

AUSDILAPS

Australian Dilapidations

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DILAPIDATION REPORT

COMMISSIONED BY:

Paras Dedhia
CB&I
Level 13, 197 St George Terrace
Perth WA 6000

PROJECT:

Old Punt Road
TOMAGO NSW

SITE SURVEYED:

Old Punt Road
TOMAGO NSW

INSPECTION DATE:

1 June 2012

INSPECTION TIME:

1200hrs

JOB REFERENCE:

AD1140

INSPECTOR:

Mr Michael Burford
Consultant



THE REPORT

This report follows a visual inspection of the property and contains a photographic record of the condition of the areas inspected.

Australian Dilapidations were asked by CB&I to inspect and prepare a Condition Report on property adjacent to the proposed construction works. This report is a photographic record of the main structural defects visible at the time of the survey. The report does not list minor defects that are found in most all buildings (unevenness, insignificant cracking, general wear and tear, and blemishes) which usually have little effect on the use of the property. We have not recorded items such as paint, cupboards, furnishings, floor finishes etc. No testing has been carried out.

Mr Michael Burford of Australian Dilapidations carried out the inspection to document the structural condition of the properties before commencement of construction works. The report is for the exclusive use of CB&I and no responsibility/liability is accepted as the result of the use of this report by any other party. This report is not to be used for any other purpose.

After construction works have been completed stage two inspection and documentation can be provided under a separate brief, if requested, for an appropriate fee. This report is for only for the pre-construction stage.

The inspection is a visual inspection only. We have recorded structural parts of the building where they are not obscured by furnishings, curtains, vegetation, building finishes, fixtures etcetera. We have not moved things that may have covering defects in the structure. The building at the time of the inspection was fully furnished. There were wall and floor areas which were concealed by the furnishings, stored goods etcetera. Vegetation concealed some part of the property. The inspector has not carried out any testing. Underground services have not been inspected and pit lids have not been lifted to inspect pit interiors. Reporting on asbestos products or other hazardous material is out of the scope of this report.

Photographs provided in this report are of existing defects. Other photos are of general areas that may be affected by the proposed construction works and may not necessarily show defects.

Where we refer to the right side or left side it is as viewed looking at the property from the street.

This report records significant structural defects within the areas listed on page 3. Other less important defects or faults may exist.

This report shall not be construed as a certificate of warranty of the building. The report does not cover issues such as building services, hazardous materials, fire safety, drainage, plant, machinery, illegal building works, nor does it consider requirements of the Building Code of Australia. Certification of any building or road works is excluded from this report.

DISCLAIMER OF LIABILITY

No liability shall be accepted on account of failure of the Report to notify any problems in any area/s or section/s of the subject, physically inaccessible for inspection, or to which access for inspection is denied by or to the Inspector (including but not limited to any area/s or section/s so specified by the Report).

SUMMARY

The areas inspected are generally in average condition for their age and there are a number of defects. The main areas of concern are:

1. Cracking and damage in a number of locations.

We recommend that a structural engineer should be consulted to advise on the seriousness of any cracks and to make any rectification recommendations. This report is a record only of the existence of cracks.

AREAS NOT INSPECTED

This report may comment on the following services: electrical, gas, plumbing, drainage, fire, air-conditioning etcetera, however we claim no expertise in these elements and advise that a qualified expert in the relevant field be consulted for further advice.

DISCLAIMER OF LIABILITY TO THIRD PARTIES

This report is made solely for the use and benefit of CB&I. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on the Report, in whole or in part does so at their own risk.

If anyone considers that there has been a structural change in the condition of the property due to the construction works, then Australian Dilapidations, as independent consultants are to determine the extent of any change. We can provide our fees for this determination on request.

This report is a true record of the existing condition of the above property at the date of the inspection.

AUSTRALIAN DILAPIDATIONS

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Figure: 0001

General view of Pacific Highway looking south of the intersection with Old Punt Road.



Figure: 0002

General view of Pacific Highway looking north of the intersection with Old Punt Road.



Figure: 0003

General view of Pacific Highway at the intersection with Old Punt Road.

Figure: 0004

General view of Pacific Highway at the intersection with Old Punt Road.



Figure: 0005

General view of Pacific Highway at the intersection with Old Punt Road.



Figure: 0006

General view of Pacific Highway at the intersection with Old Punt Road.



Figure: 0007

General view of Old Punt Road at the intersection with Pacific Highway.



Figure: 0008

General view of Old Punt Road at the intersection with Pacific Highway looking south.



Figure: 0009

General view of Old Punt Road at the intersection with Pacific Highway.





Figure: 0010

General view of Old Punt Road at the intersection with Pacific Highway looking north.



Figure: 0011

East side of Pacific Highway at 10 meters to the north of the intersection with Old Punt Road.



Figure: 0012

East side of Pacific Highway at 20 meters to the north of the intersection with Old Punt Road.



Figure: 0013

East side of Pacific Highway at 30 meters to the north of the intersection with Old Punt Road.



Figure: 0014

East side of Pacific Highway at 40 meters to the north of the intersection with Old Punt Road.



Figure: 0015

East side of Pacific Highway at 50 meters to the north of the intersection with Old Punt Road.



Figure: 0016

East side of Pacific Highway at 60 meters to the north of the intersection with Old Punt Road.



Figure: 0017

East side of Pacific Highway at 70 meters to the north of the intersection with Old Punt Road.



Figure: 0018

East side of Pacific Highway at 80 meters to the north of the intersection with Old Punt Road.



Figure: 0019

East side of Pacific Highway at 90 meters to the north of the intersection with Old Punt Road.



Figure: 0020

East side of Pacific Highway at 100 meters to the north of the intersection with Old Punt Road.



Figure: 0021

General view of the traffic signals on Pacific Highway at the intersection with Old Punt Road.



Figure: 0022

General view of the west side of the Pacific Highway at 10 meters to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.



Figure: 0023

General view of the west side of the Pacific Highway at 20 meters to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.



Figure: 0024

General view of the west side of the Pacific Highway at 30 meters to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.



Figure: 0025

General view of the west side of the Pacific Highway at 40 meters to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.



Figure: 0026

General view of the west side of the Pacific Highway at 50 meters to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.



Figure: 0027

General view of the west side of the Pacific Highway at 60 meters to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.



Figure: 0028

General view of the west side of the Pacific Highway at 70 meters to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.



Figure: 0029

General view of the west side of the Pacific Highway at 80 meters to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.



Figure: 0030

General view of the west side of the Pacific Highway at 90 meters to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.



Figure: 0031

General view of the west side of the Pacific Highway at 100 meters to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.



Figure: 0032

General view of the west side of the Pacific Highway at 110 meters to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.



Figure: 0033

General view of the west side of the Pacific Highway at 120 meters to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.



Figure: 0034

General view of the west side of the Pacific Highway at 130 meters to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.



Figure: 0035

General view of the west side of the Pacific Highway at 140 meters to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.



Figure: 0036

General view of the west side of the Pacific Highway at 150 meters to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.



Figure: 0037

General view of the west side of the Pacific Highway at 160 meters to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.



Figure: 0038

General view of the west side of the Pacific Highway at 170 meters to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.



Figure: 0039

General view of the west side of the Pacific Highway at 180 meters to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.



Figure: 0040

General view of the west side of the Pacific Highway at 190 meters to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.



Figure: 0041

General view of the west side of the Pacific Highway at 200 meters to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.



Figure: 0042

General view of the west side of the Pacific Highway at 210 meters to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.



Figure: 0043

General view of the west side of the Pacific Highway at 220 meters to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.



Figure: 0044

General view of the west side of the Pacific Highway at 230 meters to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.



Figure: 0045

General view of the west side of the Pacific Highway at 240 meters to the south of the 'Slippery When Wet' street sign on the north side of the intersection with Old Punt Road.



Figure: 0046

East side of Pacific Highway at 10 meters to the north of the guard rail in the centre of the road on the south side of the intersection with Old Punt Road.



Figure: 0047

East side of Pacific Highway at 20 meters to the north of the guard rail in the centre of the road on the south side of the intersection with Old Punt Road.



Figure: 0048

East side of Pacific Highway at 30 meters to the north of the guard rail in the centre of the road on the south side of the intersection with Old Punt Road.



Figure: 0049

East side of Pacific Highway at 40 meters to the north of the guard rail in the centre of the road on the south side of the intersection with Old Punt Road.



Figure: 0050

East side of Pacific Highway at 50 meters to the north of the guard rail in the centre of the road on the south side of the intersection with Old Punt Road.



Figure: 0051

East side of Pacific Highway at 60 meters to the north of the guard rail in the centre of the road on the south side of the intersection with Old Punt Road.



Figure: 0052

East side of Pacific Highway at 70 meters to the north of the guard rail in the centre of the road on the south side of the intersection with Old Punt Road.



Figure: 0053

East side of Pacific Highway at 80 meters to the north of the guard rail in the centre of the road on the south side of the intersection with Old Punt Road.



Figure: 0054

East side of Pacific Highway at 90 meters to the north of the guard rail in the centre of the road on the south side of the intersection with Old Punt Road.



Figure: 0055

East side of Pacific Highway at 100 meters to the north of the guard rail in the centre of the road on the south side of the intersection with Old Punt Road.



Figure: 0056

East side of Pacific Highway at 110 meters to the north of the guard rail in the centre of the road on the south side of the intersection with Old Punt Road.



Figure: 0057

East side of Pacific Highway at 120 meters to the north of the guard rail in the centre of the road on the south side of the intersection with Old Punt Road.



Figure: 0058

Footpath, paving
kerb and gutter on
the south east side
of Pacific Highway at
the intersection with
Old Punt Road.



Figure: 0059

Footpath, paving
kerb and gutter on
the south east side
of Pacific Highway at
the intersection with
Old Punt Road.



Figure: 0060

Footpath, paving
kerb and gutter on
the south east side
of Pacific Highway at
the intersection with
Old Punt Road.



Figure: 0061

Footpath, paving kerb and gutter on the south east side of Pacific Highway at the intersection with Old Punt Road.



Figure: 0062

General view of the street signs on the east side of Pacific Highway on the south side of the intersection with Old Punt Road.



Figure: 0063

Traffic signals on the south side the intersection.



Figure: 0064

OLD PUNT ROAD>



Figure: 0065

Island and speed signs on Old Punt Road near the intersection with Pacific Highway.



Figure: 0066

Island on Old Punt Road near the intersection with Pacific Highway.

Figure: 0067

Island on Old Punt Road near the intersection with Pacific Highway.



Figure: 0068

Island on Old Punt Road near the intersection with Pacific Highway.



Figure: 0069

Speed signs on Old Punt Road near the intersection.





Figure: 0070

North side of Old Punt Road at 10 meters from the intersection with the Pacific Highway.



Figure: 0071

North side of Old Punt Road at 20 meters from the intersection with the Pacific Highway.



Figure: 0072

North side of Old Punt Road at 30 meters from the intersection with the Pacific Highway.



Figure: 0073

North side of Old Punt Road at 40 meters from the intersection with the Pacific Highway.



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North side of Old Punt Road at 150 meters from the intersection with the Pacific Highway.



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North side of Old Punt Road at 160 meters from the intersection with the Pacific Highway.



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North side of Old Punt Road at 170 meters from the intersection with the Pacific Highway.



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North side of Old Punt Road at 180 meters from the intersection with the Pacific Highway.

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North side of Old Punt Road at 190 meters from the intersection with the Pacific Highway.



Figure: 0089

North side of Old Punt Road at 200 meters from the intersection with the Pacific Highway.



Figure: 0090

North side of Old Punt Road at 210 meters from the intersection with the Pacific Highway.





Figure: 0091

North side of Old Punt Road at 220 meters from the intersection with the Pacific Highway.



Figure: 0092

North side of Old Punt Road at 230 meters from the intersection with the Pacific Highway.



Figure: 0093

North side of Old Punt Road at 240 meters from the intersection with the Pacific Highway.



Figure: 0094

North side of Old Punt Road at 250 meters from the intersection with the Pacific Highway.



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North side of Old Punt Road at 260 meters from the intersection with the Pacific Highway.



Figure: 0096

North side of Old Punt Road at 270 meters from the intersection with the Pacific Highway.



Figure: 0097

North side of Old Punt Road at 280 meters from the intersection with the Pacific Highway.



Figure: 0098

North side of Old Punt Road at 290 meters from the intersection with the Pacific Highway.



Figure: 0099

North side of Old Punt Road at 300 meters from the intersection with the Pacific Highway.



Figure: 0100

North side of Old Punt Road at 310 meters from the intersection with the Pacific Highway.



Figure: 0101

North side of Old Punt Road at 320 meters from the intersection with the Pacific Highway.



Figure: 0102

North side of Old Punt Road at 330 meters from the intersection with the Pacific Highway.



Figure: 0103

North side of Old Punt Road at 340 meters from the intersection with the Pacific Highway.



Figure: 0104

North side of Old Punt Road at 350 meters from the intersection with the Pacific Highway.



Figure: 0105

North side of Old Punt Road at 360 meters from the intersection with the Pacific Highway.



Figure: 0106

North side of Old Punt Road at 370 meters from the intersection with the Pacific Highway.



Figure: 0107

North side of Old Punt Road at 380 meters from the intersection with the Pacific Highway.



Figure: 0108

North side of Old Punt Road at 390 meters from the intersection with the Pacific Highway.



Figure: 0109

North side of Old Punt Road at 400 meters from the intersection with the Pacific Highway.



Figure: 0110

North side of Old Punt Road at 410 meters from the intersection with the Pacific Highway.



Figure: 0111

North side of Old Punt Road at 420 meters from the intersection with the Pacific Highway.



Figure: 0112

North side of Old Punt Road at 430 meters from the intersection with the Pacific Highway.



Figure: 0113

North side of Old Punt Road at 440 meters from the intersection with the Pacific Highway.



Figure: 0114

North side of Old Punt Road at 450 meters from the intersection with the Pacific Highway.



Figure: 0115

North side of Old Punt Road at 460 meters from the intersection with the Pacific Highway.



Figure: 0116

North side of Old Punt Road at 470 meters from the intersection with the Pacific Highway.



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North side of Old Punt Road at 480 meters from the intersection with the Pacific Highway.



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North side of Old Punt Road at 490 meters from the intersection with the Pacific Highway.



Figure: 0119

North side of Old Punt Road at 500 meters from the intersection with the Pacific Highway.



Figure: 0120

North side of Old Punt Road at 510 meters from the intersection with the Pacific Highway.



Figure: 0121

North side of Old Punt Road at 520 meters from the intersection with the Pacific Highway.



Figure: 0122

North side of Old Punt Road at 530 meters from the intersection with the Pacific Highway.



Figure: 0123

General view of the north side of the road adjacent to the construction site.



Figure: 0124

General view of the north side of the road adjacent to the construction site.



Figure: 0125

General view of the north side of the road adjacent to the construction site.



Figure: 0126

General view of the north side of the road adjacent to the construction site.



Figure: 0127

General view of the north side of the road adjacent to the construction site.



Figure: 0128

General view of the north side of the road adjacent to the construction site.



Figure: 0129

General view of the south side of the road adjacent to the construction site.



Figure: 0130

General view of the south side of the road adjacent to the construction site.



Figure: 0131

General view of the south side of the road adjacent to the construction site.



Figure: 0132

General view of the south side of the road adjacent to the construction site.



Figure: 0133

General view of the south side of the road adjacent to the construction site.



Figure: 0134

Guard rail on the north side of the road.



Figure: 0135

Guard rail on the north side of the road.



Figure: 0136

Guard rail on the north side of the road.



Figure: 0137

Guard rail on the north side of the road.



Figure: 0138

Cracking in the roadway near the guard rail.



Figure: 0139

Expansion joint in the roadway near the guard rail.



Figure: 0140

Expansion joint in the roadway near the guard rail.



Figure: 0141

West side of the roadway at 10 meters to the north of the guard rail near site.



Figure: 0142

West side of the roadway at 20 meters to the north of the guard rail near site.



Figure: 0143

West side of the roadway at 30 meters to the north of the guard rail near site.



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Figure: 0194

West side of the roadway at 550 meters to the north of the guard rail near site.