

Appendix 6 – Structural Report



STRUCTURAL ASSESSMENT 9 RAGLAN STREET, DAYLESFORD

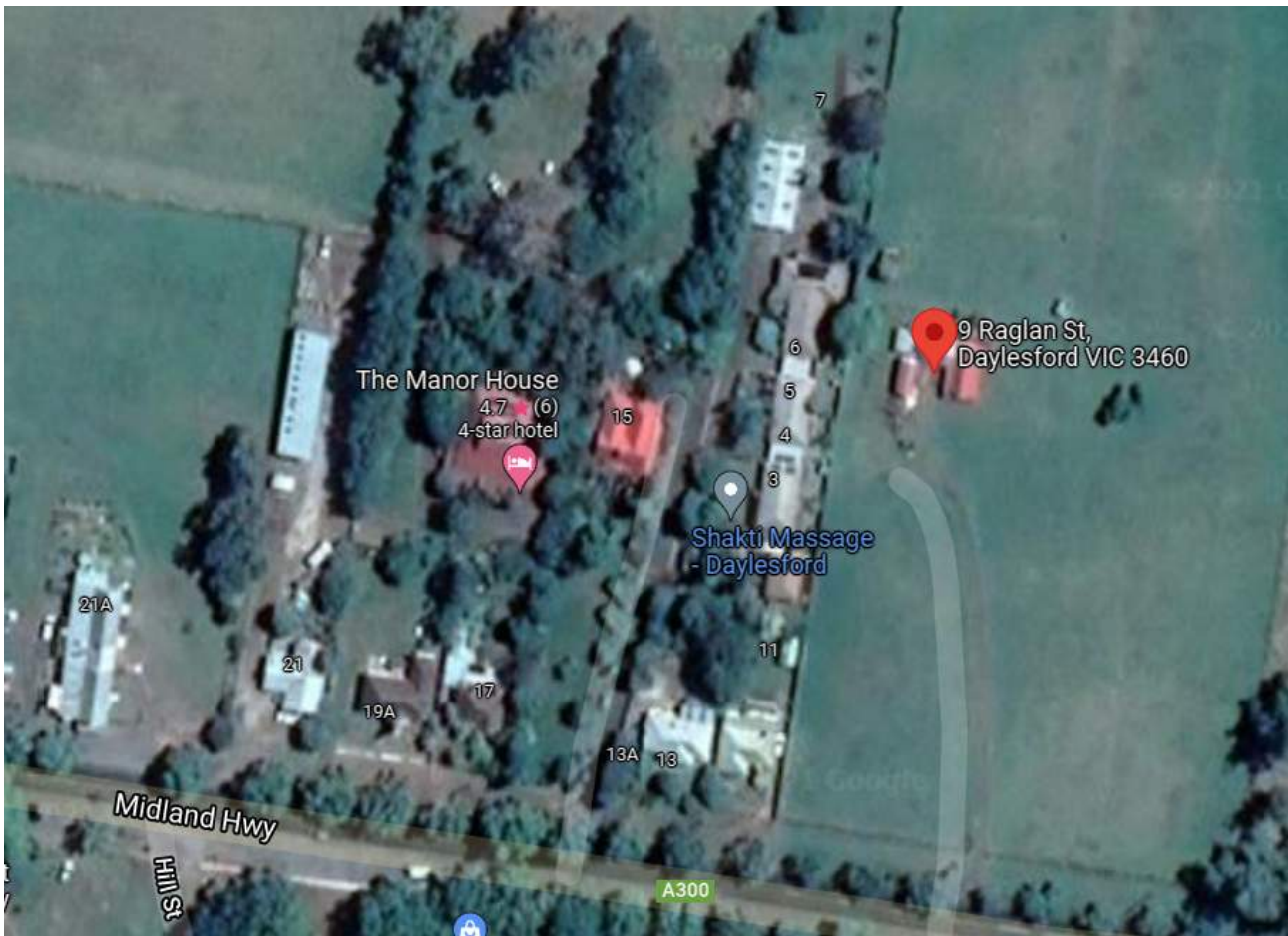
Ref No: 22789-01
Prepared For: HYGGE PROPERTY
Due: October 8, 2021

1.0 INTRODUCTION

The purpose of this report is to provide an assessment of the current structural condition of an existing building located at 9 Raglan Street, Daylesford. The report was requested by Hygge Property.

The building was inspected by Cardno TGM on September 6, 2021. A number of photographs were taken during the inspection and a selection of these are attached to this report.

The report is based upon a visual inspection only. Exposures or intrusive testing of materials has not been undertaken.



2.0 SITE DESCRIPTION

2.1 EXISTING BUILDING

The building is single storey dwelling and constructed predominantly of timber framing, light weight timber cladding, internal timber light weight dividing walls, timber sub-floor with a combination of timber framed propped rafters / trusses and timber battens supporting iron sheet roofing. There was also a separate timber framed shed located to the south-west of the dwelling.

The existing building is currently occupied. There has clearly been no major work or upgrades to the dwelling or shed for a long period of time and as a result is reasonably dilapidated. There are several areas of water damage to ceilings, walls and floors. The floor is very uneven in places indicating sub-floor issues. Externally, the cladding boards had delaminated paint, damaged perimeter flashing, evidence of moisture damage, signs of lean and generally not in a good condition.

2.2 EXTERNAL AREAS

The external regions of the building are overgrown with different plants and it is evident that little maintenance of the external areas is taking place. The cladding boards had delaminated paint, damaged perimeter flashing, evidence of moisture damage, signs of lean and generally not in a good condition. The gutters are full of grass growth which could potentially lead to water damage of fascia structure as well as general damage to gutters, downpipes and underground stormwater system.

3.0 OBSERVATIONS

Please refer to Appendix A for photos of areas inspected.

3.1 EXISTING BUILDING STRUCTURE

The following observations were made onsite:

- Evidence of moisture damage / rot in several places effecting ceiling, walls and subfloor.
- Damaged wall & ceiling linings in several places exposing internal rooms to external elements.
- Damaged masonry around internal fire place.
- Un-even flooring throughout with some floor boards damaged.
- Moisture damaged floor, walls & ceiling in bathroom – evidence of mould.
- Sagging in window lintels & moisture damage to window frames.
- Damaged / ripped wall paper throughout.
- Evidence of water leaks throughout with staining evident on many walls.
- Peeling paint throughout to internal board linings.
- Sagging ceilings in many areas.
- Gaps at junctions between flooring and walls and walls and ceilings.
- Extensive peeling / delaminating of paint to external weatherboards to both dwelling & shed.
- Window frames and sills extremely weathered.
- Roof sheeting is missing /damaged / corroded in many areas on both dwelling and shed.
- Gutters, downpipes & flashing are generally in poor condition.
- Veranda posts, framing and decking boards are highly weathered.
- Damaged mortar to chimneys
- Shed floor boards damaged & uneven indicating sub-floor damage.
- Shed has missing weatherboards in some areas.
- Shed is leaning significantly to the west indicating total loss of lateral stability.
- Overgrown grass / plants generally to the perimeter of the dwelling.
- No evidence of sub-floor ventilation to dwelling and shed.

4.0 REMEDIATION

Remediation is likely to be extremely impractical given the extent of damage and resulting extent of building fabric that would need to be replaced.

The exact extent of structural damage beyond cladding elements is difficult to quantify but from visual inspection however it is clear that the majority of the roof framing, internal wall framing and sub-floor structure and foundations would need to be replaced.

As a minimum, the repairs required to restore the building to a safe condition would include the following:

- Foundation re-stumping throughout the dwelling.
- Replacement of all sub-floor framing.
- All external cladding elements replaced to make the building water-proof.
- Replacement of roof framing.
- All gutters & downpipes to be replaced and existing u/g storm-water system checked and potentially replaced.
- Extensive brick repointing.
- Extensive replacement of timber wall studs internally along with all window and door frames.
- Complete demolition & re-build of the shed.
- Removal of all garden foliage around the building and with the implementation of perimeter landscaping that sheds surface water away from the building.

The above is a reasonably extensive list but the overall level of remediation may not be limited to the above. In effect, the building would need to be fully stripped / gutted to observe the full damage.

5.0 Conclusion

CardnoTGM is of the opinion that repairing the building would result in the loss of a substantial amount of existing structure and likely result in a sub-standard building and overall site outcomes.

Based on the extent of structural damage and safety concerns, we believe it to be impractical to remediate the building and as such CardnoTGM recommends the building be demolished.

If there are any queries in relation to the contents of this report the undersigned may be contacted.

Yours sincerely,

CardnoTGM



James Liversage

Joint Business Leader – Buildings Victoria

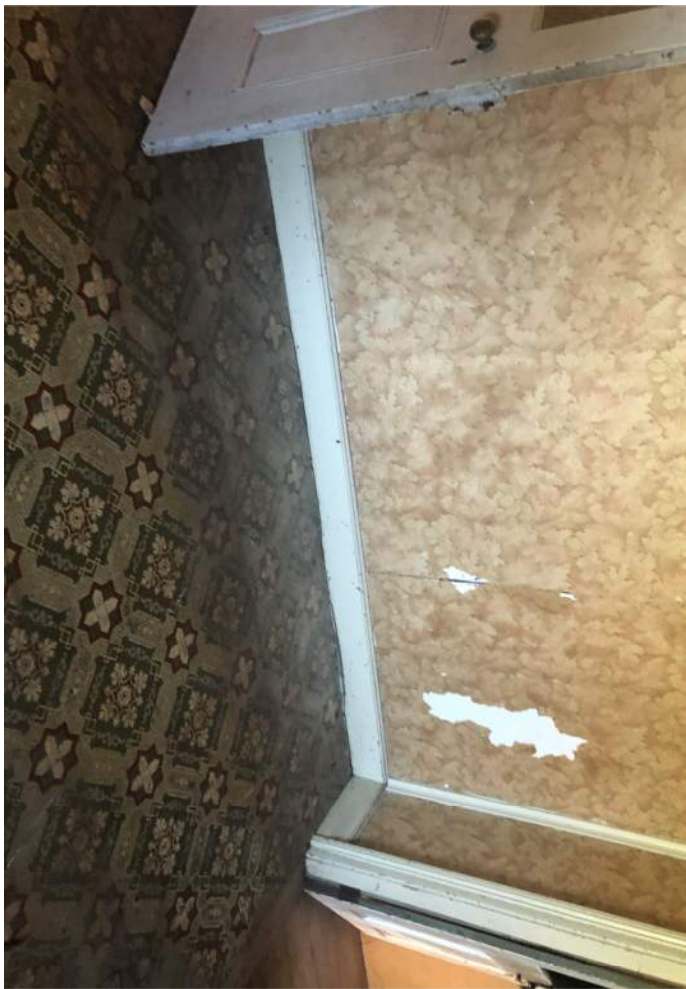
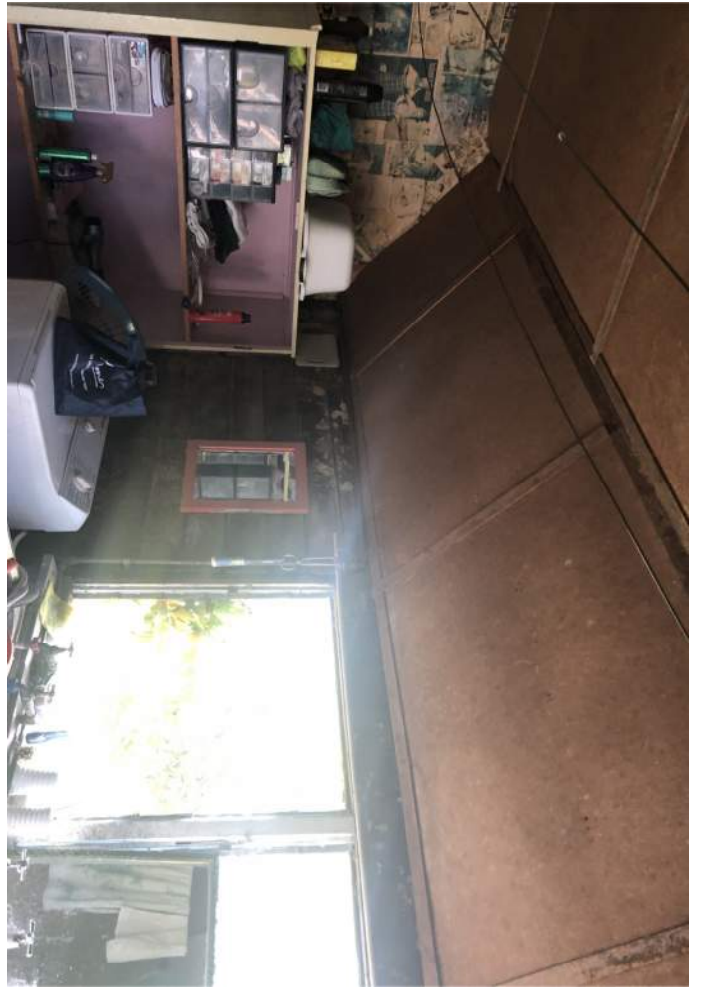
Principle - Buildings

BECivil, MIEAust, MBA, EBE (PE0003641)

Attachments: Appendix A – Site Photos

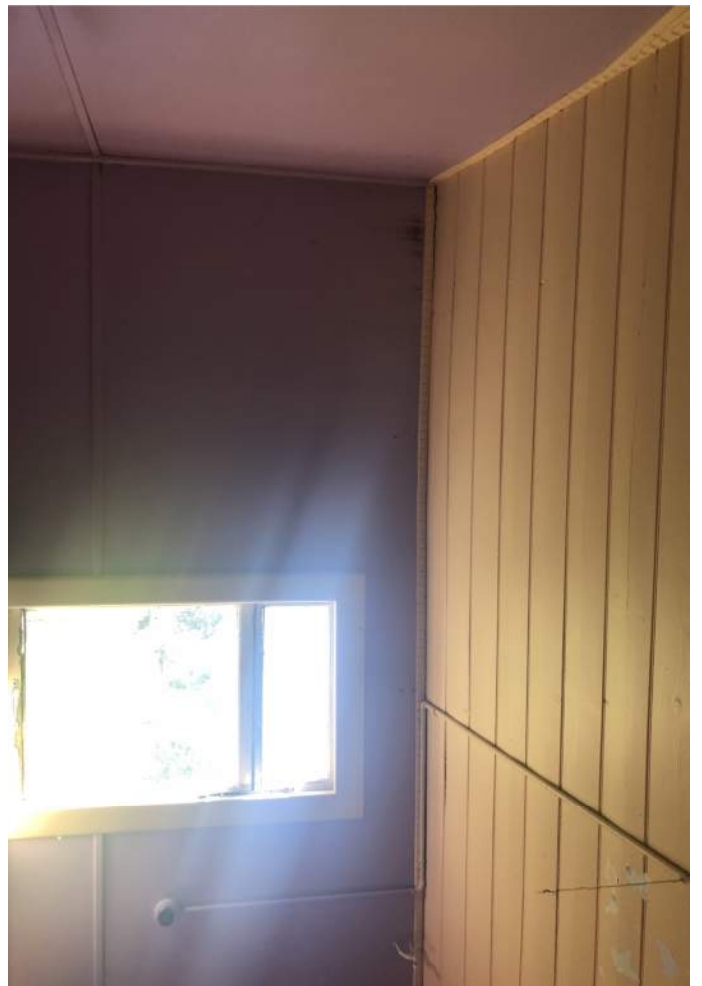
APPENDIX A – SITE PHOTOS

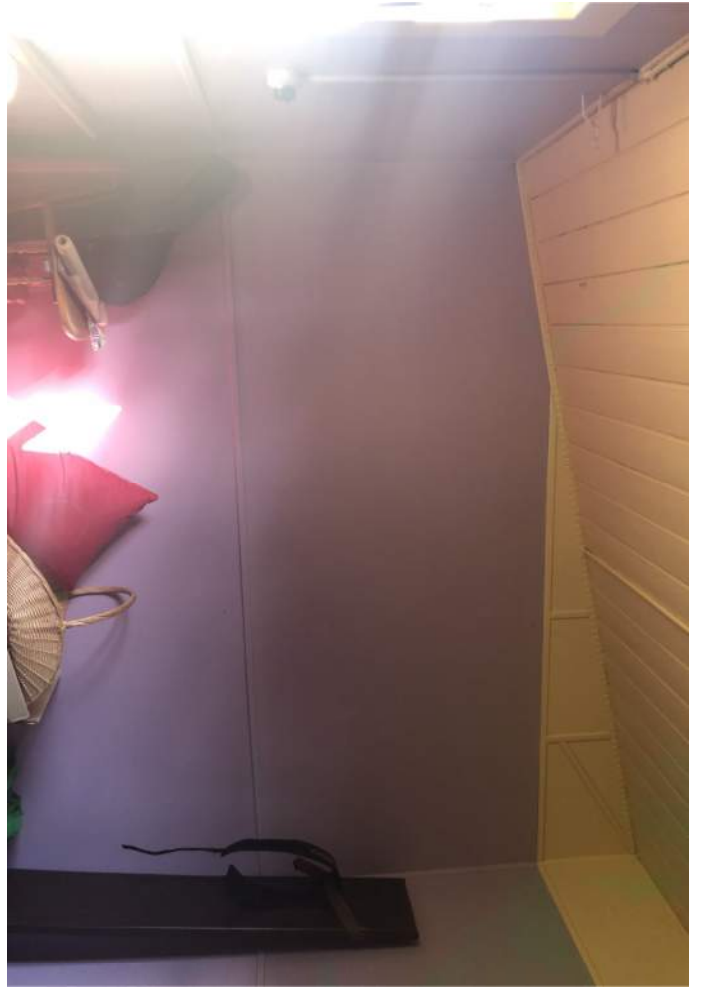




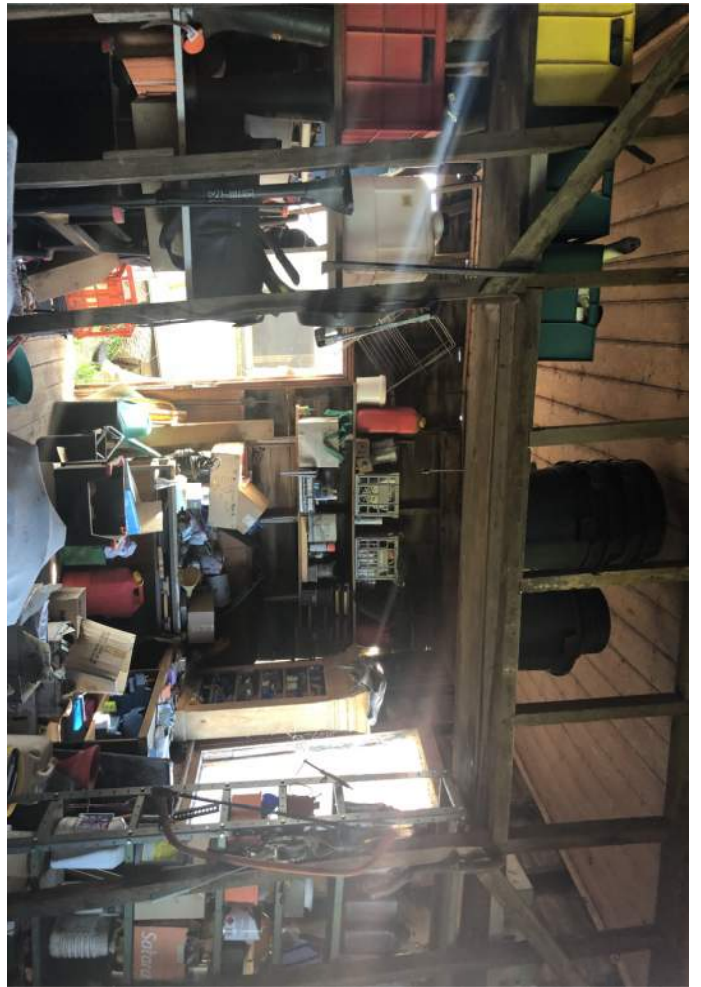
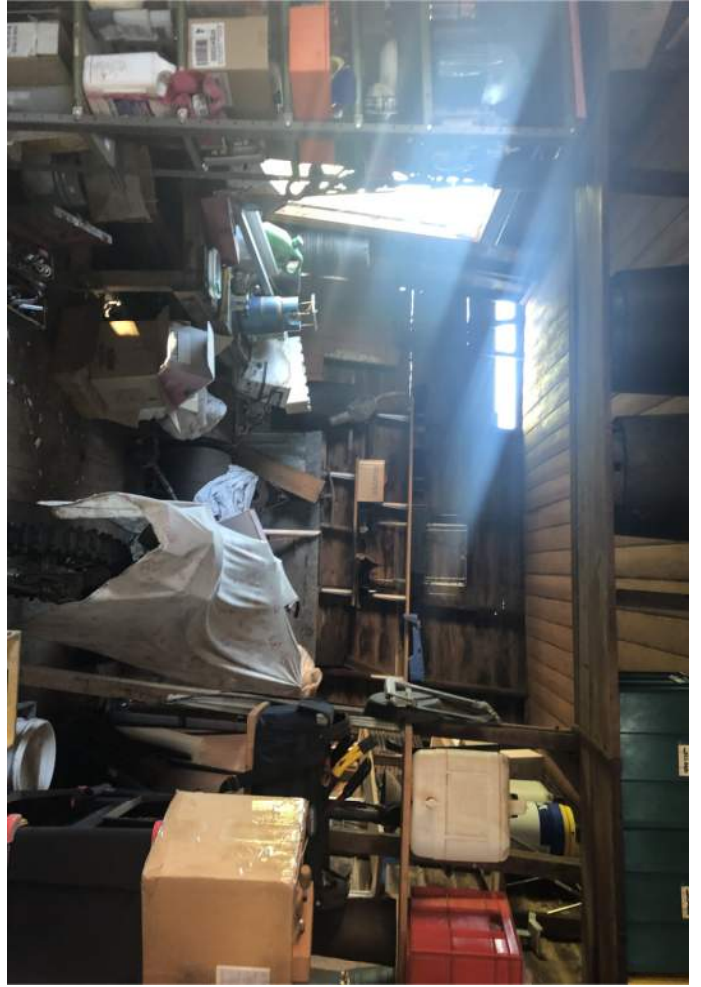






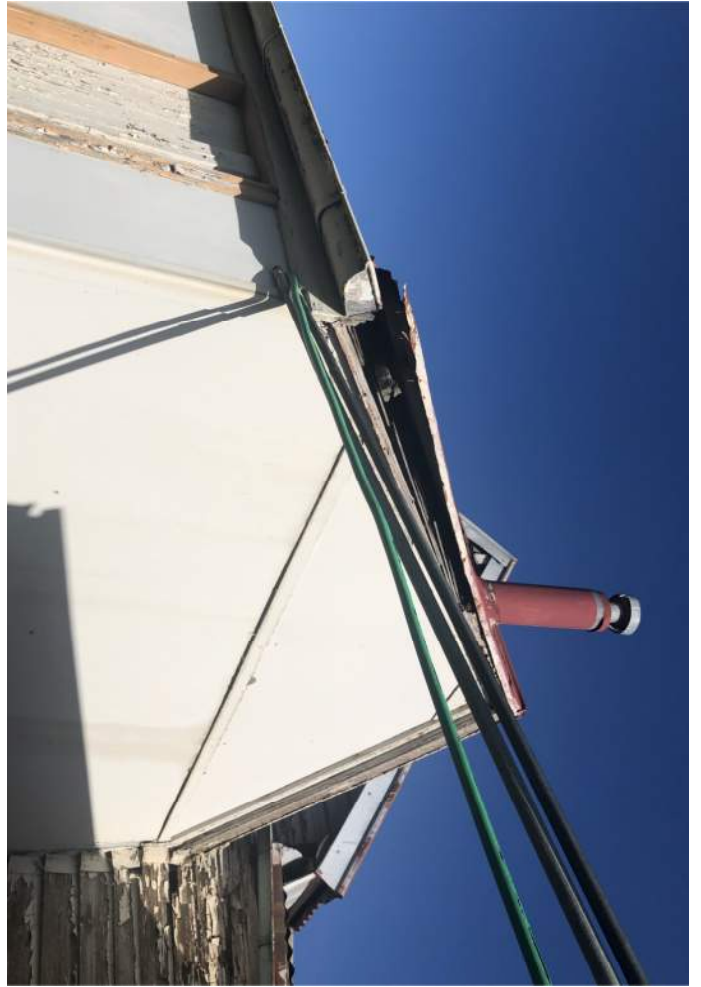
























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