

Structural Adequacy Report

Address: No. 120 Farm Road, Mulgoa, NSW

Client: Justin & Natasha Farrugia

Date: 30/01/2019

Structerre Job Number: 45675



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Mr & Mrs Farrugia
No. 120 FarmRd,
Mulgoa, NSW

Dear Sir/Madam,

**Re: Report Into Structural Adequacy of Single Story Dwelling at
No. 120 Farm Road, Mulgoa, NSW**

Brief

We refer to your recent instructions, and confirm that at your request, an engineer representing this company performed an inspection of the dwelling at the above address on 22nd of January 2019.

In particular, we understand that comment is required on the structural adequacy of the existing dwelling. It should be noted that no access to the dwelling roof structure and foundation was provided and due to the concealment of some load bearing walls and roof members, comment on their structural adequacy can only be made based on the current serviceable condition of the structure.

It must be noted that the report documents the condition of the dwelling structure as far as it can reasonably be inspected visually. Home furnishings and fittings etc. may conceal some defects. Whilst the inspecting engineer has endeavored to inspect all visible areas of the dwelling as described above, no responsibility can be accepted for omission of defects arising from our inability to reasonably access and report on areas/items that are occluded or otherwise inaccessible.

Observations

The dwelling is located on the north side of Farm Rd and consists of the following:

- Light gauge steel clad frame along all external walls.
- Pitched light gauge steel roof and structure is founded on bored concrete piers with core filled concrete block soldier pier.
- Car-port consists of concrete slab on ground and Light gauge steel sheet roofing.
- Only minor evidence of cracking was observed. There was no evidence of rising damp or moisture and the condition of the finishes inside the dwelling indicate no problems with moisture ingress.

Comments and Conclusions

It is the opinion of this office the dwelling footings are structurally adequate with footings appearing to bear on natural material. Minor evidence of footing movement was observed in the supported structure. The general condition of the internal wall linings and ceilings indicates that the serviceability of the structures wall bracing is of an acceptable level. The roof structure was not exposed during the inspection and subsequent design checks could not be performed. Despite this, no evidence of roof sagging, cracking or rippling was observed in the ceilings or light gauge sheeting.

It is the opinion of this office that the dwelling has performed adequately since its construction (circa 2016) and shows no signs of major defects that would indicate the use of improper construction techniques. Based on the performance of the building and the observable structural elements, it is our opinion that it is adequate.

This report shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations. Should you require further information or clarification regarding any of the above, please do not hesitate to contact this office

Yours faithfully



Robert Colombo
(FIEAust, BE(Civil & Structural Eng), CPEng, NER, BPB, RBP, RPEQ, FAPI)
For and on behalf of Structerre Consulting Engineers