

SITE VISIT REPORT

PROJECT DETAILS

Project Address:	40 Leighton Ave	Document Name:	224401-SN-001
Client:	Body Corporate 45792 C/- Oxygen	Building Consent:	N/A
Engager/Architect:	N/A	Builder:	N/A

SITE VISIT DETAILS

Purpose:	Visual Assessment	Date:	29/11/2024
Location:	40 Leighton Ave	Time:	9:10 AM
Weather:	Overcast	Written By:	CHC
DTCE Attendees:	CHC	Reviewed by:	KSN
External Attendees:	Helen		
Health and Safety:	Site register <input type="checkbox"/>	New hazards noted:	

SITE VISIT ASPECTS CARRIED OUT

Site Investigation:	Scoping <input checked="" type="checkbox"/>	Measure up <input checked="" type="checkbox"/>	Soil testing <input type="checkbox"/>	Other <input type="checkbox"/>	Note
Construction Monitoring:	Progress <input type="checkbox"/>	Approval <input type="checkbox"/>	Instructions <input type="checkbox"/>	Other <input type="checkbox"/>	Note
For PS4:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			

SITE VISIT OVERVIEW

DTCE went to the site to provide a visual assessment on the existing crack along the foundation of Unit A-D.

OBSERVATIONS, ISSUES, AND RECOMMENDATIONS

In the following list, include the specific items assessed

1. Cracks along foundation

Description: Horizontal cracks (approximately 8mm) were found along the external ring wall foundation.

Conclusion: The pattern of the cracks are consistent with the causes of corrosion. To confirm that the reinforcing has corroded, the reinforcing in the existing foundation should be exposed at the crack location. The reinforcement needs to be visual assessed. The absence of vertical (flexural) cracks indicates that the foundation is not settling or has a strength failure. Remedial works are likely required.

NEXT STEPS

Engage a builder to be exposed the reinforcing at the crack location. Once the condition of the reinforcing has been assessed, the remedial strategies can be developed.

DISCLAIMER: This report has been prepared for Body Corporate 45792 C/- Oxygen by Don Thomson Consulting Engineers Limited trading as DTCE Structural Engineers. No liability is accepted by this company or any employee or sub-consultant of this company with respect to its use by any other parties. This disclaimer shall apply notwithstanding that the report may be made available to other persons for an application for permission or approval to fulfil a legal requirement.



Figure 1.

Location: Northside overview of Unit A-D



Figure 2.

Description: Overview of the cracks along the ring wall foundation



Figure 3.

Description: Closeup view of the crack



Figure 4.

Description: Closeup view of the crack



Figure 5.

Description: Drainage leaking at one location along the northside



Figure 6.

Description: Drainage leaking at one location along the northside



Figure 7.

Description: Closeup view of the crack