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# **PRE-CONSTRUCTION DILAPIDATION REPORT AND PHOTOGRAPHIC SURVEY**

**Project Address:** Lot 2 Forrester Road St Marys NSW 2760

**Property Inspected:** Entry Gate for St Marys Site, Road & Council assets  
at Lee Holm Road St Marys NSW

**Date of Inspection:** 04<sup>th</sup> June 2020

**Document Number:** 20-134\_06

## **SPECIAL CONDITIONS OF REPORT/INSPECTION**

This report is based on a visual inspection only, and is given in good faith. This report is a technical report only where indicated as a Special Purpose, Property Inspection Report (which excludes pre purchase inspection reports and all other items excluded by specific indication in compliance with clause 4.3 of A.S. 4349.2 – 1995). In respect of this report the Consultant shall be liable only to the applicant and only for negligence of the Consultant; otherwise the Consultant does not accept liability for any error in or omission from the report.

This Report does not include a valuation and is not intended to give any indication as to compliance or otherwise with Ordinances made pursuant to the Local Government Act and/or the Building Code of Australia 1994 and or specific sizes of any component in the structure (unless otherwise stated).

This report is provided for the private and confidential use of the above mentioned applicant only and should not be used or relied upon by any other person. THE REPORT IS SUBJECT TO COPYRIGHT, and the applicant is warned against any use which constitutes a breach of this copyright.

No Estimated costs will be given in this report for repairs and/or renewing.

The visual inspection of the property will not include frame, joinery or other components of the structure which are covered, unexposed or inaccessible. Therefore, the Consultant cannot report that any such part of the property is free from defect or termite attack or any structural impairment nor non-compliance of codes and is not liable as such.

Inspection for dampness is visual and moisture meters are not required. The Consultant is not responsible for concealed dampness that is not evident at the time of inspection, nor notified of prior to contract.

If it is suspected that asbestos or toxic substances exist, entry into certain areas will not be made (Please see Occupational Health and Safety Act and Code of Practice).

Access which is not in accordance with the Occupational Health and Safety Act will be classified as no access.

There is no visual inspection below ground level. Diagnostic inspections form a separate report/contract and cost. Limited visual appraisal does not indicate full inspection and is regarded as concealed.

Searches which are normally carried out by the conveyancer are not included in this report.

Sewerage diagrams and construction drawings must be supplied prior to the inspection if examination is required. No departure or breach of codes will be reported on unless as so

specified on the report booking sheet for any item within a Special Purpose Property Inspection and Report under clause 4.3 of A.S. 4349.2 - 1995.

### **CRITICAL INFORMATION TO APPLICANT**

The applicant should at all times, be aware that this report serves as a visual report only unless otherwise stated as a diagnostic investigation. The disclaimers as stated under the conditions of this report on previous pages cover the applicant in so far as the inspection request that are applicable under Clause 4.2 of Australian Standards 4349.2.

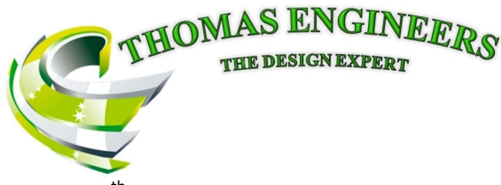
If at any time the applicant requires a further upgrading of this report or an addendum to this report, then a new application form would normally be applicable.

Should the applicant require any further diagnostic drawings, specifications and/or consider that any matters arising out of the report, then a further application and report would be applicable.

The Consultant does not assume any liability for omissions in statements made by the applicant at the building site and/or at the time of application which may have an impact or effect on statements made within this report. Should the applicant wish to vary a statement and/or make an alteration to any particular within the report, then such alteration would be required to be conveyed to the Consultant in writing. Any such variation or alteration to the report may be the subject of re-application.

These special notes, as listed below, will assist you in understanding some of the technical difficulties which inspection services may be restricted to from time to time. At the time of inspection and/or application, please ensure the following have been attended to and/or state that you require them to be reported on.

1. Ensure that buildings allow access to all structural members for easy inspections.
2. A follow up inspection of concealed areas would be advisable (after access has been provided).
3. Asbestos is found in materials such as 'A.C.' (fibro), vinyl tiles, vinyl sheeting, linoleum tiles, linoleum sheeting, asbestos insulation, asbestos pipe lagging, vermiculite, and where such materials are found care must be taken in their removal (see O.H. & S., Section 16.2; item 3.5 of the Asbestos Code of Practice and guidance notes).



10<sup>th</sup> June 2020

Lot 2 Forrester Road  
St Marys NSW 2760

**Re: Construction of St Marys Freight Hub at Lot 2 Forrester Road, St Marys NSW 2760  
Dilapidation Survey – Entry Gate for St Marys Site, Road & Council assets at Lee Holm Road St  
Marys NSW**

Thomas Engineers confirms that we have inspected the entry gate for St Marys Site, road and Council assets located at Lee Holm Road, St Marys NSW, for the purpose of identifying any existing cracking or problems associated with the assets, as marked in the attached Google map in Appendix “A”. This is required for the above project.

**Executive Summary**

This was a visual inspection only and includes a digital photographic record. This report is not to be misread as a statement of the condition of Properties surveyed, nor used for any other purpose other than as a record of the condition of the property on this date (refer special conditions above), however, it has been limited as described above. This was intended to be a brief survey highlighting obvious items and is not to be misread as an exhaustive or forensic study.

The property inspected is the entry gate for St Marys Site, road and Council assets located at Lee Holm Road, St Marys NSW. Only damage that was noted by the inspector at the time of the inspection is indexed in this report.



### **General Comments**

Generally only minor damage was observed with cracks noticed all over the footpath, kerb & gutter and road along Lee Holm Road as per the attached photos and the photos provided.

The areas inspected were only the Council assets, road and entry gate for St. Mays site from at Lee Holm Road.

Weather at the time of the inspection was dry.

### **Observations**

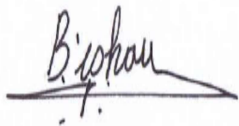
Refer appendix 'A'

Further observations have also been recorded as a photographic record on the Google drive link provided.

We consider the photographs to be a reasonable representation of the condition of the property on 04<sup>th</sup> June 2020.

We remain available to provide further advice if required.

Yours faithfully,



Bishoy Mekhael  
BEng. MScEng  
MIEAust. 3844778

**APPENDIX (A):**

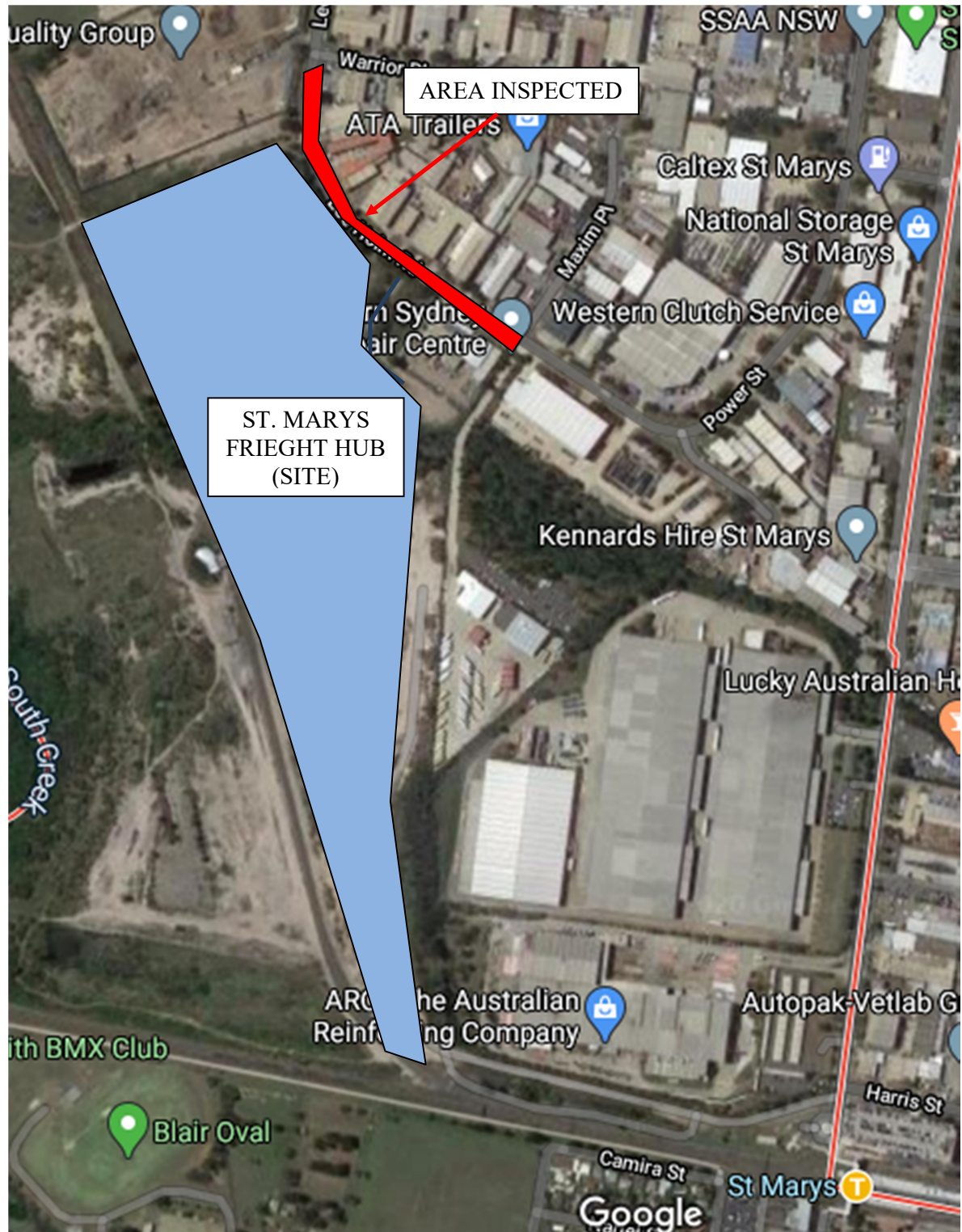






Photo (1): General view for Lee Holm Road



Photo (2): General view for site entry from Lee Holm Road





Photo (3): Existing damage in entry gate from Lee Holm Road



Photo (4): Existing road cracks along Lee Holm Road

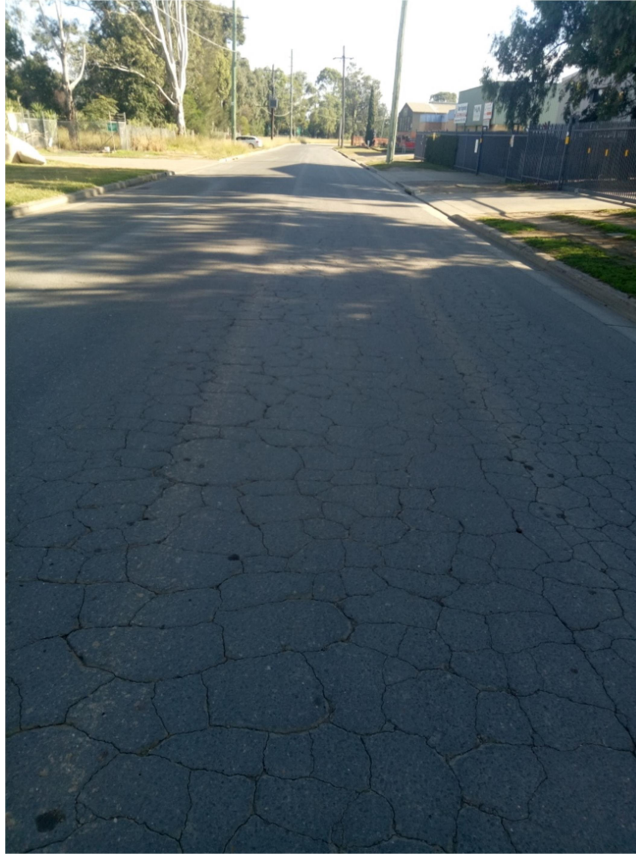


Photo (5): Existing road cracks along Lee Holm Road





Photo (6): Existing crack/damage in the kerb & gutter along Lee Holm Road (site same side)



Photo (7): Existing road cracks along Lee Holm Road



Photo (8): Existing damage in the kerb along Lee Holm Road (site same side)





Photo (9): Existing damage in the kerb & gutter along Lee Holm Road (site same side)



Photo (10): Existing damage in the wire fence along Lee Hom Road (site same side)



Photo (11): Existing road cracks along Lee Holm Road





Photo (12): Existing cracks in the kerb & gutter along Lee Holm Road (site same side)



Photo (13): Existing cracks in the kerb & gutter along Lee Holm Road (site same side)





Photo (14): Existing damage in the wire fence along Lee Hom Road (site same side)



Photo (15): Existing cracks/damage at site entry



Photo (16): Existing cracks in the kerb & gutter along Lee Holm Road (site same side)





Photo (17): General view for site entry from Lee Holm Road





Photo (18): Existing cracks in the kerb & gutter at the site entry



Photo (19): Existing cracks in the kerb & gutter along Lee Holm Road (site opposite side)



Photo (20): Existing damage in the kerb along Lee Holm Road (site opposite side)



Photo (21): Existing cracks in the kerb & gutter along Lee Holm Road (site opposite side)





Photo (22): Existing cracks in the road along Lee Holm Road (site opposite side)



Photo (23): Existing cracks in the road along Lee Holm Road (site opposite side)



Photo (24): Existing cracks in the kerb & gutter along Lee Holm Road (site opposite side)



Photo (25): Existing cracks in the kerb & gutter along Lee Holm Road (site opposite side)



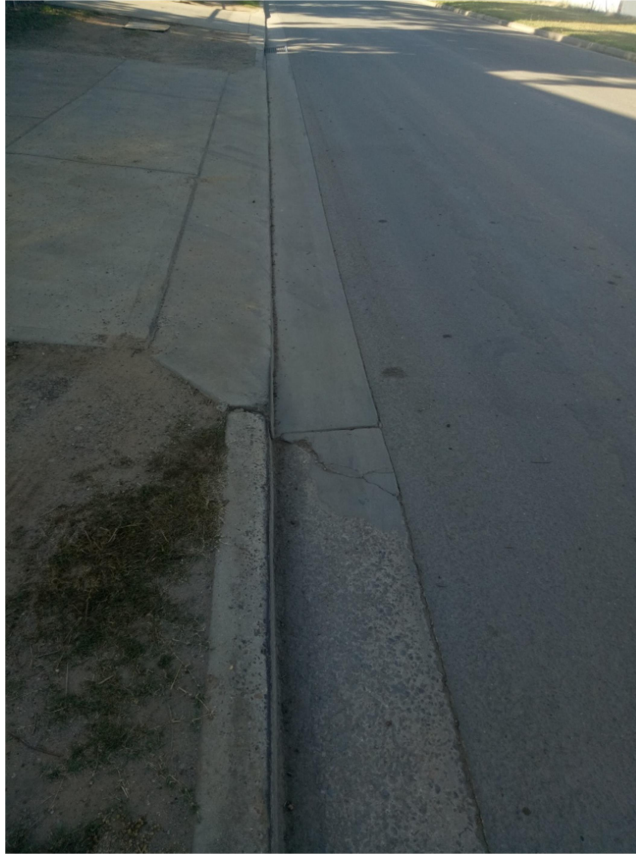


Photo (26): Existing cracks in the kerb & gutter along Lee Holm Road (site opposite side)



Photo (27): Existing cracks/damage in the kerb & gutter along Lee Holm Road (site opposite side)