

VeitchWood Construction
 8 San Michelle Street, Tugun Qld 4224
 Mobile: 0414 383 489 Fax: 07 5534 7564
veitchwood@optusnet.com.au

06 DECEMBER 2018

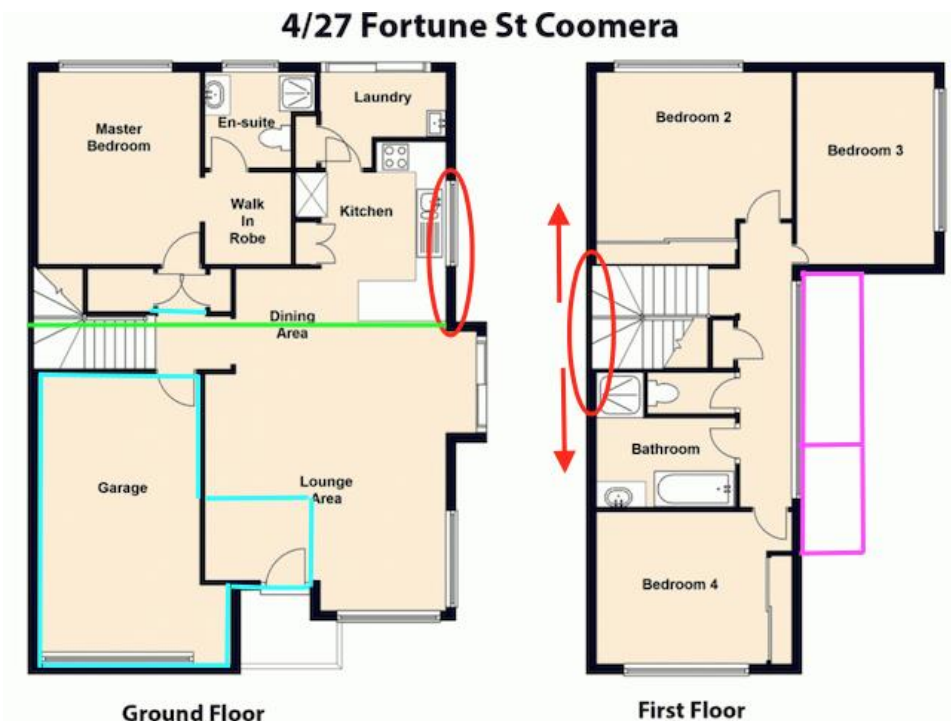
Teneille Lilley
 M: 07 3221 0055
 E: teneillel@pearceheers.com

RE: ESTIMATION – 4/7 FORTUNE STREET, COOMERA QLD

The above address shows evidence of structural cracking to two sections of the property. It appears to be spread between firewall and kitchen exterior wall on lower level and extends into roof void above upper level (as per attached floor plan).

An inspection was conducted on the 05/12/2018. Evidence of movement to block wall was found to be excessive in in roof void jeopardising the structural integrity of block wall and supporting components. It is possible further cracking evidence may occur elsewhere (attached duplex; therefore, inspection was limited).

High-lighted line (RED) indicates Structural wall movement (50mm) and high-lighted line (GREEN) indicates possible concrete slab movement joining kitchen to firewall. High-lighted line (BLUE) indicates no access area. High-lighted line (PINK) indicates mezzanine floor addition (internally).



VeitchWood Construction
8 San Michelle Street, Tugun Qld 4224
Mobile: 0414 383 489 Fax: 07 5534 7564
veitchwood@optusnet.com.au

Builders opinion: Firewall structural cracking is beyond repair. The location of this movement is center of structure and concealed in more ways than one. To repair this defect, you would require to uncover the extent of its movement, therefore it would not be cost effective.

REPAIRS AND MAINTENANCE REQUIRED

- Supply and install smoke alarms to comply with new standards
- Repair cracked brickwork outside kitchen and living room window and sliding door. Replace broken brick (with hole)
- Replace damaged garage door
- Repoint roof ridge tiles
- Replace damaged weatherboards above bedroom window and rear of property.
- Supply and install flashings around rear sliding door (window converted to door)
- Plaster and paint internal walls to entire unit
- Remove illegal electrical and repair damaged switches
- Remove temporary walls and repair areas
- Remove screw fixtures from all windows
- Remove and replace carpet to bedrooms and hall
- Reseal shower screen (stop leaking)
- Remove unsafe foil from roof void and install insulation batts
- Final Clean

<i>Total</i>	\$25,000.00
<i>GST</i>	\$ 2,500.00
<i>Total</i>	\$27,500.00

Regards

Mark Woods