



# DILAPIDATION REPORT

**Lorikeet Grove, 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 Lorikeet Grove, 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/1wilhlxpcj8jim8zfrvf/AEw\\_L8pCNrdjnoJTP0QOglU?rlkey=p2usmi m7axc902d1n8v2yv18i&st=qy8c0use&dl=0](https://www.dropbox.com/scl/fo/1wilhlxpcj8jim8zfrvf/AEw_L8pCNrdjnoJTP0QOglU?rlkey=p2usmi m7axc902d1n8v2yv18i&st=qy8c0use&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	13:43 P.M.
Weather at the time of inspection	Fine - no rain

## 4. List of Photos

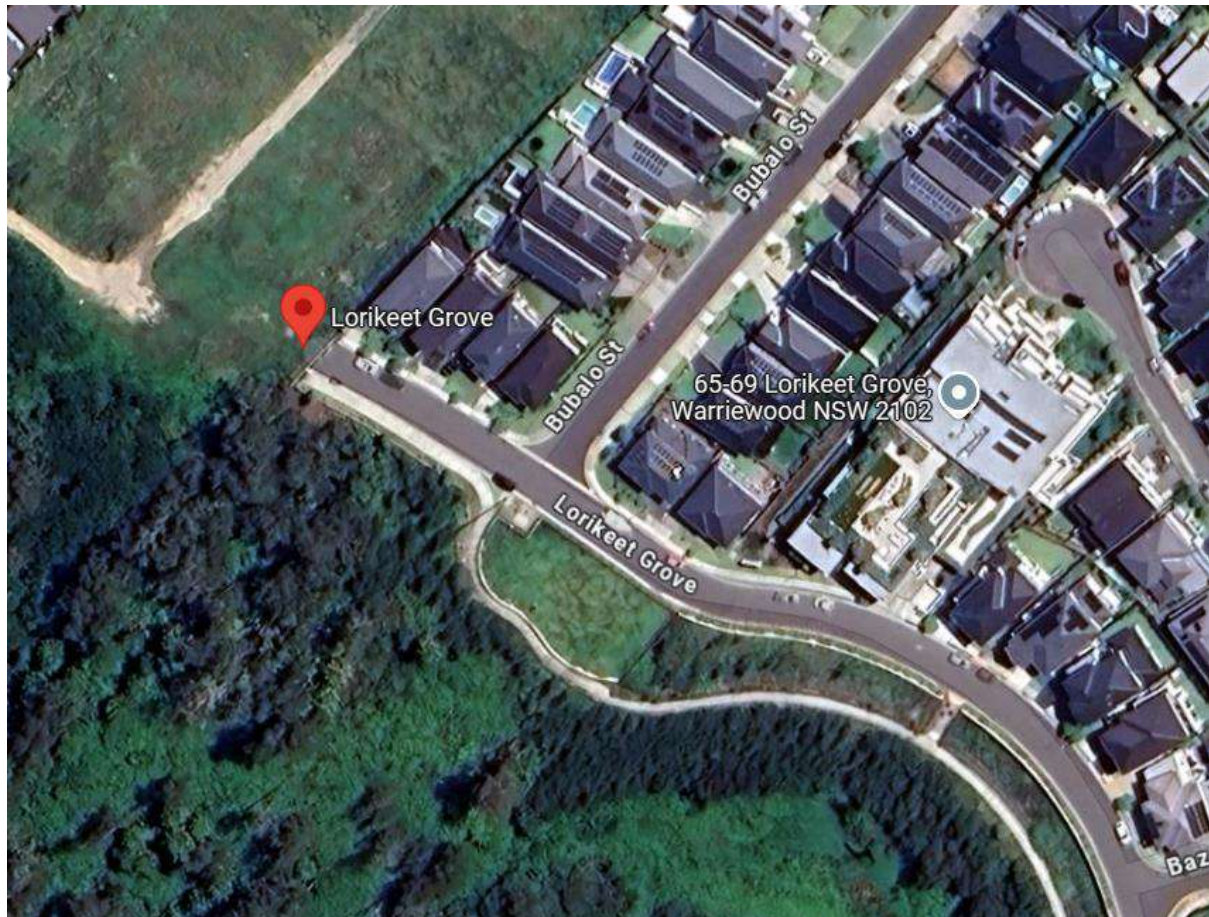
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## 5. Photos at Lorikeet Grove, Warriewood

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 pit.*



*Figure 2 – General condition of the road.*



*Figure 3 – General condition of the pole.*



*Figure 4 – General condition of the kerb.*





*Figure 5 – General condition of the nature strip.*



*Figure 6 – General condition of the footpath.*





*Figure 7 – General condition of the street/traffic post.*



*Figure 8 – General condition of the footpath.*



*Figure 9 – General condition of the kerb/road.*



*Figure 10 – General condition of the footpath.*





*Figure 11 – General condition of the street light.*



*Figure 12 – General condition of the footpath.*



*Figure 13 – General condition of the retaining wall/nature strip.*

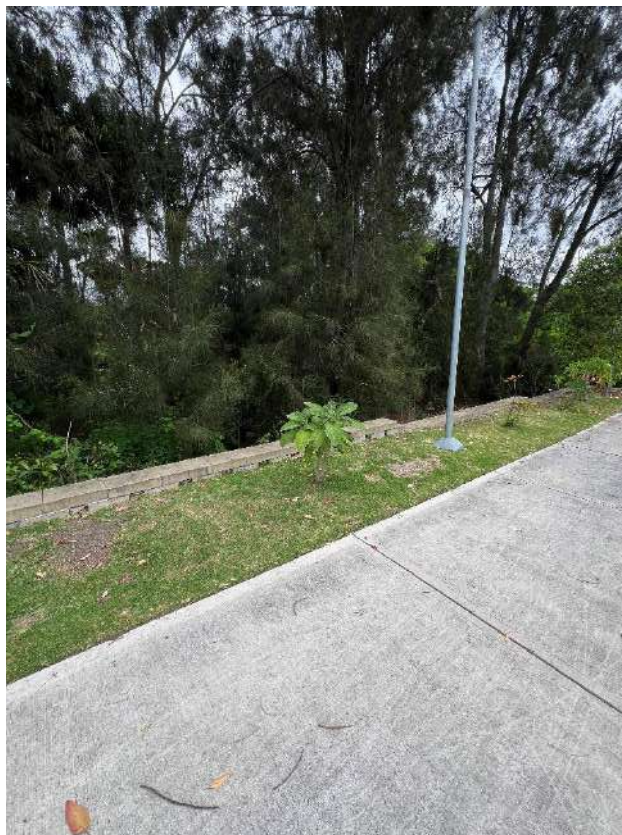


*Figure 14 – General condition of the kerb/road.*





*Figure 15 – Crack is evident to the kerb at the opposite side of 57 Lorikeet Grove, Warriewood.*



*Figure 16 – General condition of the footpath/nature strip.*



*Figure 17 – General condition of the street light.*



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





*Figure 19 – General condition of the footpath.*



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



*Figure 21 – General condition of the street signpost.*



*Figure 22 – General condition of the ground area.*





*Figure 23 – General condition of the concrete barrier.*



*Figure 24 – General condition of the road.*



*Figure 25 – General condition of the driveway.*



*Figure 26 – General condition of the inspection point.*





*Figure 27 – General condition of the footpath/kerb.*



*Figure 28 – General condition of the road.*



*Figure 29 – General condition of the utility lid.*

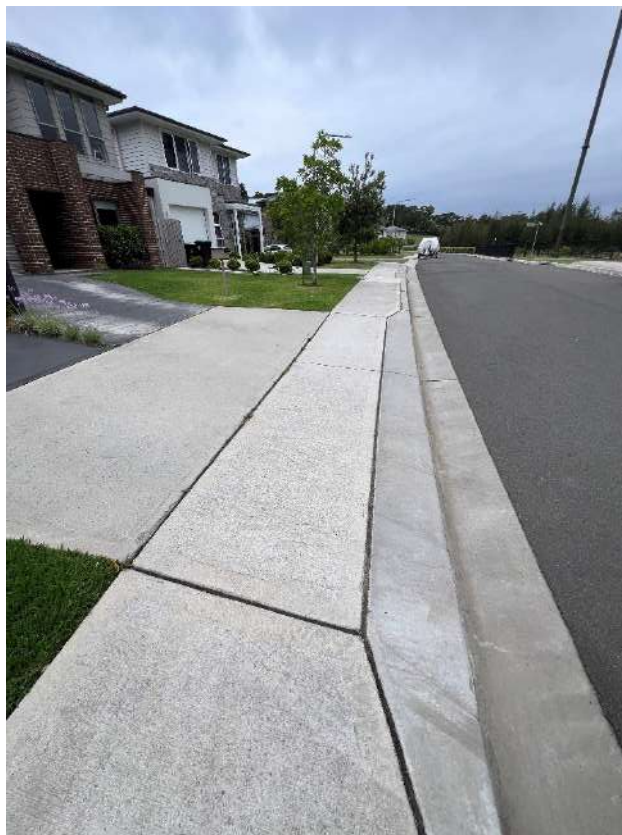


*Figure 30 – General condition of the transformer box.*





*Figure 31 – Crack is evident to the footpath outside of 59 Lorikeet Grove Warriewood*



*Figure 32 – General condition of the driveway.*



*Figure 33 – General condition of the street light.*



*Figure 34 – General condition of the kerb/road.*



*Figure 35 – General condition of the footpath.*



*Figure 36 – General condition of the utility lid.*





*Figure 37 – General condition of the transformer box.*



*Figure 38 – General condition of the road.*





*Figure 39 – General condition of the tree.*



*Figure 40 – General condition of the footpath/utility lid.*



*Figure 41 – General condition of the street light.*



*Figure 42 – General condition of the footpath/nature strip.*





*Figure 43 – General condition of the street signpost.*



*Figure 44 – General condition of the kerb/road.*



*Figure 45 – General condition of the pit.*



*Figure 46 – General condition of the road.*





*Figure 47 – General condition of the road.*



*Figure 48 – General condition of the railings.*



*Figure 49 – General condition of the road.*



*Figure 50 – General condition of the road/kerb.*





*Figure 51 – General condition of the utility lid.*



*Figure 52 – General condition of the kerb.*





*Figure 53 – General condition of the inspection points.*



*Figure 54 – General condition of the utility lid.*





*Figure 55 – General condition of the street light.*



*Figure 56 – General condition of the driveway.*



*Figure 57 – General condition of the transformer box.*



*Figure 58 – Crack is evident to the footpath outside of 31 Lorikeet Grove, Warriewood*





*Figure 59 – Crack is evident to the driveway outside of 33 Lorikeet Grove, Warriewood*



*Figure 60 – General condition of the nature strip.*



*Figure 61 – General condition of the road.*



*Figure 62 – General condition of the utility lid.*





*Figure 63 – General condition of the road.*



*Figure 64 – General condition of the driveway.*

## **6. Comments**

Lorikeet Grove, 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 driveway, kerb and footpath.

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.