

The Property Inspectors

80 Victoria Rd Drummoyne NSW 2047
Office Phone (02) 91815989 :
Mobile: 0411880588
Email: admin@thepropertyinspectors.com.au



2 November 2017

SITE INSPECTION & ADVICE

SITE INSPECTION & ADVICE No: 1058

To:
Attention: Mr Jonathon Kresner

Date: 31 October 2017
Project No: PRO0053
Project Name: 37 Paul Street Bondi
Site Contact: Emilio Calandra (0411880588)

Brief :

To inspect the existing concrete floor for structural failures within the apartment No 36 or 37 Paul Street Bondi

To inspect the bathroom walls for water leaks

To inspect and comment on the stairwell / common property walls and exposed concrete slabs

Our Findings

There were two long and minor cracks ranging from (0.5mm to 1.5mm gauge) within the concrete floor structure spanning the width of the hallway and below where a old wall was removed and the 2nd crack in the floor was perpendicular to that crack back into the living/dinning and kitchen area

There were 4 steel members exposed within the concrete floor within the apartment which are affected by rust, all exposed and rusted reinforcement should be treated to prevent any further deterioration of the reinforcement within the concrete slab

The two bathrooms have been stripped out, it appears that the original wall tiles were not water proofed prior to the tiles being installed which would have been the reason why the external walls of the apartment within the hallway are affected by moisture within the render, together with the front door jamb (Metal) which is rusted at the base of the door jamb

The common property stairwell (Masonry walls and exposed concrete slabs) are affected by moisture, these defects are minor in nature and the exposed concrete slab edges have been repaired in various locations

Recommendations

The apartment concrete floor can be tested and assessed for structural integrity with a concrete rebound test to confirm its current strength

The concrete floor should be treated so all exposed steel members are sealed and preserved prior to any works being carried out to the existing floor structure

The entire apartment floor should be topped with non shrink grout in all recesses greater than 20mm.

The entire apartment floor should have 25mmx25mm galvanised mesh installed to the concrete floor to be imbedded within the proposed tile bed as I understand the entire apartment is being tiled

The floor tiles should be glued down to the sand and cement screed with flexible tile adhesive and flexible tile grout

The bathroom walls and floors should be water proofed meeting current regulations

I can not give advice on the common property asset as I was not shown both sides of the walls and all aspect of the slabs within the common areas

All Engineering Design & Advice is signed off by Geoff Hopkins & Associates Pty Ltd, G P Hopkins BE MIE CPEng, ABN 49 002 752 338

On behalf of The Property Inspectors :

On behalf of :

A handwritten signature in black ink, appearing to be 'Emilio Calandra', with a long horizontal stroke extending to the right.

Emilio Calandra
0411880588
emilio@thepropertyinspectors.com.au

Name: