



# DILAPIDATION REPORT

**Warriewood Road, 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 Warriewood Road, 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/jguje9nbj3f5vxmpyz3at/ADRG6-Yr1-f9ErervcJL2iY?rlkey=q23fg0kavckovc3jegi0i235h&st=m9vxdnj6&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	16:16 P.M.
Weather at the time of inspection	Fine - no rain

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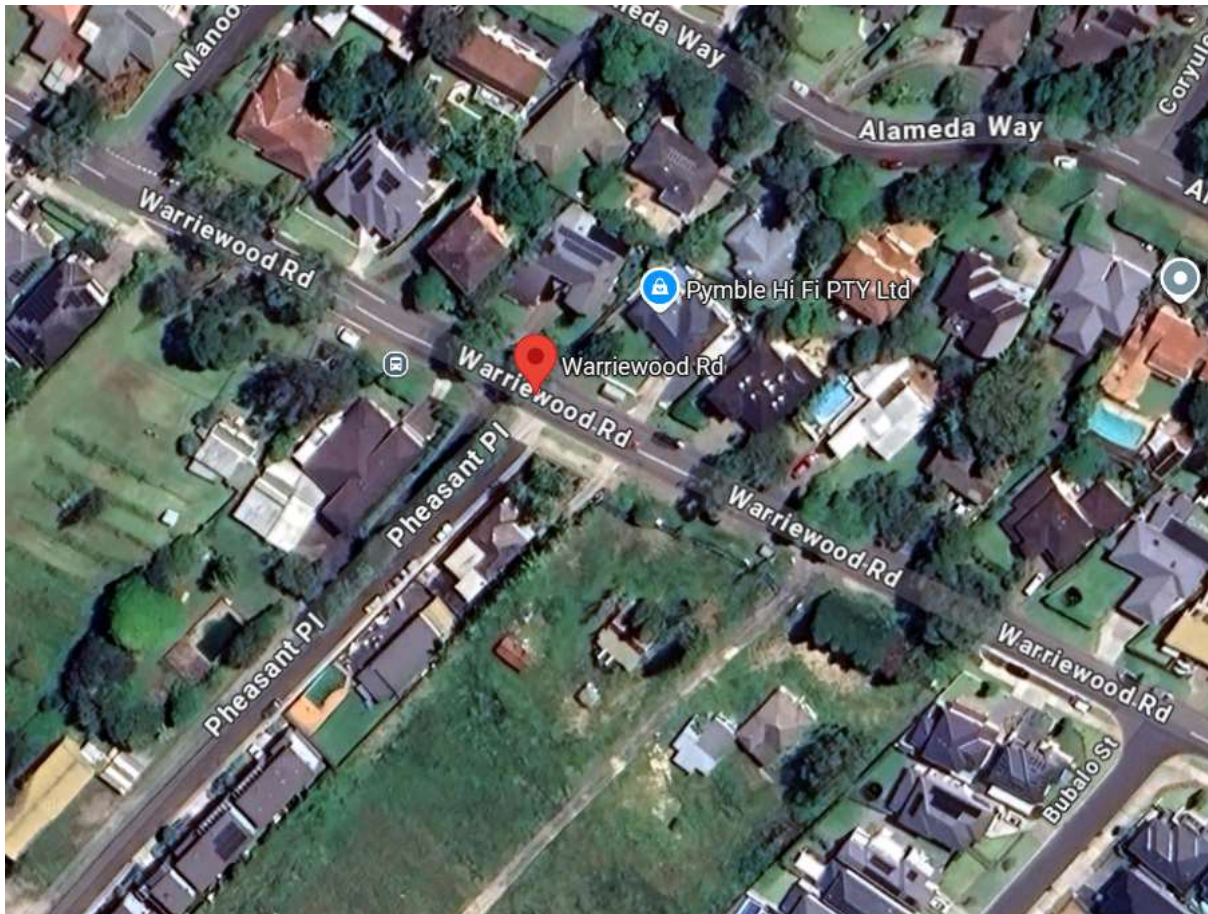
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## 5. Photos at Warriewood Road, Warriewood

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 nature strip/footpath.*



*Figure 2 – General condition of the nature strip/footpath.*



*Figure 3 – General condition of the transformer box.*



*Figure 4 – General condition of the footpath.*





*Figure 5 – General condition of the tree.*



*Figure 6 – General condition of the nature street light.*



*Figure 7 – General condition of the pit.*



*Figure 8 – General condition of the kerb/road.*



*Figure 9 – General condition of the driveway.*



*Figure 10 – Crack is evident to the layback outside 63 Warriewood Road Warriewood.*





*Figure 11 – General condition of the footpath.*



*Figure 12 – General condition of the tree.*





*Figure 13 – General condition of the kerb/road.*



*Figure 14 – General condition of the footpath.*



*Figure 15 – General condition of the traffic signpost.*



*Figure 16 – General condition of the pit.*





*Figure 17 – General condition of the footpath/nature strip.*



*Figure 18 – General condition of the kerb/road.*



*Figure 19 – General condition of the nature strip.*



*Figure 20 – General condition of the electrical post.*





*Figure 21 – General condition of the kerb/road.*



*Figure 22 – General condition of the nature strip.*



*Figure 23 – General condition of the nature strip.*



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





*Figure 25 – General condition of the driveway.*



*Figure 26 – General condition of the road.*



*Figure 27 – General condition of the electrical/light post.*



*Figure 28 – Pothole is evident to the road outside 45A Warriewood Road Warriewood.*





*Figure 29 – Pothole is evident to the road outside 45A Warriewood Road Warriewood.*



*Figure 30 – General condition of the utility lid.*



*Figure 31 – General condition of the ground.*



*Figure 32 – Crack is evident to the road outside 45A Warriewood Road Warriewood.*



*Figure 33 – General condition of the road.*



*Figure 34 – Crack is evident to the road outside 45A Warriewood Road Warriewood.*





*Figure 35 – Crack is evident to the road outside 49 Warriewood Road Warriewood.*



*Figure 36 – Crack is evident to the road outside 49 Warriewood Road Warriewood.*





*Figure 37 – General condition of the driveway.*



*Figure 38 – General condition of the footpath.*



*Figure 39 – General condition of the pit.*



*Figure 40 – General condition of the nature strip.*





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



*Figure 42 – General condition of the kerb/road.*





*Figure 43 – General condition of the footpath/nature strip.*



*Figure 44 – General condition of the transformer box.*



*Figure 45 – General condition of the street signpost.*



*Figure 46 – General condition of the utility lid.*





*Figure 47 – General condition of the nature strip.*



*Figure 48 – Crack is evident to the road outside 49 Warriewood Road Warriewood.*





*Figure 49 – General condition of the layback/road.*



*Figure 50 – General condition of the utility lid.*



*Figure 51 – General condition of the pit.*



*Figure 52 – General condition of the pit.*





*Figure 53 – General condition of the utility lid.*



*Figure 54 – General condition of the pit.*





*Figure 55 – General condition of the kerb/road.*



*Figure 56 – General condition of the kerb/road.*



*Figure 57 – Crack is evident to the road outside 92 Warriewood Road Warriewood.*



*Figure 58 – General condition of the bus stop.*



*Figure 59 – Crack is evident to the concrete at bus stop.*



*Figure 60 - Crack is evident to the concrete at bus stop outside 92 Warriewood Road Warriewood.*





*Figure 61 – General condition of the traffic signpost.*



*Figure 62 – Crack is evident to the concrete at bus stop outside 92 Warriewood Road Warriewood.*



*Figure 63 – General condition of the kerb/road.*



*Figure 64 – Crack is evident to the layback outside 92 Warriewood Road Warriewood.*



*Figure 65 – Crack is evident to the layback outside 92 Warriewood Road Warriewood.*



*Figure 66 – Crack is evident to the layback outside 92 Warriewood Road Warriewood.*





*Figure 67 – General condition of the nature strip.*



*Figure 68 – General condition of the pit.*



*Figure 69 – General condition of the pit.*



*Figure 70 – General condition of the pit.*





*Figure 71 – General condition of the street signpost.*



*Figure 72 – Crack is evident to the road outside 92 Warriewood Road Warriewood.*





*Figure 73 – Crack is evident to the layback outside 90 Warriewood Road Warriewood.*



*Figure 74 – Crack is evident to the road outside 90 Warriewood Road Warriewood.*



*Figure 75 – General condition of the nature strip.*



*Figure 76 – General condition of the tree.*





*Figure 77 – General condition of the road.*



*Figure 78 – General condition of the electrical post.*





*Figure 79 – General condition of the pit.*



*Figure 80 – General condition of the retaining wall.*



*Figure 81 – General condition of the pit.*



*Figure 82 – General condition of the pit.*





*Figure 83 – General condition of the nature strip.*



*Figure 84 – General condition of the driveway.*





*Figure 85 – Crack is evident to the driveway outside 88 Warriewood Road Warriewood.*



*Figure 86 – Crack is evident to the layback outside 88 Warriewood Road Warriewood.*



*Figure 87 – General condition of the road.*



*Figure 88 – General condition of the nature strip.*





*Figure 89 – General condition of the tree.*



*Figure 90 – Crack is evident to the kerb outside 86 Warriewood Road Warriewood.*





*Figure 91 – Crack is evident to the kerb outside 86 Warriewood Road Warriewood.*



*Figure 92 – General condition of the nature strip.*



*Figure 93 – General condition of the pit.*



*Figure 94 – General condition of the kerb/road.*





*Figure 95 – Crack is evident to the road outside 86 Warriewood Road Warriewood.*



*Figure 96 – General condition of the tree.*





*Figure 97 – General condition of the kerb/nature strip.*



*Figure 98 – General condition of the road.*



*Figure 99 – Crack is evident to the road outside 86 Warriewood Road Warriewood.*



*Figure 100 – General condition of the nature strip.*





*Figure 101 – General condition of the kerb/road.*



*Figure 102 – Crack is evident to the road outside 86 Warriewood Road Warriewood.*





*Figure 103 – General condition of the driveway.*



*Figure 104 – Crack is evident to the driveway outside 86 Warriewood Road Warriewood.*



*Figure 105 – General condition of the nature strip.*



*Figure 106 – General condition of the pit.*





*Figure 107 – General condition of the pit.*



*Figure 108 – General condition of the tree.*





*Figure 109 – General condition of the retaining wall.*



*Figure 110 – General condition of the traffic signpost.*



*Figure 111 – General condition of the tree.*



*Figure 112 – Crack is evident to the road outside 84 Warriewood Road Warriewood.*





*Figure 113 – Crack is evident to the road outside 84 Warriewood Road Warriewood.*



*Figure 114 – General condition of the nature strip.*



*Figure 115 – General condition of the pit.*



*Figure 116 – General condition of the kerb/road.*





*Figure 117 – Crack is evident to the road outside 84 Warriewood Road Warriewood.*



*Figure 118 – Crack is evident to the layback outside 84 Warriewood Road Warriewood.*



*Figure 119 – Crack is evident to the layback outside 84 Warriewood Road Warriewood.*



*Figure 120 – Crack is evident to the driveway outside 84 Warriewood Road Warriewood.*





*Figure 121 – General condition of the nature strip.*



*Figure 122 – General condition of the pit.*



*Figure 123 – Crack is evident to the road outside 82 Warriewood Road Warriewood.*



*Figure 124 – General condition of the utility lid.*





*Figure 125 – Crack is evident to the road outside 82 Warriewood Road Warriewood.*



*Figure 126 – General condition of the driveway.*



*Figure 127 – Crack is evident to the driveway outside 82 Warriewood Road Warriewood.*



*Figure 128 – Crack is evident to the road outside 82 Warriewood Road Warriewood.*





*Figure 129 – Crack is evident to the road outside 82 Warriewood Road Warriewood.*



*Figure 130 – Crack is evident to the road outside 82 Warriewood Road Warriewood.*



*Figure 131 – General condition of the kerb/nature strip.*



*Figure 132 – General condition of the tree.*





*Figure 133 – General condition of the nature strip.*



*Figure 134 – General condition of the nature strip.*



*Figure 135 – General condition of the driveway.*



*Figure 136 – Crack is evident to the road outside 80 Warriewood Road Warriewood.*





*Figure 137 – Crack is evident to the road outside 80 Warriewood Road Warriewood.*



*Figure 138 – General condition of the nature strip.*



*Figure 139 – Crack is evident to the pit outside 80 Warriewood Road Warriewood.*

## **6. Comments**

Warriewood Road, 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 road, concrete to bus stop, kerb, layback, pit, and driveway. Pothole is evident to the 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.