



# DILAPIDATION REPORT

**Pheasant Place, Warriewood**



**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 Pheasant Place, Warriewood at the time of the inspection.

The inspection was carried out on 11 November 2024.

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/scl/fo/ce4lc8cbdy7dshmb9komm/ANgCibd53UUSz5IlzfGQSyM?rlkey=67Izhdiatvmgo8hju9md40d70&st=e0spwrc8&dl=0>

## 2. The Inspector

The representative for Effective Building & Consultancy is Mr Christoper Nograles. Mr Christoper Nograles has been in the building industry since 2008. His qualifications include – Project Manager in Building Construction, Engineer in Structural Investigation and Diagnostic Testing, Lead Civil Engineer in Civil Works, Bachelor of Science in Civil Engineering. He currently holds the following licenses- Driver's Licence and WHS White Card.

## 3. Inspection Details

Client Name	Warriewood Developers Pty Ltd
Client Phone	0423303439
Client Email	<a href="mailto:45warriewood@gmail.com">45warriewood@gmail.com</a>
Date of inspection	11 November 2024
Time of inspection	16:56 P.M.
Weather at the time of inspection	Fine - no rain

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## 5. Photos at Pheasant Place, Warriewood

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 utility lid.*



*Figure 2 – Crack is evident to the layback to the outside 85 Pheasant Place, Warriewood.*



*Figure 3 – Crack is evident to the layback to the outside 85 Pheasant Place, Warriewood.*



*Figure 4 – General condition of the footpath.*



*Figure 5 – General condition of the utility lid.*



*Figure 6 – General condition of the pit.*



*Figure 7 – General condition of the road.*



*Figure 8 – General condition of the kerb/street signpost.*



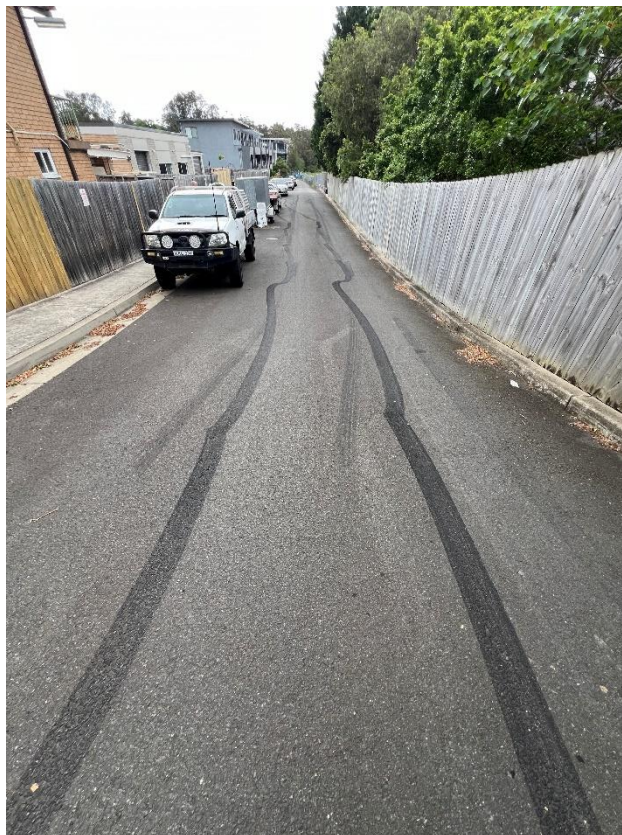
*Figure 9 – General condition of the road.*



*Figure 10 – General condition of the road/kerb.*



*Figure 11 – General condition of the footpath/kerb.*



*Figure 12 – General condition of the road.*



*Figure 13 – General condition of the kerb/timber fence.*



*Figure 14 – General condition of the road.*



*Figure 15 – General condition of the pit.*



*Figure 16 – General condition of the driveway.*



*Figure 17 – General condition of the traffic signpost.*



*Figure 18 – General condition of the road.*



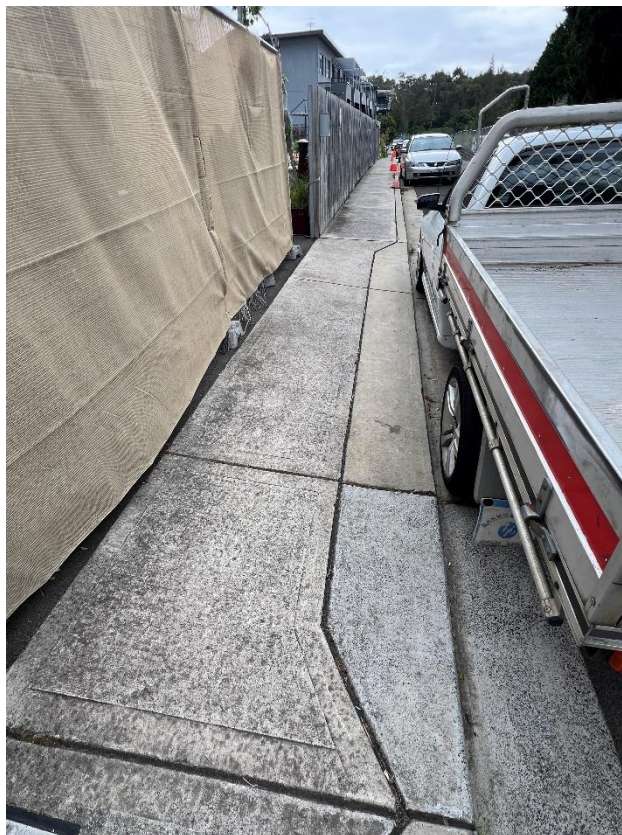
*Figure 19 – General condition of the kerb/timber fence.*



*Figure 20 – General condition of the kerb/pit.*



*Figure 21 – General condition of the pit.*



*Figure 22 – General condition of the footpath.*



*Figure 23 – General condition of the road.*



*Figure 24 – General condition of the road/kerb.*



*Figure 25 – General condition of the footpath/kerb.*



*Figure 26 – General condition of the road.*



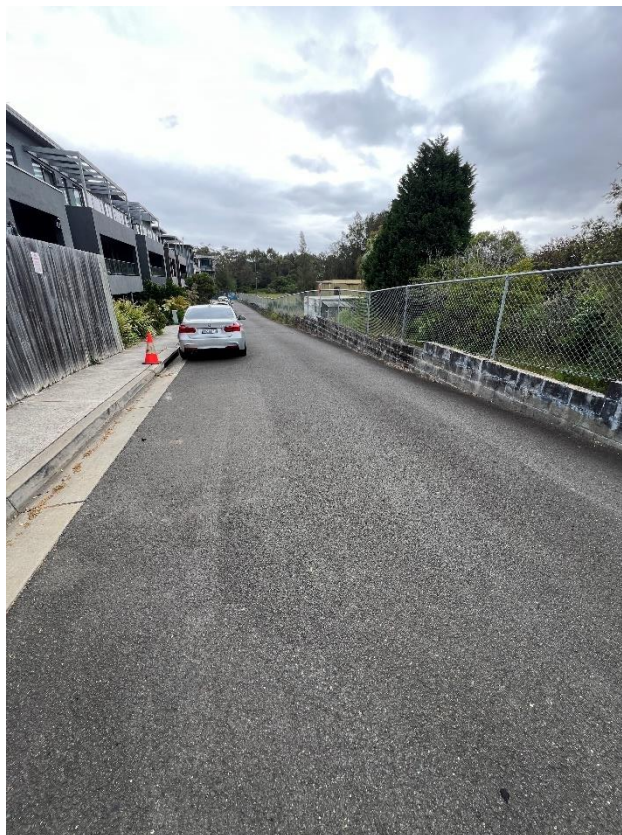
*Figure 27 – General condition of the retaining wall.*



*Figure 28 – General condition of the footpath/kerb.*



*Figure 29 – Crack is evident to the footpath between 14 & 12 Pheasant Place, Warriewood.*



*Figure 30 – General condition of the road.*



*Figure 31 – General condition of the road/retaining wall.*



*Figure 32 – General condition of the kerb/footpath.*



*Figure 33 – Crack is evident to the footpath besides at 12 Pheasant Place, Warriewood.*



*Figure 34 – Crack is evident to the footpath in front at 12 Pheasant Place, Warriewood.*



*Figure 35 – General condition of the footpath/utility lid.*



*Figure 36 – General condition of the driveway.*



*Figure 37 – General condition of the road.*



*Figure 38 – General condition of the pit.*



*Figure 39 – General condition of the road/retaining wall.*



*Figure 40 – General condition of the road.*



*Figure 41 – General condition of the footpath/kerb.*



*Figure 42 – General condition of the transformer box.*



*Figure 43 – General condition of the road.*



*Figure 44 – General condition of the road.*



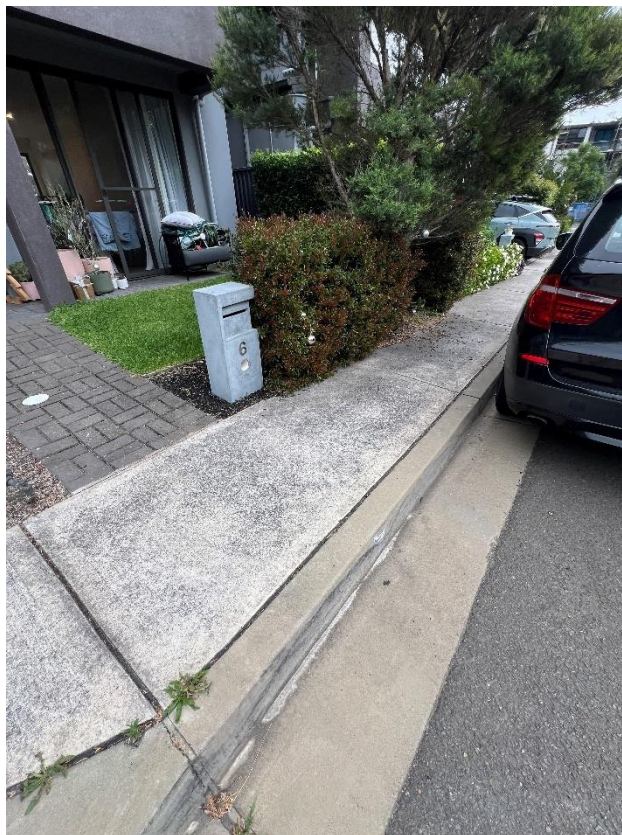
*Figure 45 – General condition of the driveway.*



*Figure 46 – Crack is evident to the driveway/lapback inside driveway at 8 Pheasant Place, Warriewood.*



*Figure 47 – General condition of the road/pit.*



*Figure 48 – General condition of the footpath/kerb.*



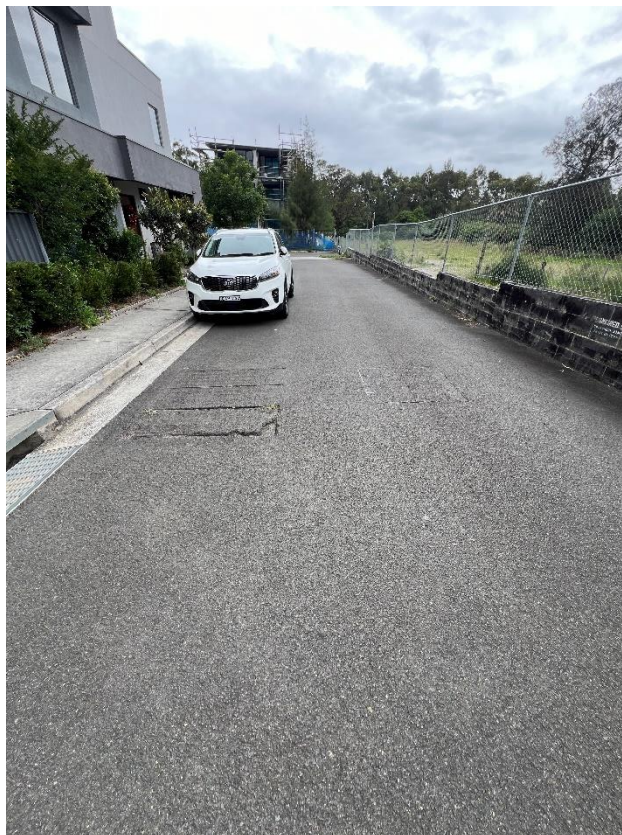
*Figure 49 – General condition of the road.*



*Figure 50 – General condition of the driveway.*



*Figure 51 – General condition of the road.*



*Figure 52 – General condition of the road.*



*Figure 53 – Crack is evident to the road along the driveway at 4 Pheasant Place, Warriewood.*



*Figure 54 – General condition of the footpath/kerb.*



*Figure 55 – General condition of the road.*



*Figure 56 – General condition of the road.*



*Figure 57 – General condition of the footpath/kerb.*



*Figure 58 – General condition of the road/retaining wall.*



*Figure 59 – General condition of the traffic signpost.*



*Figure 60 – General condition of the footpath/kerb.*



*Figure 61 – General condition of the pit.*



*Figure 62 – Crack is evident to the footpath along the driveway at 4 Pheasant Place, Warriewood.*



*Figure 63 – Crack is evident to the footpath along the driveway at 4 Pheasant Place, Warriewood.*



*Figure 64 – General condition of the driveway.*



*Figure 65 – General condition of the kerb/retaining wall.*



*Figure 66 – General condition of the utility lid.*



*Figure 67 – General condition of the utility lid.*

## **6. Comments**

Pheasant Place, Warriewood 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 to the layback, footpath, driveway, and road.

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.