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## PROPERTY INSPECTION REPORT

**PROPERTY**  
**INSPECTION DATE**  
**CLIENT**

**Surry Hills**  
December 2016  
The Owner's Corporation

**TELEPHONE**  
**EMAIL**  
**REF**

### GENERAL COMMENTS

The purpose of this inspection was to identify and report on defects in the above property prior to the commencement of building works on the adjacent site

The property is a 6 level warehouse conversion

Accommodation on the ground floor level includes entry foyer, lift lobby, fire stairs, some plant rooms and parking area.

On the first floor level is the lift lobby, fire stairs and two similar apartments, unit 1 has an entry foyer, living / dining room, laundry, bathroom 1, kitchen, bedroom 2, bedroom 1 and ensuite bathroom.

Unit 2 is similar to unit 1, but mirror reversed.

On the second floor are the lift lobby, fire stairs and two similar apartments, unit 3 has an entry foyer, living / dining room, laundry, bathroom 1, kitchen, bedroom 2, bedroom 1 and ensuite bathroom.

Unit 4 is similar to unit 4, but mirror reversed.

On the third floor is the lift lobby, fire stairs and two similar apartments, unit 5 has an entry foyer, living / dining room, laundry, bathroom 1, kitchen, bedroom 2, bedroom 1 and ensuite bathroom.

Unit 6 is similar to unit 5, but mirror reversed.

On the fourth floor are the lift lobby, fire stairs and two similar apartments, unit 7 has an entry foyer, living / dining room, laundry, bathroom 1, kitchen, bedroom 2, bedroom 1 and ensuite bathroom., and on the upper level is a living room and roof terrace

Unit 8 has the entry, laundry, living / dining room, nursery bedroom 4, bedroom 1, walk in robe 1, ensuite bathroom 1, kitchen, nursery bedroom 3, bedroom 2, and bathroom 2. On the upper level are the stairs and roof terrace.

The building was found to be in generally sound condition having regard to the age of the original structures. There are a number of minor deficiencies which are detailed in the body of the report.

**ROB WHELAN**  
**For Advanced Building Inspections**

## **PART A - ROOM BY ROOM EXAMINATION**

### **A. GROUND FLOOR LEVEL**

#### **1. ENTRY FOYER**

- a. There are some hairline shrinkage cracks in the polished concrete floors  
This minor defect is seen in all concrete floors in the lift foyer, entry and other common areas

#### **1. LIFT LOBBY**

- a. There are some hairline shrinkage cracks in the polished concrete floors  
This minor defect is seen in all concrete floors in the lift foyer, entry and other common areas

#### **2. FIRE STAIRS**

- a. The northern wall has been stripped of paint and shows signs of water penetration on all levels



- b. We noted that there is a considerable amount of water penetration around the original and replaced steel fire windows. We found blistering paint in the reveals and sills, both inside and outside on levels 1, 2 and 3.

#### 4. PLANT ROOMS

- a. There is some water penetration along the northern walls
- b. Some of the steel door frames are affected by moisture and are rusting

#### 5. PARKING AREA

- a. There is some water penetration along the northern walls



- b. Some of the steel door frames are affected by moisture and are rusting
- c. There is water welling up from the cracks in the floor slabs - see comments below

#### B. FIRST FLOOR LEVEL

##### 1. LIFT LOBBY

- a. There are some hairline shrinkage cracks in the polished concrete floors  
This minor defect is seen in all concrete floors in the lift foyer, entry and other common areas

##### 2. FIRE STAIRS

- a. The northern wall has been stripped of paint and shows signs of water penetration
- b. We noted that there is a considerable amount of water penetration around the original and replaced steel fire windows. We found blistering paint in the reveals and sills, both inside and outside on levels 1, 2 and 3.

**B1 UNIT 1****1. ENTRY FOYER**

- a. No significant defects found

**2. LIVING / DINING ROOM**

- a. There is some minor cupping in the timber flooring  
This is a common issue in many of the apartments

**3. LAUNDRY**

- a. No significant defects found

**4. BATHROOM 1**

- a. No significant defects found

**5. KITCHEN**

- a. No significant defects found

**6. BEDROOM 2**

- a. No significant defects found

**7. BEDROOM 1**

- a. No significant defects found

**8. ENSUITE BATHROOM**

- a. No significant defects found

**B2 UNIT 2****1. ENTRY FOYER**

- a. No significant defects found

**2. LIVING / DINING ROOM**

- a. There is some cupping in the timber flooring
- b. We noted that there is a considerable amount of water penetration around the original and replaced steel fire windows. We found blistering paint in the reveals and sills, both inside and outside

**3. LAUNDRY**

- a. No significant defects found

**4. BATHROOM 1**

- a. We noted that there is a considerable amount of water penetration around the original and replaced steel fire windows. We found blistering paint in the reveals and sills, both inside and outside

**5. KITCHEN**

- a. There is a hole in the wall between the kitchen and the bedroom, east side.

**6. PANTRY**

- a. We noted that there is a considerable amount of water penetration around the original and replaced steel fire windows. We found blistering paint in the reveals and sills, both inside and outside

**7. BEDROOM 2**

- a. No significant defects found

**8. BEDROOM 1**

- a. No significant defects found

**9. ENSUITE BATHROOM**

- a. No significant defects found

**10. BEDROOM 3**

- a. We noted that there is a considerable amount of water penetration around the original and replaced steel fire windows. We found blistering paint in the reveals and sills, both inside and outside

- C. SECOND FLOOR**
- 1. LIFT LOBBY**
  - a. No significant defects found
- 2. FIRE STAIRS**
  - a. See common area section



- C.3 UNIT 3**
- 1. ENTRY FOYER**
  - a. No significant defects found
- 2. LIVING / DINING ROOM**
  - a. There is some cupping in the timber flooring
- 3. LAUNDRY**
  - a. No significant defects found

**4. BATHROOM 1**

- a. We noted that there is a considerable amount of water penetration around the original and replaced steel fire windows. We found blistering paint in the reveals and sills, both inside and outside

**5. KITCHEN**

- a. No significant defects found

**6. BEDROOM 2**

- a. No significant defects found

**7. BEDROOM 1**

- a. No significant defects found

**8. ENSUITE BATHROOM**

- a. No significant defects found

**C.4 UNIT 4****1. ENTRY FOYER**

- a. No significant defects found

**2. LIVING / DINING ROOM**

- a. There is some cupping in the timber flooring

**3. LAUNDRY**

- a. No significant defects found

**4. BATHROOM 1**

- a. No significant defects found

**5. KITCHEN**

- a. No significant defects found

**6. BEDROOM 2**

- a. No significant defects found

**7. BEDROOM 1**

- a. No significant defects found

**8. ENSUITE BATHROOM**

- a. No significant defects found



**D. THIRD FLOOR****1. LIFT LOBBY**

- a. There are some hairline shrinkage cracks in the polished concrete floors  
This defect is seen in all concrete floors in the lift foyer, entry and other common areas

**2. FIRE STAIRS**

- a. The northern wall has been stripped of paint and shows signs of water penetration
- b. We noted that there is a considerable amount of water penetration around the original and replaced steel fire windows. We found blistering paint in the reveals and sills, both inside and outside on levels 1, 2 and 3.

**D5 UNIT 5****1 ENTRY FOYER**

- a. No significant defects found

**2. LIVING / DINING ROOM**

- a. There is some cupping in the timber flooring

**3. LAUNDRY**

- a. No significant defects found

**4. BATHROOM 1**

- a. No significant defects found

**5. KITCHEN**

- a. No significant defects found

**6. BEDROOM 2**

- a. No significant defects found

**7. BEDROOM 1**

- a. No significant defects found

**8. ENSUITE BATHROOM**

- a. No significant defects found

**D6 UNIT 6****1 ENTRY FOYER**

- a. No significant defects found

**2. LIVING / DINING ROOM**

- a. There is some cupping in the timber flooring  
b. We found some dampness in the northern walls  
c. We noted that there is a considerable amount of water penetration around the original and replaced steel fire windows. We found blistering paint in the reveals and sills, both inside and outside

**3. LAUNDRY**

- a. No significant defects found

**4. BATHROOM 1**

- a. No significant defects found

**5. KITCHEN**

- a. No significant defects found

**6. BEDROOM 2**

- a. No significant defects found

**7. BEDROOM 1**

- a. No significant defects found

**8. ENSUITE BATHROOM**

- a. No significant defects found

**E. FOURTH FLOOR****1. LIFT LOBBY**

- a. There are some hairline shrinkage cracks in the polished concrete floors  
This defect is seen in all concrete floors in the lift foyer, entry and other common areas

**2. FIRE STAIRS**

- a. The northern wall has been stripped of paint and shows signs of water penetration
- b. We noted that there is a considerable amount of water penetration around the original and replaced steel fire windows. We found blistering paint in the reveals and sills, both inside and outside on levels 1, 2 and 3.

**E7 UNIT 7****1. ENTRY FOYER**

- a. No significant defects found

**2. LIVING / DINING ROOM**

- a. No significant defects found

**3. LAUNDRY**

- a. No significant defects found

**4. BATHROOM 1**

- a. No significant defects found

**5. KITCHEN**

- a. No significant defects found

**6. BEDROOM 2**

- a. No significant defects found

**7. BEDROOM 1**

- a. No significant defects found

**8. ENSUITE BATHROOM**

- a. No significant defects found

**9. UPPER LEVEL LIVING ROOM**

- a. There is some minor cracking at control joints and the bearing of slabs on walls on the eastern side of the stairs  
The cracks are hairline, less than 0.5mm wide  
The crack zones show some efflorescence and blistering in the paint  
We are advised that waterproofing repair works have been recently completed

**10. ROOF TERRACE**

- a. There are some loose timber slats on the southern side balustrade
- b. Builders of the adjacent site need to be aware that there is a glass roof running along the northern and the southern side of the building.  
The glass roof is protected by sprinklers

**F8. UNIT 8****1. ENTRY**

a. No significant defects found

**2. LAUNDRY**

a. No significant defects found

**3. LIVING / DINING ROOM**

a. No significant defects found

**4. NURSERY BEDROOM 4**

a. No significant defects found

**5. BEDROOM 1**

a. No significant defects found

**6. WALK IN ROBE 1**

a. No significant defects found

**7. ENSUITE BATHROOM 1**

a. No significant defects found

**8. KITCHEN**

a. No significant defects found

**9. NURSERY BEDROOM 3****10. BEDROOM 2**

a. No significant defects found

**11. BATHROOM 2**

a. No significant defects found

**12. UPPER LEVEL- STAIRS**

a. There is some minor cracking at control joints and the bearing of slabs on walls



The cracks are hairline, less than 0.5mm wide

The crack zones show some efflorescence and blistering in the paint

We are advised that waterproofing repair works have been recently completed

**13. ROOF TERRACE.**

- a. There is some minor cracking at control joints around the lift over run tower  
The cracks are hairline, less than 0.5mm wide



- b. There is some dampness in the base of the lift over run tower and stair walls  
We are advised that waterproofing repair works have been recently completed

- c. Builders of the adjacent site need to be aware that there is a glass roof running along the northern and the southern side of the building.  
The glass roof is protected by sprinklers



## PART B - EXTERNALLY

1. The external walls of the building are solid brickwork..

The lower level appears to be part 470mm brickwork, the ground floor and level 1 and 2 appear to be 350mm solid brick and the top two levels are 230mm brickwork, parts of which are English Bond and sections are Flemish bond with header bricks at various levels

2. The external walls of the building are rendered and have been painted recently

3. We noted that there is a considerable amount of water penetration around the original and replaced steel fire windows. We found blistering paint in the reveals and sills, both inside and outside on levels 1, 2 and 3.

We found localised dampness and medium range moisture meter readings in the bagged brick walls of the living room of Unit 6. The remainder of the apartments have had the external brick walls lined with plasterboard on studs.

4. There is no significant cracking in the external walls of the building.

The inspection was limited to a ground level inspection, with powerful binoculars and telephoto lenses on our cameras

5. The ground floor of the building is a part basement, with the external ground level; of the parking area of the adjacent development site being approximately 1200mm above the internal floor level at the north western corner and about 2100mm above the floor level at the north eastern corner.

There is severe dampness in the northern walls of the carpark and ground floor walls

We are advised that in periods of heavy rain, spouts of water have been found emerging from the rear sections of the northern walls

It appears that the paving of the car park area of the development site is highly porous, a superficial examination of the site shows that the slabs are badly cracked, poorly drained, and are sloping to the south against the walls of the subject property.

The ground under the carpark level appears to be saturated



6. There are many cracks in the carpark floor of No 36. We noted that there is some water staining around the crack lines. This appears to be water pumping up from under the slab due to hydrostatic pressure from the saturated ground under the neighbour's carpark level.
7. In my opinion, the source of the water that is causing the dampness in the parking level of no 35 will be more or less eliminated by the construction works on the development site.

I am advised that the developers are to excavate up to 6.0m to provide for their car stackers. This may take their basement well below the footings of the building at No 36.

The future basement will need to be tanked to achieve watertight integrity and will be fitted with sumps and pump out systems to remove all seepage water to the street gutters and council drains.

From a limited examination of the proposed development plans, it appears that the excavation for their car parking basement will be 3.0 meters away from the walls of No 36.

8. As the developers appear to be proposing to excavate to a level lower than the probable depth of the footings of the building at no 36, the excavation and construction works should be monitored by representatives of the Owner's Corporation of No 36

Should you require any further information in relation to our report, please do not hesitate to contact us.

**ROB WHELAN**  
**For Advanced Building Inspections**



# PHOTOGRAPHS

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