



Mr. John Kolenda
15 Monash Crescent
Clontarf, NSW 2093

BY EMAIL

RE: 15 Monash Crescent existing structure adequacy

Dear Mr. Kolenda:

Further to your request to evaluate the adequacy of the existing building structure located at 15 Monash Crescent, Clontarf our David Baxter has completed an onsite inspection in May of this year. The building is a residential construction of concrete slabs supporting full brick wall, timber framed floors and concrete roof.

The purpose of the visit was to inspect and comment on the capacity of the existing structure to support proposed additions and alterations as detailed in architectural plans prepared by Redgen Mathieson. The assessment consisted of a walk-through style condition inspection of the building without conducting detailed/rigorous testing, inspections or analysis against the aforementioned plans.

In summary the dwelling is considered sound and with little to no indication of major structural issues or signs of material degradation having occurred over its life to date and could be reasonably relied upon to continue to perform similar duties, up to their relevant capacities, when subject to the proposed works, provided engineering plans are complied with and that all structural works are certified during construction. Some minor cracking may occur as the building adjusts to new load paths and distribution; however, this is not expected to adversely affect the buildings overall structural integrity.

Note that this certification does not cover any defects to the structure that were not accessible at the time of inspection. If in the event that defects are uncovered during the construction or become apparent after construction is complete, then the engineer should inspect the areas of concern and prepare a specification for remedial works.



Attention: Mr. John Kolenda

October 9, 2019
LA190529-LR-01

I trust this information is helpful in reviewing your request building at 15 Monash Crescent, Clontarf. Thank you for trusting LPI with your engineering requirements.

Very truly yours,
LPI (Lucius Pitkin, Inc.)

David Baxter
CPEng, NER 2066986
Director

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