



Dilapidation Report

Claim Number :	170324-01
Name :	Joe
Family Name :	Single
Report Generation Date :	22-03-2024

Site Assessment

Email :	Joesingle@gmail.com
Post Code :	6969
Attendance Date :	17-03-2024
Owner Occupied :	Yes
Accommodation Requirement :	Yes
Start Date :	17-03-2024
End Date :	25-03-2024
Outstanding Make Safe :	Yes
Contact Number :	61696969
Address :	45 Cypress Street Springfield
Client :	Domain Insure

Client Discussion

Attended site on the 17 March and following a discussion with the client it was identified that a large tree had fallen onto the main dwelling as a result of a severe storm on 16 March 2024.

Client has identified that there was a severe amount of ingress of water into the below affected areas in the lounge dining area along with bedroom two,

Shortly, after the impact, the electricity tripped, and the family vacated the family home and took refuge in the adjacent shed and emergency services arrived to remove the main fuse.

Several make safe need to be completed.

The client also requires accommodation for the immediate term

Property Description

Property Type :	Residential
Footings :	Raft Foundation
Property Age :	45-50
Roof Covering :	Concrete Tiles
Wall Covering :	Brick Cladding
Windows :	Aluminium
Storeys :	Single
Asbestos Present :	No
Weather Conditions :	Cloudy
Asbestos Damaged :	No

Special Notes

The family home is a freestanding structure, dating back some 45 to 50 years. The front façade is red brick with some weathering as expected for its age. The rear of the property is cladded with fibre cement weatherboards suggesting a renovation or addition at some point.

This single-story home is constructed on a raft foundation, with concrete roofing tiles, and appears to be in good condition and watertight.

The windows, framed in aluminium, and natural are weathered from the elements suggesting the age of the home.

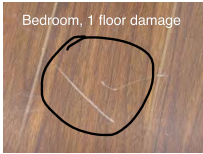
Despite the age, the family home is in good condition

Photos:



Dilapidation Detail

Affected Area: Bedroom 1



Dilapidation Notes

Two notable areas of concern have been identified within bedroom 1 displaying signs of pre-existing floor damage.

Upon closer inspection, it appears that these areas are not attributable to the recent event, as the nature and location of the damage suggest a history predating the incident.

The owner has subsequently verified that the observed damage indeed existed before the reported event.

Affected Area: Entrance Hall



Dilapidation Notes

Upon examination, it has been observed that several tiles within the entrance hall have incurred damage, with four displaying noticeable cracks and three exhibiting hairline fractures.

Additionally, three walls in the vicinity show signs of minor cracking.

The owner has acknowledged prior awareness of the condition of the floor tiles in the hallway, affirming that these issues are unrelated to the reported event.

Affected Area: Kitchen



Dilapidation Notes

Over the course of time, the kitchen island benchtop and adjacent countertop have suffered damage. A significant crack runs through one corner of the kitchen sink area, affecting the engineered Caesar stone surface. Additionally, noticeable gouges are present to the left of the cooktop.

The owner has verified that these damages predate the reported event and are not associated with it.

RTSA
