



2 Palmview Forest Drive, Palmview PRE-CONSTRUCTION CONDITION SURVEY

Project: Caloundra Road to Sunshine Motorway Upgrade

Client: Fulton Hogan Seymour Whyte Joint Venture

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1. Introduction

1.1 Background

Burchills Engineering Solutions has been engaged by Seymour Whyte Fulton Hogan Joint Venture to conduct pre-construction condition surveys of the Caloundra Road to Sunshine Motorway Upgrade.

This report presents the results for the property located at 2 Palmview Forest Drive, Palmview.

1.2 Objective

The objective of the pre-construction condition survey is to visually record the aesthetic condition of the subject property. The results presented in this report provide a quantitative benchmark for subsequent assessment, if required.

1.3 Methodology

The nominated property in this report was inspected by Burchills Engineering Solutions Pty Limited. The inspection was limited to the visual recording of the aesthetic condition of elements in the building readily accessible at the time of inspection. The inspection was conducted in a non-destructive and non-intrusive manner and is not a structural assessment of the building elements. Refer to Section 1.6 for the limitations of the inspection.

Where possible, owners/occupiers, or their nominated representative, were present during the inspection.

At the time of inspection, photos and notes were taken to assist with the recording of results. Defects worthy of note at the time of inspection were recorded and photographs taken. These photographs were taken to identify the subject property, damage or defects, or as otherwise deemed necessary by the inspector at time of the inspection.

1.4 Distribution of Reports

In addition to the master copy held by Burchills Engineering Solutions there are two (2) bound hard copies and one (1) digital copy of report and photos on compact disc (CD) for the following stake holders:

- Fulton Hogan Seymour Whyte Joint Venture; and
- Owner of the subject property.

All reports will be issued to Fulton Hogan Seymour Whyte Joint Venture for distribution. If the owner of the subject property is not satisfied with the contents of this report, it is requested that they immediately contact Burchills Engineering Solutions as per contact details on the document control sheet.

1.5 Material Change in Condition

If, during the course of the works, the property owner or occupier becomes aware of any material change in condition of the subject property, they are requested to immediately contact Fulton Hogan Seymour Whyte Joint Venture.

1.6 Limitations

This report is intended to record the condition of the exposed elements within the property. Items that have specifically not been inspected include:

- Areas of a property, which are not required to be surveyed as defined in the scope of works for this project such as (but not limited to) areas identified as low risk;
- Areas, where it is deemed unsafe by the inspector to enter such as (but not limited to) structures in a state of disrepair;
- Areas, which the owner/occupier has advised that the inspector does not have permission to enter such as (but not limited to) bedrooms, storage rooms, etc.;
- Buildings/structures that are still under construction;
- Areas, which require invasive methods to inspect such as (but not limited to) the removal of bolts, screws or other fixings;
- Areas, that are not clearly visible without the removal of obstacles such as (but not limited to) behind posters, wall units, cupboards, etc.;
- Areas, where it is deemed unreasonable by the inspector to enter such as (but not limited to) roofs, ceiling space, crawl space, etc.;
- Structures, that would not normally require a building approval such as (but not limited to) relocatable dog kennels, shipping containers, caravans etc.;
- Below ground services such as (but not limited to) sewer, stormwater, water reticulation, electrical cables, telecommunication cables, gas reticulation; and
- Mechanical, electrical, hydraulic plant and their rooms, cupboards etc. and or any other specialist element which the inspector is not an expert in the field of such (but not limited to) lift and elevator components, mechanical plant, electrical components, hot water systems, mechanical rides, etc).

Burchills Engineering Solutions is unable to comment on the condition of the above mentioned items and therefore the condition of these elements are excluded from this report.

This report also excludes any investigation into compliance with legislation, building regulations, Australian Standards or other regulations relating to the building/structure.

In line with industry standards, building services have not been tested and no design calculations have been undertaken as part of this report.

Burchills Engineering Solutions has not inspected the property for termite infestation and would only report on such if termite evidence was apparent during our inspection.

This report is not a structural assessment, certification, warranty or guarantee and has been scoped in accordance with the instructions given to Burchills Engineering Solutions. Any reference to condition (poor, fair or good condition etc.) of any structure or element is a description of the aesthetic appearance only, and unless specifically noted does not assess structural characteristics of the structure or element.

2. Inspection Summary

Inspection Details	
Property Address:	2 Palmview Forest Drive, Palmview
Inspection Date:	18 May 2017
Inspector:	Brody Coote
Attendees:	-
Weather Conditions:	Overcast

Main Building/Structure Description	
Structure Type:	Estate entrance walls
Approximate Age:	Unknown
Construction Type:	Stone

Other Structures on Property Inspected:

Other Structures on Property Not Inspected:

Additional Comments:

3. Site Photographs



Photograph 1: Subject property viewed looking north west



Photograph 2: General view, south east corner, south wall viewed looking south west
Generally appears to be in fair condition



Photograph 3: General view, east side, south wall viewed looking north west
Stone missing, damaged pipe



Photograph 4: East side, south wall viewed looking west
Close view of Photograph 3 – stone missing, damaged pipe



Photograph 5: General view, east side, south wall viewed looking north west
Generally appears to be in fair condition



Photograph 6: General view, north east corner, south wall viewed looking south west
Generally appears to be in fair condition



Photograph 7: General view, north side, south wall viewed looking south west
Generally appears to be in fair condition



Photograph 8: General view, north side, south wall viewed looking south west



Photograph 9: General view, north side, south wall viewed looking south west
Generally appears to be in fair condition



Photograph 10: General view, north side, south wall viewed looking south west
Generally appears to be in fair condition



Photograph 11: General view, north side, south wall viewed looking west
Cracked and damaged stone, missing stone



Photograph 12: North side, south wall viewed looking south
Close view of Photograph 11 – cracked and damaged stone, missing stone



Photograph 13: General view, north side, south wall viewed looking south west
Generally appears to be in fair condition



Photograph 14: General view, west corner, south wall viewed looking south east
Cracked stone



Photograph 15: West corner, south wall viewed looking south east
Close view of Photograph 14 – cracked stone



Photograph 16: General view, west corner, south wall viewed looking north
Restricted visibility due to vegetation, generally appears to be in fair condition



Photograph 17: General view, west corner, south wall viewed looking north east
Restricted visibility due to vegetation, generally appears to be in fair condition



Photograph 18: General view, north side, south wall viewed looking north west
Cracked concrete



Photograph 19: General view, north side, south wall viewed looking east
Generally appears to be in fair condition



Photograph 20: General view, north side, south wall viewed looking east
Generally appears to be in fair condition



Photograph 21: General view, north side, south wall viewed looking east
Generally appears to be in fair condition



Photograph 22: General view, north side, south wall viewed looking east
Restricted access and visibility due to vegetation



Photograph 23: General view, west corner, north wall viewed looking north east



Photograph 24: General view, west side, north wall viewed looking south east



Photograph 25: General view, west side, north wall viewed looking east
Blocked pipe



Photograph 26: General view, south side, north wall viewed looking north
Generally appears to be in fair condition



Photograph 27: General view, south side, north wall viewed looking north east
Generally appears to be in fair condition



Photograph 28: General view, south side, north wall viewed looking north west
Generally appears to be in fair condition



Photograph 29: General view, south east corner, north wall viewed looking north
Generally appears to be in fair condition



Photograph 30: General view, east side, north wall viewed looking north
Generally appears to be in fair condition



Photograph 31: General view, north east corner, north wall viewed looking south west
Missing stone



Photograph 32: North east corner, north wall viewed looking west
Close view of Photograph 31 – missing stone



Photograph 33: East side, north east wall viewed looking north east
Cracked concrete



Photograph 34: East side, north east wall viewed looking north east
Cracked concrete



Photograph 35: General view, south east corner, north wall viewed looking south
Restricted visibility and access due to vegetation