

Structural Report

32 Corby Street Balwyn North VIC

Prepared for Sanjiv Vij



DOCUMENT STATUS

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Phone: 0431 136 871

Email: info@n2kconsulting.com.au

Address: L1/445-449 South Road, Bentleigh VIC

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1.

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INTRODUCTION

1.1 General

At the request of our client, Sanjiv Vij, we have undertaken an on-site investigation at **32 Corby Street Balwyn North**. The purpose of the investigation was to inspect and provide an assessment on the existing condition of the property at the site. The investigation was undertaken on 05th October 2021.

1.2 Scope

As advised by the client our review was to cover the following scope:

- To visually inspect and report on the existing condition of the property structural conditions
- Provide advice

1.3 Use of This Document

It is anticipated that this review will provide a useful overview and assist in the assessment of the current condition of the wall.

It should however be recognised that the observations made in this report were undertaken by visual means only and our findings and conclusions are based on a “walk through” review of the existing conditions of the structures and did not include areas inaccessible or hidden from view. No on-site testing of structural elements was undertaken.

1.4 Occupational Health and Safety

This report does not provide an assessment of occupational health and safety issues.

1.5 Building Code of Australia

This report has been prepared without input from the municipal building surveyor.

1.6 Limitations

This report has been specifically prepared for the Client as noted on the cover of the report.

No responsibility or liability to any third party is accepted for any loss or damage arising from the use of this report by any third party. Any third party wishing to act upon any material contained in this report should confer with the author of this report for detailed advice to consider that party's requirements. This report should not be used for any other purpose or project.



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1.7 Definitions

Subject property / structure:

32 Corby Street Balwyn North

We:

N2K Consulting Engineers

SUMMARY OF INVESTIGATION AND FINDINGS

Overview

Our client, Sanjiv Vij, has engaged our firm to provide advice on the existing property conditions structurally at the subject site. A visual site investigation was conducted on October 05th, 2021, to assess the site and highlight any potential issues that may compromising structural & safety integrity. A photographic record has been undertaken and compiled in the attached Appendix A.

Observations

The subject property contains a single storey brick veneer residential building over basement. The structure consists of appeared to be brick walls with tiled / tin roof. Above basement, it appears to be poorly constructed suspended slab which is supported on retaining walls. Front basement section load bearing walls appears to be single skin brick wall which is supporting concrete beams & suspended slab. Also noticed concrete beams supported on hollow steel posts. Ground slab in the basement appears to slab on ground.

Conclusion

As per our visual inspection, it appears to be all load bearing sections of concrete such as concrete beam, suspended slab, retaining walls are constructed of using low quality concrete mix where loose pockets of sand can be seen clearly. All retaining walls / concrete beams / slab are cracked including connections of the steel post to the concrete beam where rusted base plate can be seen clearly.

Also noticed retaining walls leaking / draining into the basement floor, however, no pit or discharge point noticed. In the absence of drainage in the basement around the slab on the ground and the likelihood of slab deterioration under the floorings and also possibly with mould. This water seeping through under existing footing for years which is very serious for existing footings integrity & would have deteriorated existing footing which is noticeable in form of cracks. Also, this stagnant rainwater in the basement may create issue for the health in the form of mould & also high humidity which is harmful to the slab which may deteriorate steel reinforcement. As noticed, some placed slab bottom reinforcement already exposed & concrete spoiling.

It is our opinion that structural integrity of the main load bearing component has been compromised, can be seen in forms of excessive cracking which is not suitable for the health & safety of the resident of this house & surrounding neighbouring areas.

Repairing all load bearing walls and making good of the damaged and saggy poor-quality slab/ footings is nearly impossible and is very time, labour and cost intense. Such attempts will not guarantee the integrity of the structure despite extensive repairs. It will also not eliminate accumulated mould in the slab. Hence, in our opinion, demolition of the dwelling is the only permanent and reasonable solution.

Any queries regarding the contents of this report shall be directed to our office for further instruction.

Mohammad Naeem - PE 0002653
For N2K Consulting



Phone: 0431 136 871
Email: info@n2kconsulting.com.au
Address: L1/445-449 South Road, Bentleigh VIC

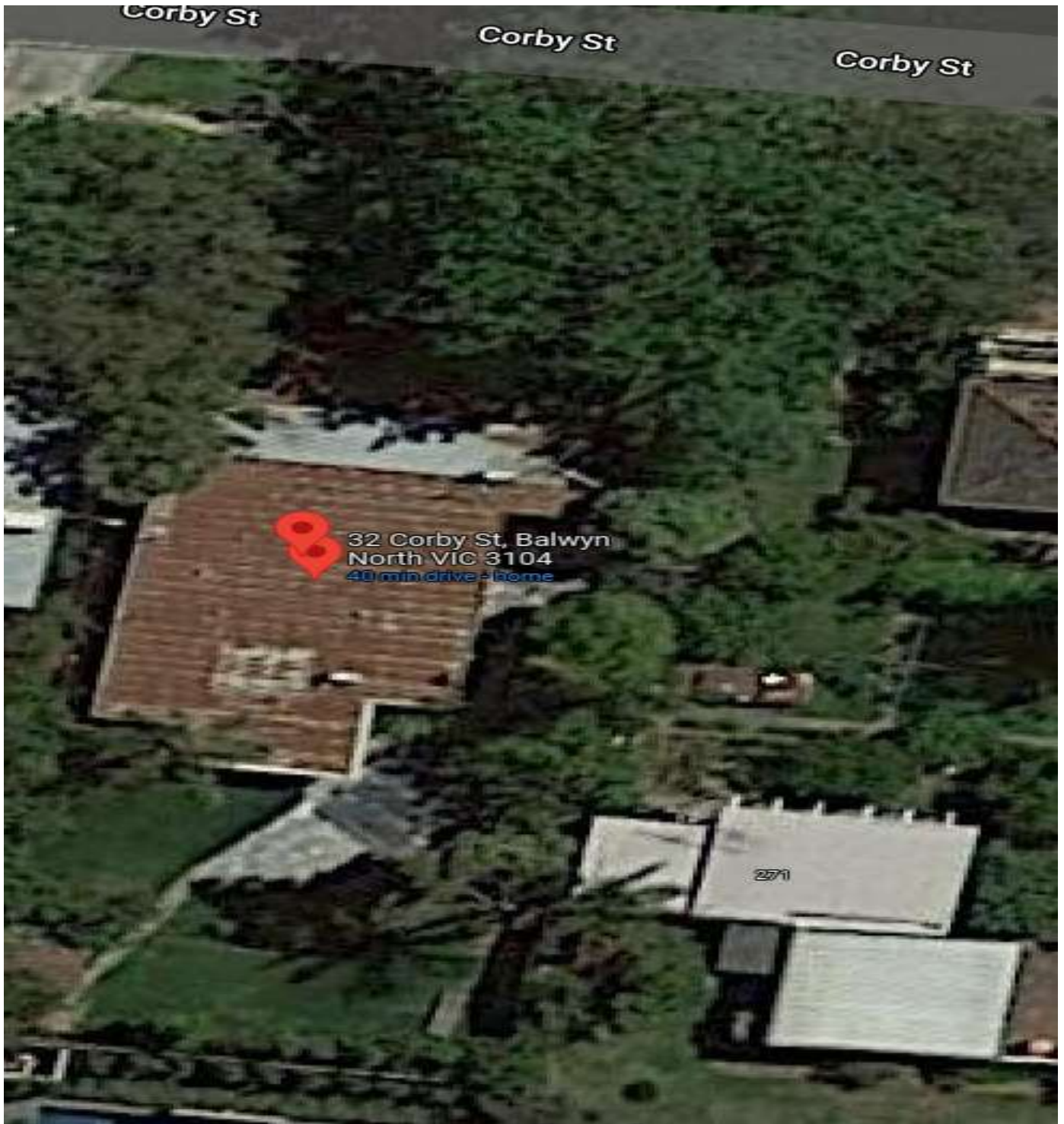
APPENDIX A

PHOTOGRAPHIC RECORD

DESCRIPTION OF PHOTOGRAPHIC SURVEY

<i>Photograph No.</i>	<i>Brief Description</i>
1	General plan view of the property
2-32	General views

Photograph 1



Photograph 1 – General plan view of boundary

Photograph 2



Photograph 2 – Cracked balcony slab

Photograph 3



Photograph 3 – Cracked retaining wall

Photograph 4



Photograph 4 – Front basement beam cracked section

Photograph 5



Photograph 5 – Concrete slab rusted support

Photograph 6



Concrete beam connection
over rusted steel plate &
hollow steel post

Photograph 6 – Concrete slab rusted support

Photograph 7



Photograph 7 – Exposed concrete slab reinforcement

Photograph 8



Photograph 8 – Poor quality concrete mix with loose sand pockets

Photograph 9



Photograph 9 – Poor quality concrete slab

Photograph 10



Photograph 10 – Poor quality concrete slab

Photograph 11



Photograph 11 – wall above basement

Photograph 12



Photograph 12 – wall above basement

Photograph 13



Photograph 13 – wall above basement

Photograph 14



Photograph 14 – wall above basement

Photograph 15



Photograph 15 – Wall above basement

Photograph 16



Photograph 16 – Front Basement section

Photograph 17



Photograph 17 – Front basement section

Photograph 18



*Photograph 18 – Front basement
Section*

Photograph 19



Photograph 19 – Front Section

Photograph 20



Photograph 20 – Front basement section

Photograph 21



Photograph 21 – internal basement view

Photograph 22



Photograph 22 – internal basement view

Photograph 23



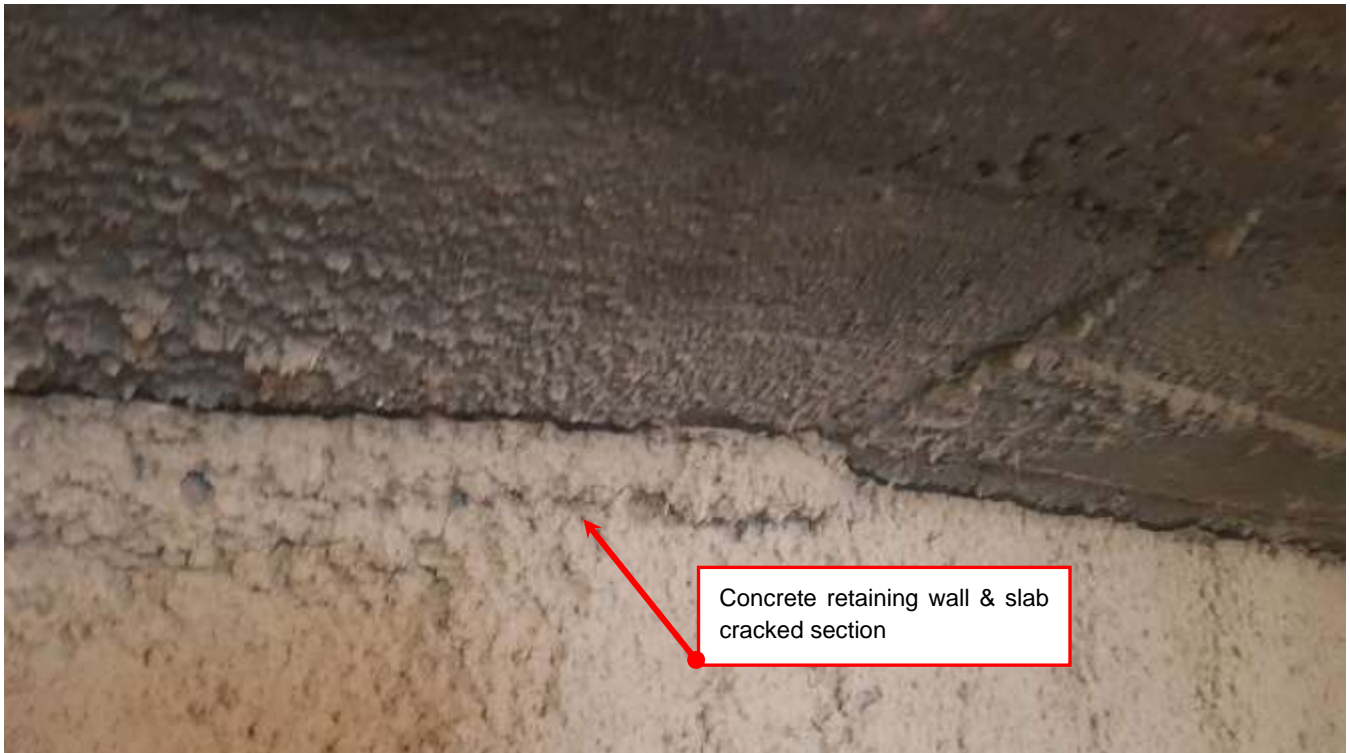
Photograph 23 – internal basement view

Photograph 24



Photograph 24 – internal basement view

Photograph 25



Photograph 25 – internal basement view

Photograph 26



Photograph 26 – internal basement view

Photograph 27



Photograph 27 – internal basement view

Photograph 28



Photograph 28 – internal basement view

Photograph 29



Photograph 29– internal basement view

Photograph 30



Photograph 30– internal basement view

Photograph 31



Photograph 31– Front house view

Photograph 32



Photograph 32– internal basement slab view