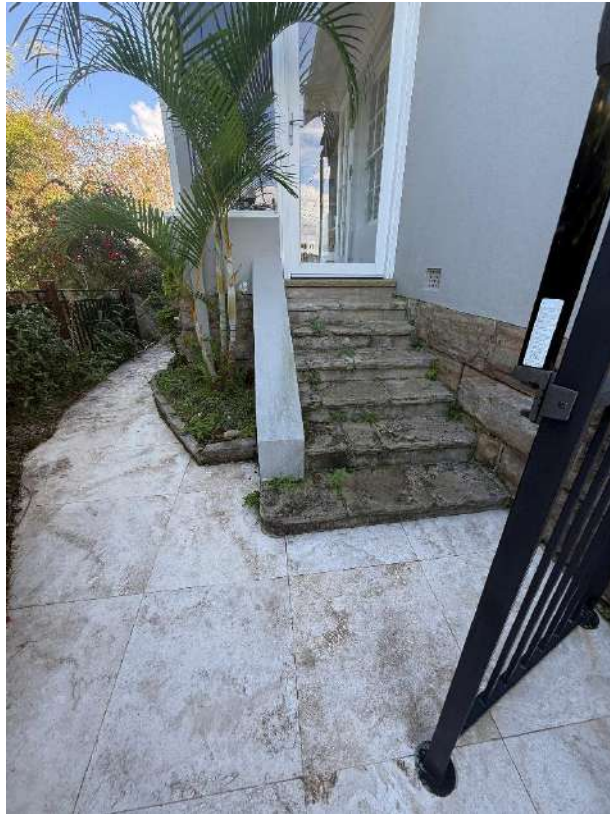
Crack within the external rendered wall below the window





Top-left corner of the window has a vertical and horizontal crack within the external rendered wall





Minor cracks within the right-side staircase sandstone flagged



Boundary fence collapsed



Cracks within the concrete left pathway





Left elevation of the wall has splayed cracking in the masonry walls





Left elevation of the wall has splayed cracking in the masonry walls





Horizontal and vertical cracks beneath the windows





Horizontal and vertical cracks in the masonry wall to the bottom-left of the window





Horizontal and vertical cracks in the masonry wall to the bottom-left of the window



Collapsed boundary fence



Vertical cracks seen within the external masonry walls running the whole length of the walls from floor to eave linings





Vertical cracks seen within the external masonry walls running the whole length of the walls from floor to eave linings





General photos



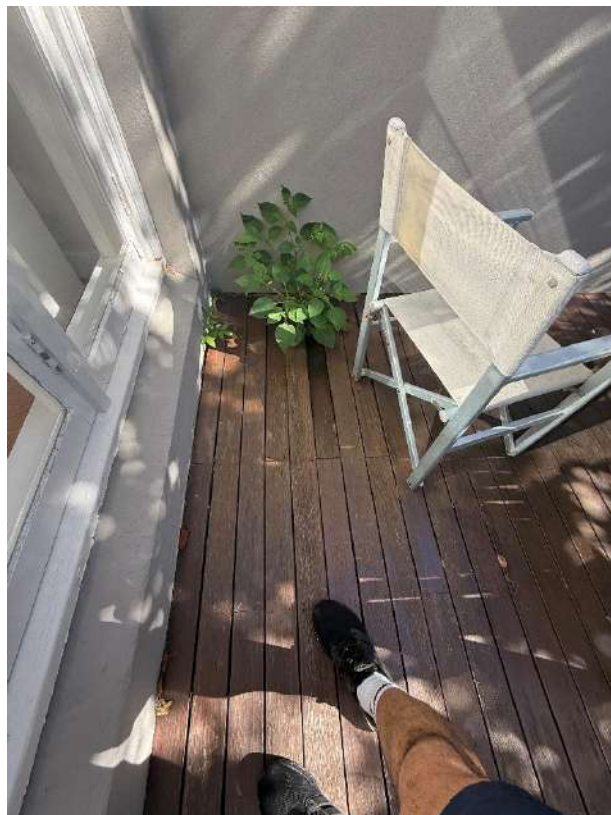


Cracked glass window pane





Cracked glass window pane





Minor hairline cracks seen within the cornices within the living room ceiling





Peeling paint within the living room ceiling and cornices





Peeling paint within the living room ceiling and cornices





Splayed cracking within the living room walls





Splayed cracking within the living room walls





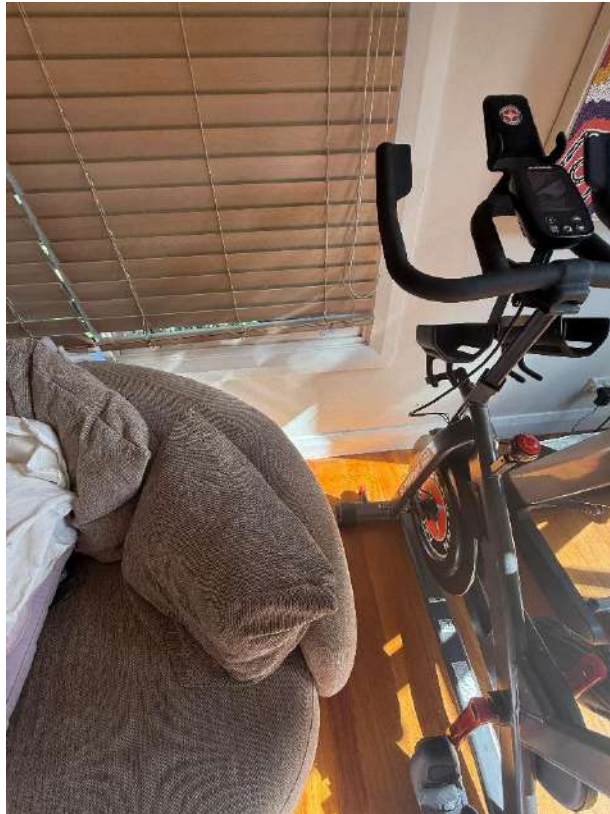
Water ingress within the sunroom window and masonry wall junction



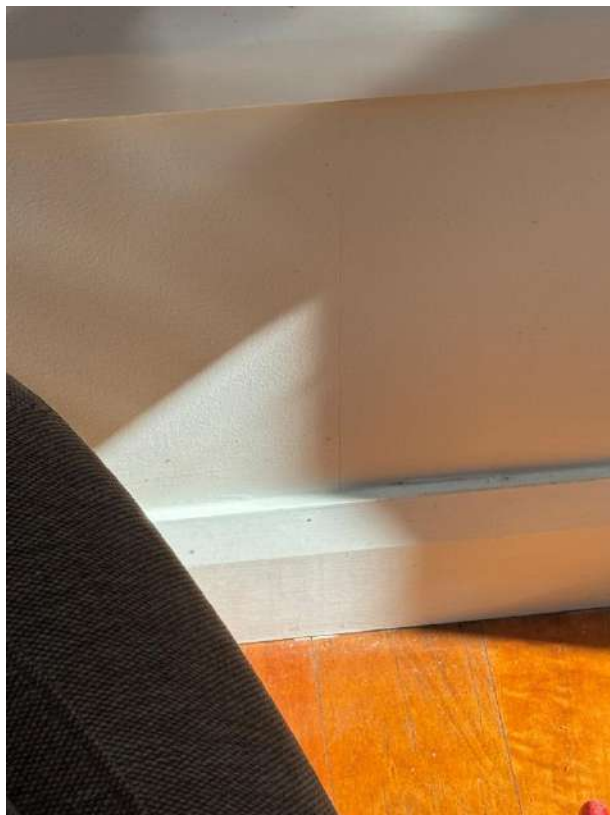


Moisture ingress within the sunroom and wall junction





Horizontal cracking within the back office beneath the window frame





Horizontal cracking within the back office beneath the window frame





Vertical crack beneath the window within the wall below the double hung window





Vertical crack beneath the window within the wall below the double hung window





Vertical crack beneath the window within the wall below the double hung window



Crack within the timber skirting board within the junction in the hallway



Crack in the floor tiles within the doorway of the laundry



Appendix C

Council Assets



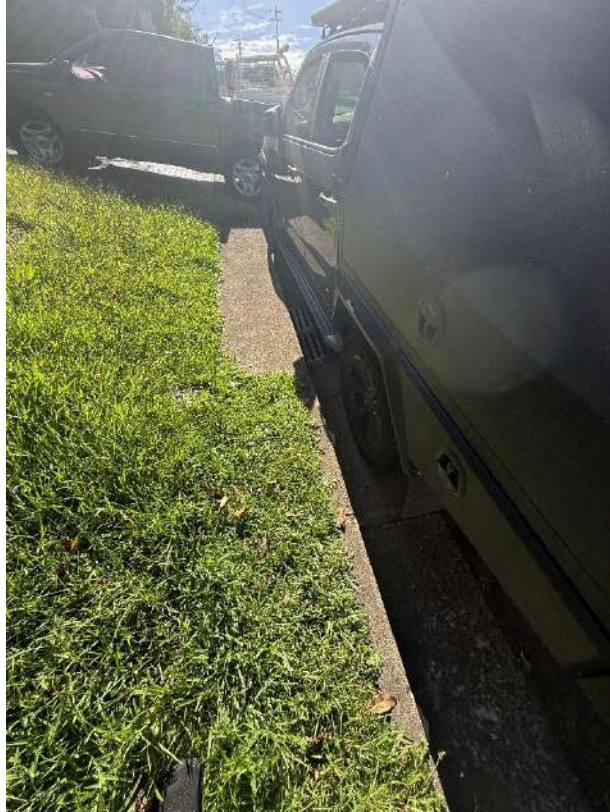
Council asset general photos





Council asset general photos



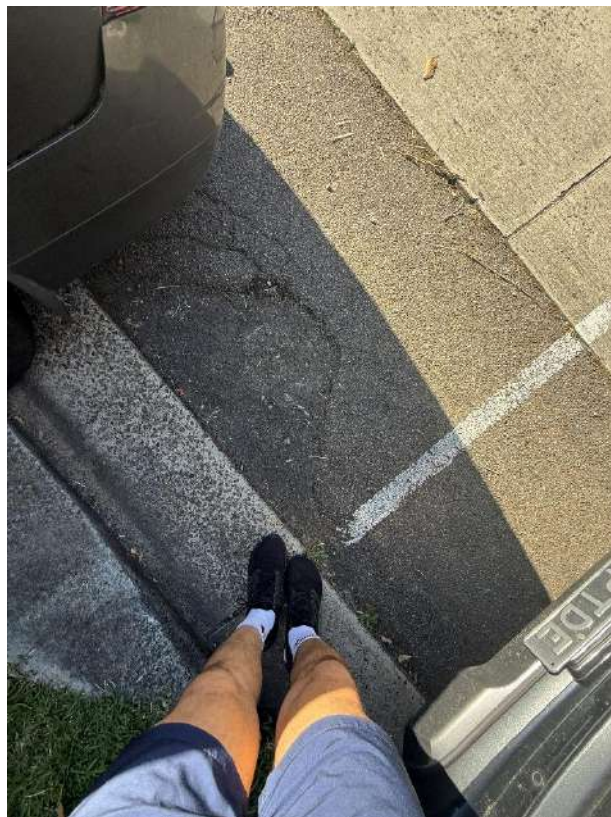


Minor hairline cracks within the concrete curb and gutter





Minor cracks within the concrete curb and gutter





Road condition





Conditions of bitumen in front of number 1





Cracks in curb and gutter





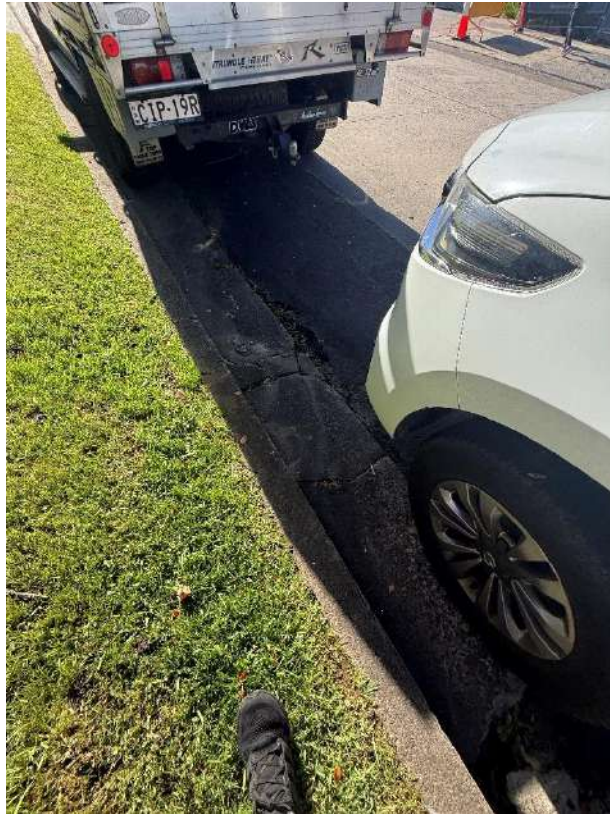
General photos





Cracks in curb and gutter





Considerable cracks and damage within the curb and gutter





Considerable cracks and damage within the curb and gutter





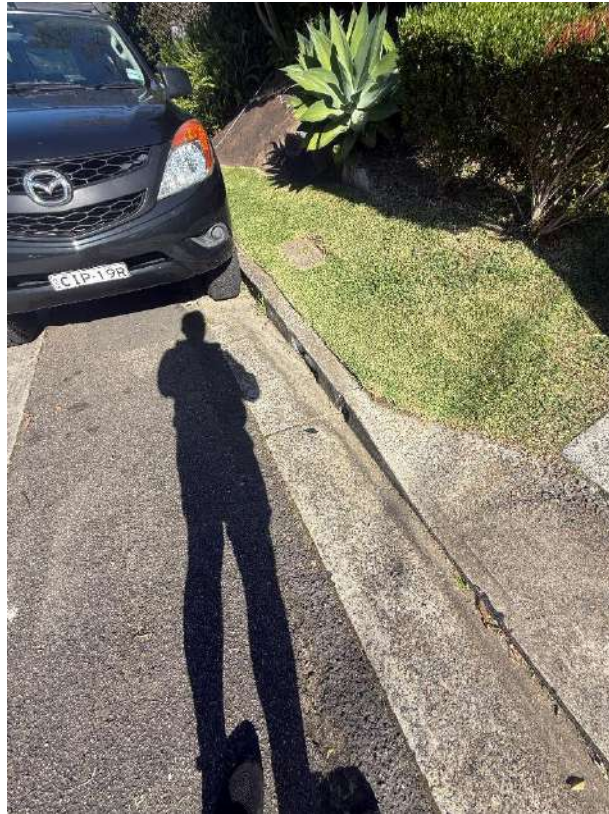
General photos





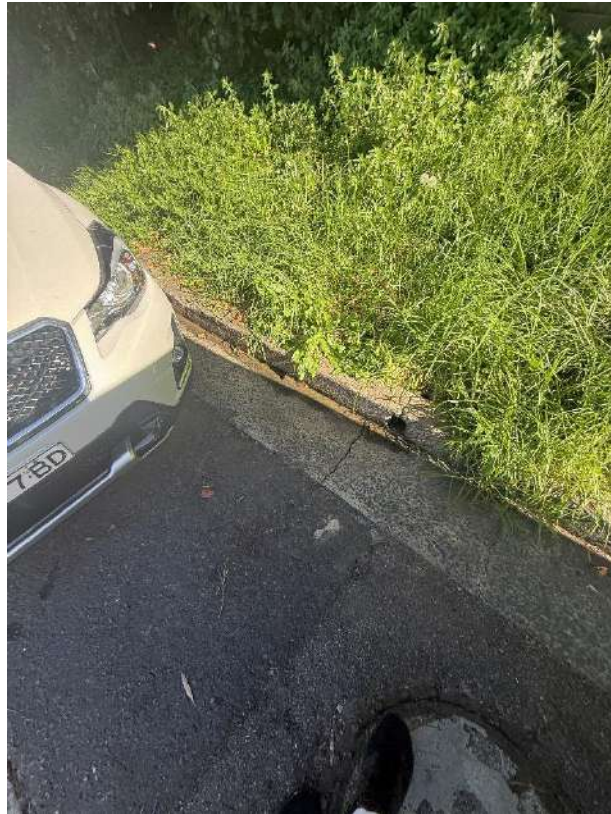
Cracks and damage within the curb and gutter



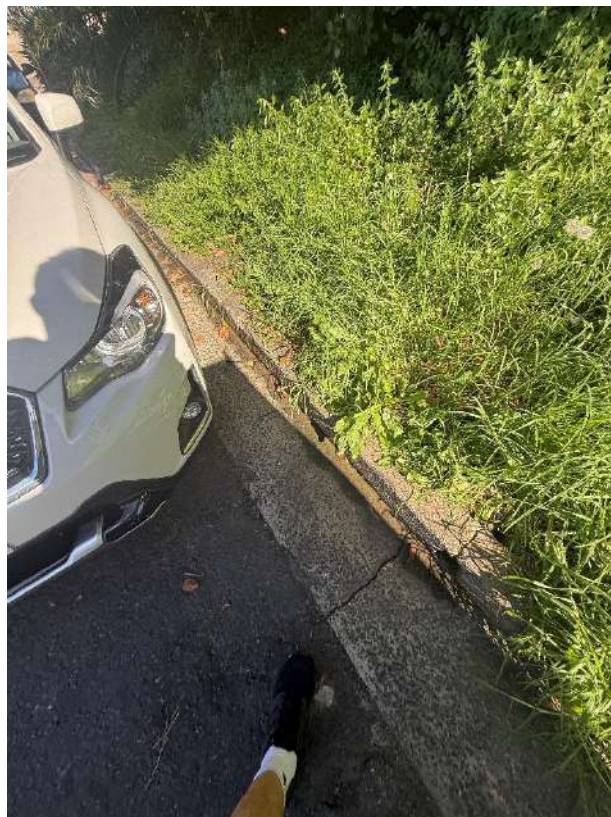


General photos





Cracks in the concrete curb and gutter





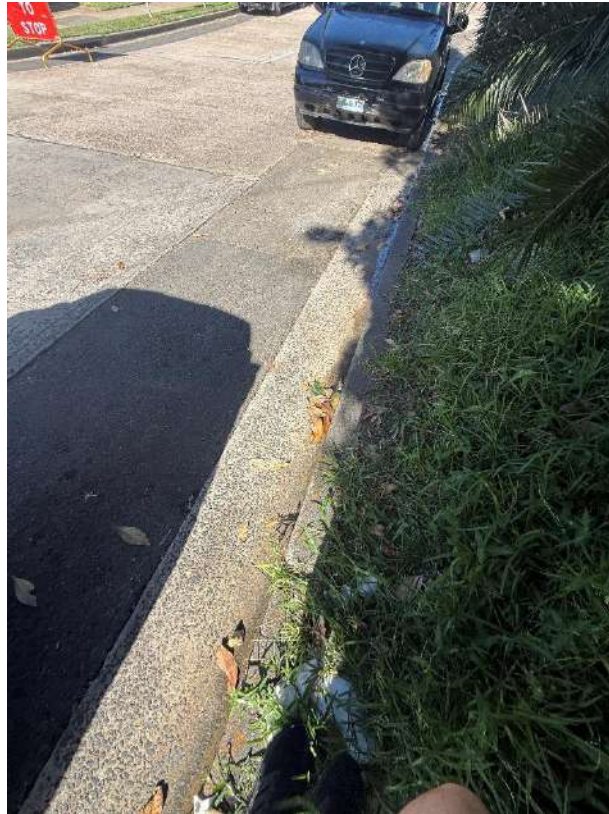
Considerable cracks and damage within the curb and gutter





Considerable cracks and damage within the curb and gutter





Minor cracks within the concrete curb and gutter





Minor cracks within the concrete curb and gutter





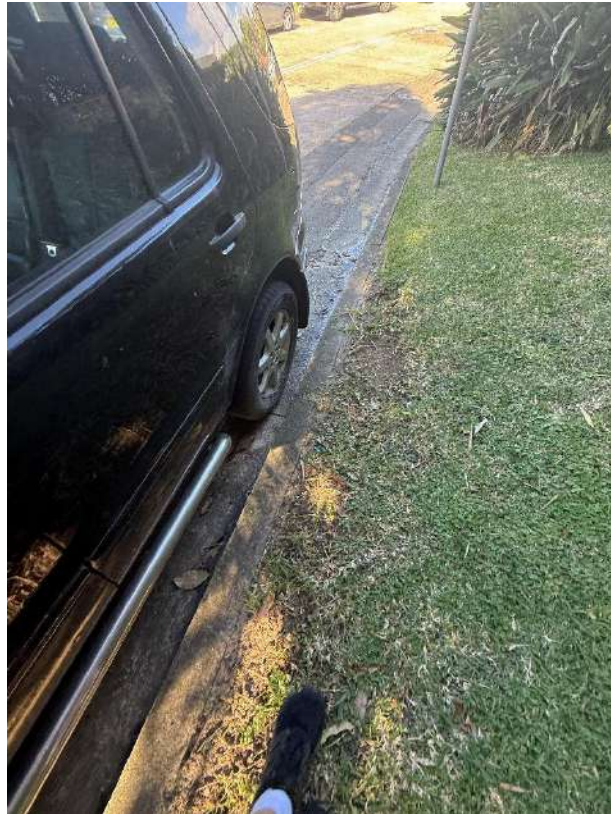
Minor cracks within the concrete curb and gutter



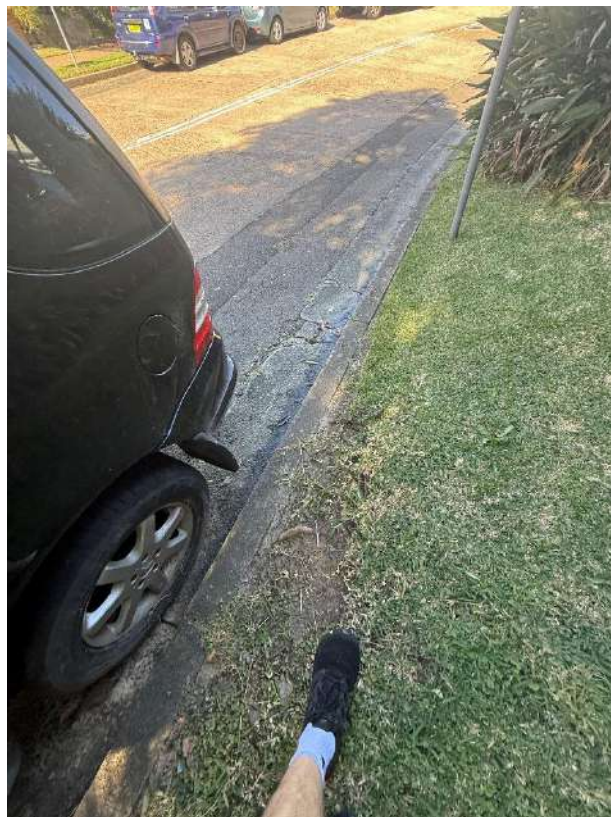


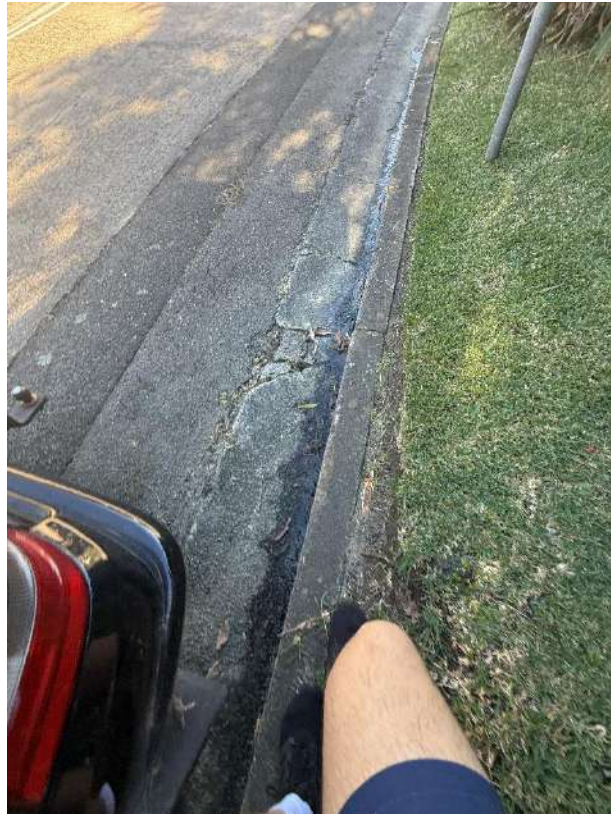
Minor cracks within the concrete curb and gutter





Minor cracks within the concrete curb and gutter





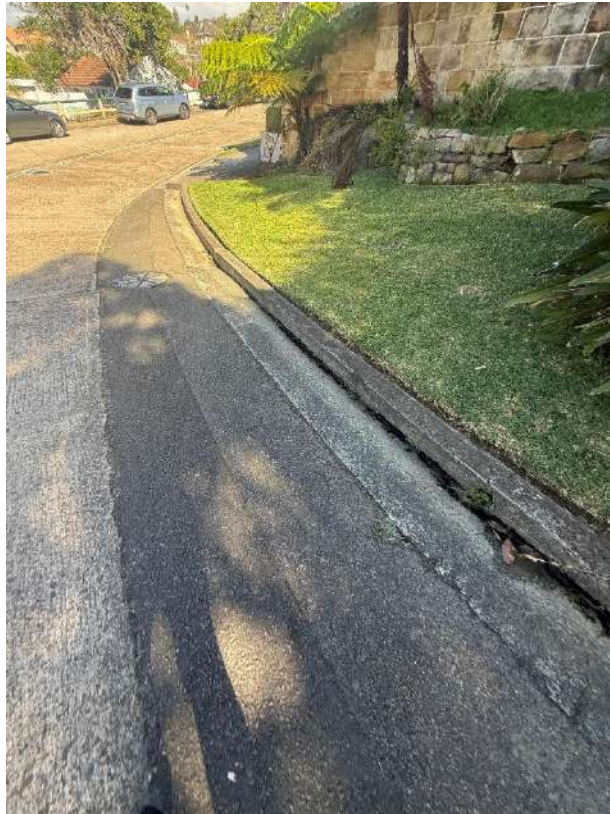
Considerable cracks within the concrete curb and gutter





Wear and tear within the concrete curb and gutter





Wear and tear within the concrete curb and gutter





Wear and tear within the concrete curb and gutter





Wear and tear within the concrete curb and gutter





Bitumen cracked





Bitumen cracked





General photos





General photos





General photos





General photos





General photos





Considerable cracks in the concrete curb and gutter





Road in poor condition and cracks within the concrete driveway and curb and gutter





General conditions of the road





General conditions of the road





General conditions of the road





Considerable cracks within the concrete curb and gutter





Considerable cracks within the concrete curb and gutter





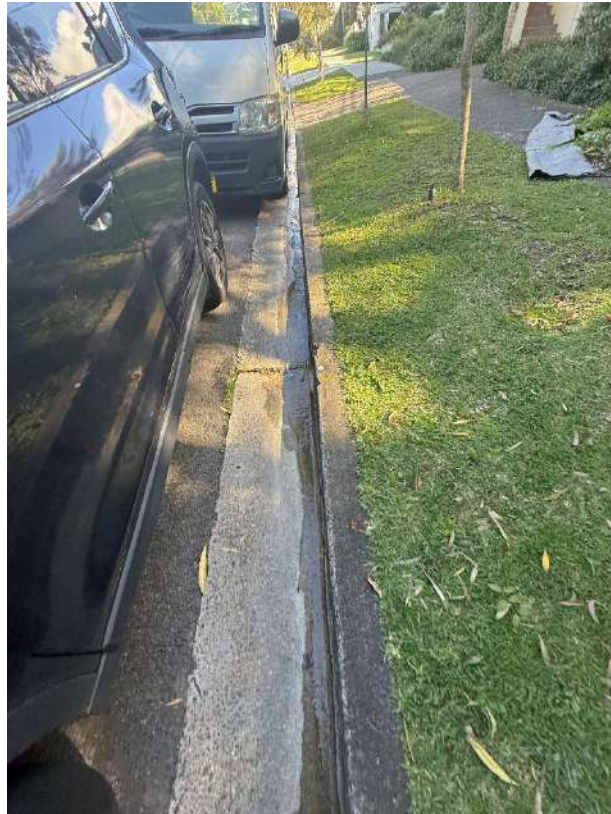
General photos





General photos





Considerable cracks within the concrete curb and gutter





General photos





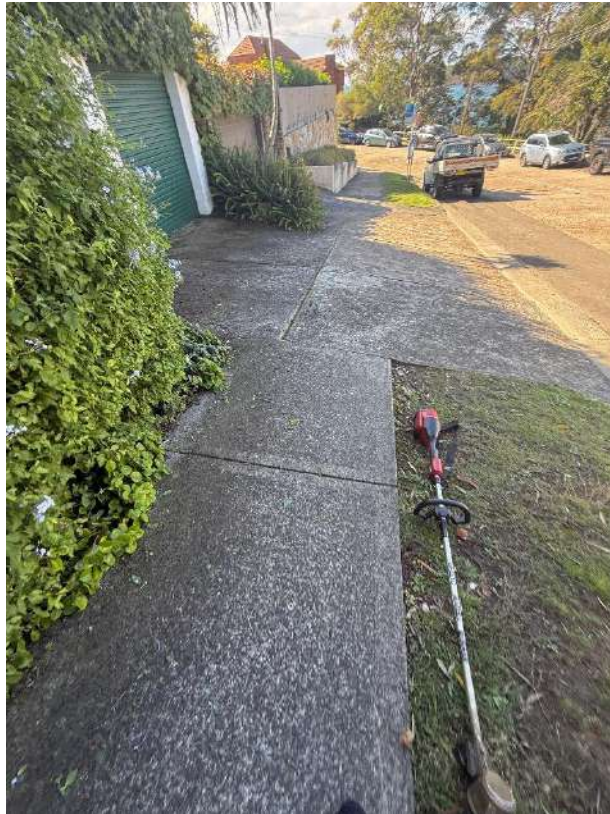
Foot path in good condition





Elevated concrete pavement





General photos





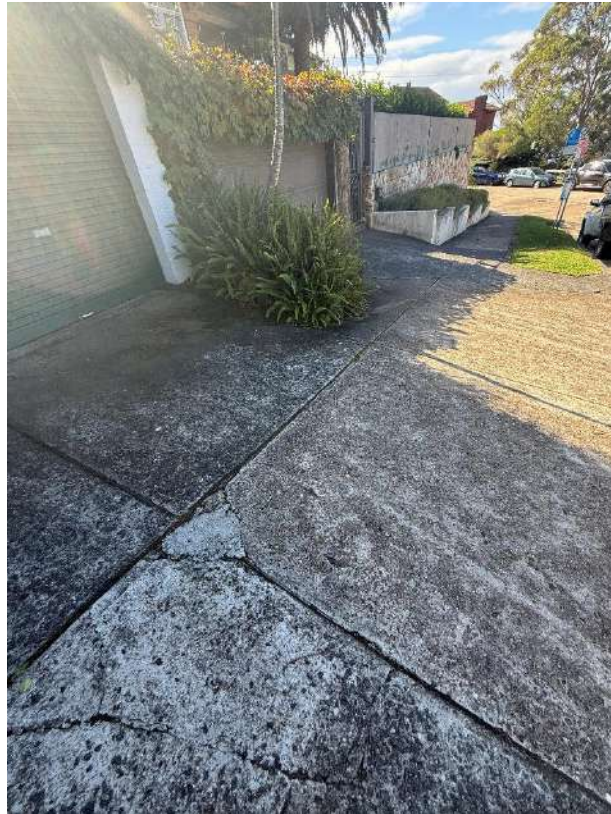
General photos



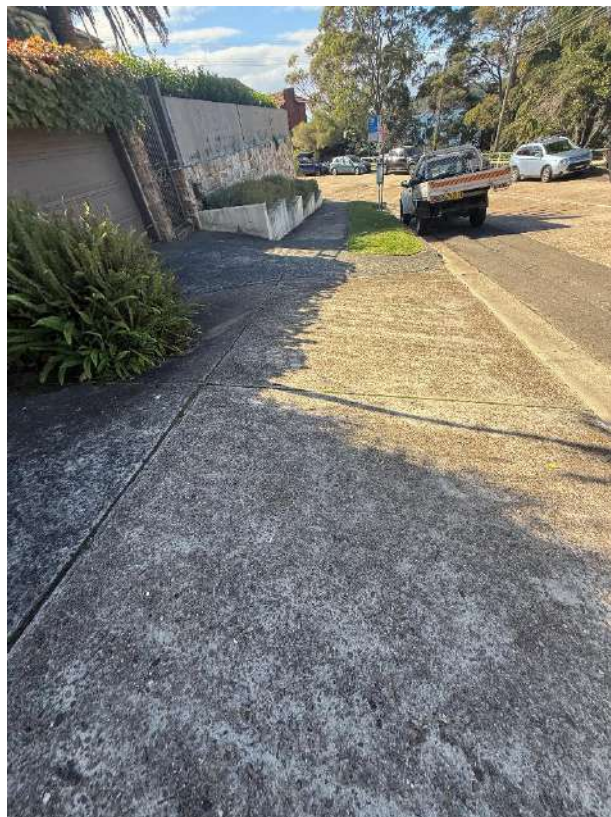


General photos





Crack within the concrete driveway and layback





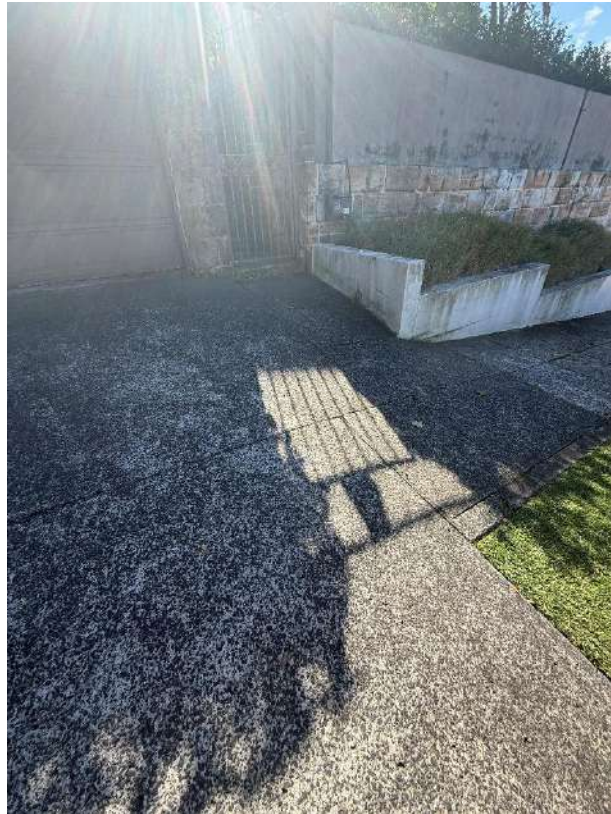
Cracks in the concrete driveway





Cracks in the concrete driveway





Cracks in the concrete driveway and foot path





Cracks in the concrete foot path





Cracks in the concrete foot path





Cracks in the concrete foot path





Cracks in the concrete foot path and elevated concrete pathway





General photos





General photos





General photos

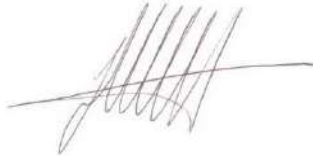




General photos

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

Kind Regards



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THE PROPERTY INSPECTORS PTY LTD

Emilio Calandra

Director

