



Yass Soldiers Memorial Hall Community Meeting

Thursday 4 February 2021

2.00pm

Council Chambers, 209 Comur Street, Yass

**ATTACHMENTS TO REPORTS
ITEMS UNDER SEPARATE COVER**

Yass Soldiers Memorial Hall Committee Meeting

Attachments to Reports
Items Under Separate Cover

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'ATTACHMENT A'



COOT
CONSULTING
ENGINEERS

COOT Consulting Engineers Pty Ltd
ABN 87 644 439 850
2/23 Bentham Street Yarralumla ACT 2600
PO Box 7195 Yarralumla ACT 2600
02 6282 4620 linden@cootengineers.com.au

26 January 2021

STRUCTURAL ENGINEERING REPORT ON CRACKING & SETTLEMENT

YASS MEMORIAL HALL & LIBRARY

88 COMUR ST, YASS N.S.W.

1 SUMMARY

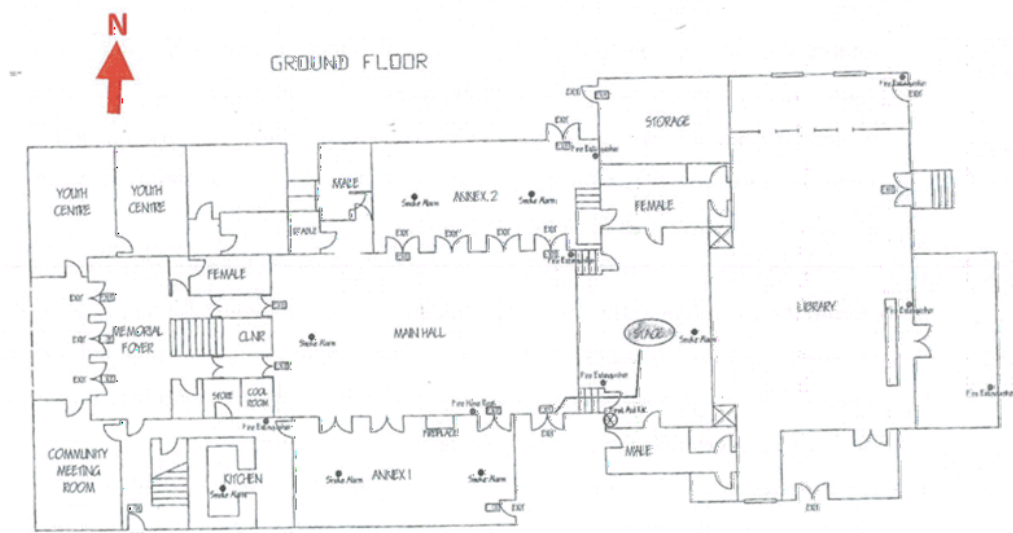
As requested by Adrian Sheldrick of Yass Valley Council 0429 838 370

Adrian.Sheldrick@yass.nsw.gov.au, I inspected the Yass Memorial Hall & Library at 88 Comur St Yass.

The inspection was conducted along with Seamus McGurk 0490 024 513

Seamus.mcgurk@yass.nsw.gov.au on 20 November 2020.

The building is reported to have a number of cracks in the masonry walls. A structural engineering assessment was requested to investigate the cracks and provide recommendations for repair.



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2 OBSERVATIONS / FINDINGS

- 2.1 During the site inspection, all readily visible areas were inspected with the following notable observations being made, and advised by those present. Relevant photographs are attached in Appendix A.
- a. The original building was constructed in 1923 of brick construction. Refer to ground floor plan below.
 - b. A number of extensions were added including the *Library* on the Eastern side and 1st floor additions in 1928 & 1930.
 - c. The building is in good condition generally with some evidence of previous settlements and repairs, particularly at the North Eastern corner of the *Library* and in *Annex 1*.
 - d. Minor cracking in the internal masonry walls can be seen throughout the entire interior of the building in order of 1mm width and up to approx. 2mm in some places. Such cracks are defined as Damage Category, *Very Slight* and *Slight* respectively in accordance with AS2870-2011 *Residential Slabs and Footings*.
 - e. The external wall of *Annex 1* can be seen leaning outward approximately 40mm over its height. The timber roof structure is not showing evidence of distress and appears to be adequately restraining the wall at the top. Long term deflection and settlement of the timber roof structure is suspected to be the cause of the leaning wall. Previously repaired cracks are evident to the internal render of the external wall. Externally, the lime mortar is deteriorating and soft at the lower parts of the wall up to the level of the DPC, to depth of up to approx. 20mm. The clay masonry units are in sound condition.
 - f. The North Eastern corner of the *Library* also has noticeable cracking in the wall. Externally, the current crack width on the Eastern elevation is in order of 10mm and previous repairs indicate a total movement since construction of approximately 30-40mm. Internally, cracking is evident of approximately 6mm on the Northern elevation. Internal cracking on the Eastern elevation is suspected to be concealed behind the vertical trim adjacent the door. Cracks being 5mm – 15mm wide are defined as *Moderate*, whilst cracks over 15mm are defined as *Severe* in accordance with AS2870-2011 *Residential Slabs and Footings*.
 - g. The ground adjacent the North Eastern corner of the *Library* can be seen to have newly replaced stormwater as evident by the “new” UPVC pipework. The time on installation of this pipework is not well known but it an indication that the previous pipework was ineffective and likely leaking rain water into the ground. Additionally, a concrete manhole is seen adjacent the corner, which indicates a suspected deep network drainage pipeline for Stormwater or Sewer.
 - h. The driveway area at the norther side of the building is seen to fall Westward towards the *Library*. Ponding of surface water is evident against the building. Much of the Stormwater and Sewer drainage in the area is seen to be repaired, altered or in some places damaged

- i. Throughout the building generally many areas of ceilings are seen to be water stained, cracking and showing cracking paint. Cornices are also seen to be cracked and separated from walls. A number of previous roof leaks are reported, and I understand some roof repairs have been recently completed.

3 CONCLUSION

3.1 Based on the above investigations and findings, I conclude the following;

- a. The cracks present throughout the general areas of the building are concluded to be a result of normally expected brick growth of the clay brick walls, and minor foundation settlements across the building footprint. Clay bricks are known to expand over time and, where no provision for expansion is provided in the form of compressible cork or foam joints, cracking results as the movements occur.
- b. The deterioration of the lime mortar at the Southern side of the building is concluded to be due to the presence of ground water being absorbed up into the masonry. The ground water is suspected to be due the out-letting of rain water from the walkway roof onto the ground and being directed alongside the wall of the building.
- c. The leaning external wall of *Annex 1* is concluded to be due to long term deflection and settlement of the timber roof structure. As the cathedral timber roof structure settles, it spreads laterally pushing the top of the wall with it.
- d. The cracking of the masonry at the North Eastern corner of the Library is due to long term foundation movements. This occurs where excess water is present in the clayey foundation compared to other areas of the building footprint. The recent worsening of the crack is most likely due to the previously leaking pipework adjacent being repaired and subsequently drying the foundation back to an equilibrium state. However, it is not clear if the settlement is contributed to by rainwater runoff from the Northern driveway being directed under the building to the lowest point at the North Eastern corner. It is also not clear if the excavation for the newly replaced pipework was extensive and potentially undermining the corner of the building. There is insufficient provision to outlet surface water from the Northern driveway. Investigation of the buried drainage is required confirm serviceability and to ensure water is not escaping from the pipework.

4 RECOMMENDATIONS

- 4.1 I recommend the following work be done at the site to further investigate and repair the issues observed.

- a. All external buried sewer and stormwater pipework should be camera inspected on the site by a highly vigilant licenced plumber with experience in such investigations. The inspection should particularly include the Northern driveway, the North Eastern corner at the Library, the drainage at the Southern walkway, and the downpipes at the sides of the entrance on the Western road frontage. All inspected pipelines should be checked for proper connection, blockages and functionality. All pipework should be surveyed for depth and location and copied to a working drawing for record. Any and all available drawings should be provided to the plumber prior to the investigation. Any plumbing inadequacies should be repaired as advised by the plumber. For such work I highly recommend Shaun Phillips of Indepth Plumbing and Excavation on 0401 287 082. Such plumbing investigation and repairs should be completed within around the next 6 months.
- b. Sufficient and adequate provision shall be made at the Northern driveway to outlet rainwater runoff. This should include directing the water away from the building for at least 1m at 5% (50mm per lineal metre) and around the building at 2% (20mm per lineal metre).
- c. The deteriorated lime mortar on the southern side of the building should be re-pointed by a competent and experienced person who is familiar with lime mortar repairs.
- d. Repair of the brickwork at the North Eastern corner of the Library should be completed only after the plumbing investigation and repairs, and the re-grading of the Northern driveway area. This will aim ensure that foundation moisture is addressed first and sufficient time to arrive at equilibrium moisture is given. Premature repairs of brickwork before equilibrium foundation moisture is obtained, will possibly result in future settlement and cracking. If significant foundation moisture is found and repaired with upgraded plumbing, this could potentially take up to 2 years in the worst case. In this time the stability of the brick corner shall be monitored by recording the out of plumb internally and externally. The results of the plumbing investigation and repair work and wall measurements shall be provided to this engineer. A subsequent report from this engineer should be sought to confirm the repairs recommended below.
 - Remove all internal mouldings and trims for cleaning and later re-use.
 - The out of plumb of the corner should be measured and recorded internally and externally.
 - Every 4th course of brickwork internally and externally to depth of approx. 40mm.
 - Install and epoxy mortar Helifix ties approx. 1.5m long centrally across the crack.
 - Re-mortar pointing to match existing as needed.
 - Re-render and reinstate internal finishes to match existing.

Yours Sincerely,



Linden Coot

BEng (Hons) MIEAust CPEng NER 2811560 RPEQ 12423 APEC Engineer IntPE(Aus)



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APPENDIX A – Photographs







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ATTACHMENT B

Internal Visual Inspection Yass Soldiers Memorial Hall.

Inspection Date: 20 Jan 2021

Inspection undertaken by Council's Maintenance Supervisor

Seamus McGurk

Failed Items

75 failed

Ground Floor - Foyer

Doors

Poor

Missing weather seals
Holes in doors
Missing glass



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21

Ground Floor - Foyer

Exit light

Non-Compliant



Photo 22

Ground Floor - Foyer

Celing

Poor

Badly patched



Photo 23



Photo 24



Photo 25

Ground Floor - Youth Centre

Floor

Poor

Stained

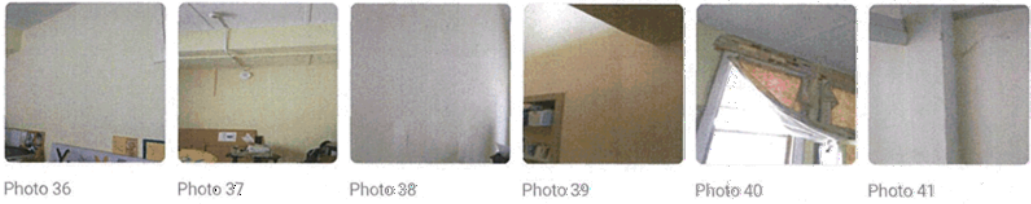


Ground Floor - Youth Centre

Walls

Poor

Need render patched
Repaint



Ground Floor - Youth Centre

Electrical

Poor

No power

Ground Floor - Youth Centre

Exit Lights

Non-Compliant

Ground Floor - Community Meeting Room

Electrical

Poor

No power

Ground Floor - Community Meeting Room

Exit Lights

Non-Compliant

Ground Floor - Foyer Stairwell

Electrical

Poor

Light not working

Ground Floor - Foyer Stairwell

Exit Lights

Non-Compliant

Ground Floor - Foyer Stairwell

Celing

Poor

Peeling paint
Water damage



Photo 78

Ground Floor - CLNR

Doors

Poor



Photo 84



Photo 85



Photo 86

Ground Floor - Store Room 2

Electrical

Poor



Photo 95



Photo 96

Ground Floor - Kitchen and Corridor

Floor

Poor

Floor in need of repair
Soft spots, needs further investigation



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103

Ground - Annex 1

Floor

Poor

Creeks
Stains

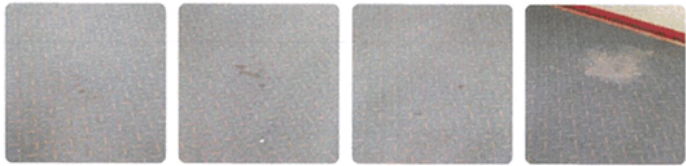


Photo 109

Photo 110

Photo 111

Photo 112

Ground - Annex 1

Walls

Exterior walls leans other at top
Other walls ok

Poor



Photo 113

Photo 114

Photo 115

Ground Floor - Main Hall

Floor

Water damage
Badly patched
Floor raising in spots

Poor



Photo 123

Photo 124

Photo 125

Photo 126

Photo 127

Photo 128



Photo 129

Ground Floor - Main Hall

Celing

Sagging
Paint peeling
Stained, water damage

Poor



Ground Floor - Stage

Doors

Missing doors handles
Repaint

Poor



Ground Floor - Stage

Electrical

Need to get a qualified electrician whole building

Poor



Ground Floor - Stage

Fittings and Fixtures

Some missing
Some uncovered

Poor



Ground Floor - Stage - Male Toilet

Floor

Feel uneven to walk on
Ensuit toilet tiles floor needs a good clean

Poor



Photo 160

Photo 161

Ground Floor - Stage - Female Toilet

Windows

Rotten



Photo 173

Poor

Ground Floor - Male Toilet

Floor

Soft spot on floor tiles cracking
Floor seems to be dropping in places



Photo 194



Photo 195



Photo 196



Photo 197



Photo 198



Photo 199



Photo 200



Photo 201

Poor

Ground Floor - Annex 2

Windows

Rotten



Photo 210



Photo 211



Photo 212

Poor

Ground Floor - Annex 2

Doors

Poor

Fire door rotten



Photo 213



Photo 214

Ground Floor - Annex 2

Celing

Poor

Sagging

Paint peeling



Photo 215



Photo 216



Photo 217

Ground floor - Storage

Windows

Poor

Rotten



Photo 220

Ground floor - Storage

Electrical

Poor

Light not working



Photo 221

Ground floor - Storage

Celing

Sagging
Paint peeling



Photo 222



Photo 223

Poor

1st Floor - Entry Foyer

Celing

Sagging
Repaint



Photo 238

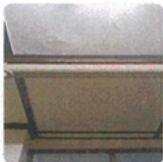


Photo 239

Poor

1st Floor Unnamed Room R4

Windows

Rotten

Poor

1st Floor Unnamed Room R4

Doors

Rotten



Photo 242

Poor

1st Floor Unnamed Room R4

Celing

Paint peeling

Poor



Photo 243 Photo 244

1st Floor - Outside Verandah

Windows

Poor

Rotten



Photo 252 Photo 253 Photo 254 Photo 255 Photo 256 Photo 257



Photo 258

1st Floor - Outside Verandah

Doors

Poor

Rotten



Photo 259 Photo 260 Photo 261 Photo 262 Photo 263

1st Floor - Outside Verandah

Electrical

Poor



Photo 264 Photo 265

1st Floor - Meeting Room

Walls

Poor

Render coming off
Paint peeling



Photo 267



Photo 268

1st Floor - Meeting Room

Windows

Poor

Rotten



Photo 269

1st Floor - Meeting Room

Celing

Poor

Paint peeling



Photo 270



Photo 271



Photo 272

Kitchen and open area

Floor

Poor

Humps in floor



Photo 276



Photo 277



Photo 278

Kitchen and open area

Walls



Photo 279



Photo 280



Photo 281

Poor

Kitchen and open area

Celing



Photo 282



Photo 283



Photo 284

Poor

Kitchen and open area

Fittings and Fixtures

Counter top in bad shape



Photo 285



Photo 286

Poor

1st Floor - Unnamed Room R6

Floor

Creeky
Soft in places



Photo 291



Photo 292



Photo 293

Poor

1st Floor - Unnamed Room R6

Windows

Rotten

Poor



Photo 294

1st Floor - Male Toilet

Floor

Poor



Photo 297

1st Floor - Male Toilet

Windows

Poor

Rotten



Photo 298

1st Floor - Male Toilet

Electrical

Poor

No power

1st Floor - Male Toilet

Celing

Poor

Paint peeling



Photo 299



Photo 300

1st Floor - Male Toilet

Fittings and Fixtures

Poor



Photo 301 Photo 302 Photo 303

1st Floor - Female Toilet

Floor

Poor

Soft spots



Photo 306 Photo 307

1st Floor - Female Toilet

Celing

Poor

Paint peeling



Photo 308

1st Floor - Female Toilet

Fittings and Fixtures

Poor



Photo 309

1st Floor - Unnamed Room R7

Floor

Poor

Soft spots



Photo 310

1st Floor - Unnamed Room R7

Windows

Poor

Rotten



Photo 311



Photo 312

1st Floor - Unnamed Room R7

Electrical

Poor

No power

1st Floor - Unnamed Room R7

Celing

Poor

Paint peeling

Holes



Photo 313



Photo 314

1st Floor - Gallery

Floor

Poor

Needs replaced



Photo 317



Photo 318



Photo 319



Photo 320

1st Floor - Gallery

Windows



Photo 324

Poor

1st Floor - Gallery

Exit Lights

Non-Compliant

1st Floor - Gallery

Celing

Poor

1st Floor - Gallery

Fittings and Fixtures

Poor

Seats not fixed down
No locks on Windows



Photo 325

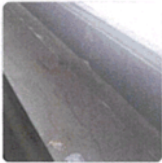


Photo 326

1st Floor - Archives

Floor

Poor



Photo 329

1st Floor - Archives

Windows

Poor

Rotten



Photo 330

1st Floor - Archives

Exit Lights

Non-Compliant

1st Floor - Archives

Celing

Poor

Paint peeling



Photo 331



Photo 332

1st Floor - Unnamed Room R9

Walls

Poor



Photo 338

1st Floor - Unnamed Room R10

Floor

Poor

Soft
Creeky
Stains



Photo 343



Photo 344

1st Floor - Unnamed Room R10

Windows

Poor

Rotten

1st Floor - Unnamed Room R11

Windows

Poor

Rotten

1st Floor - Unnamed Room - R12

Windows

Poor

Rotten

1st Floor - Unnamed Room - R12

Electrical

Poor



Photo 356



Photo 357

1st Floor - Unnamed Room - R12

Celing

Poor



Photo 358



Photo 359



Photo 360

Ground Floor - Foyer

3 failed, 57.14%

Floors

Good

Clean and polish

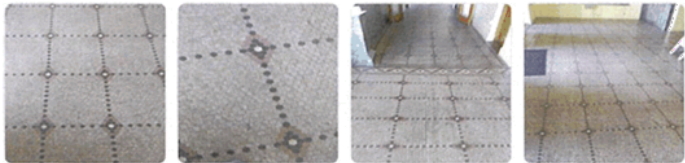


Photo 1 Photo 2 Photo 3 Photo 4

Walls

Fair

Repaint

Memorial on walls need cleaned, silicone and grouted



Photo 5 Photo 6 Photo 7 Photo 8 Photo 9 Photo 10

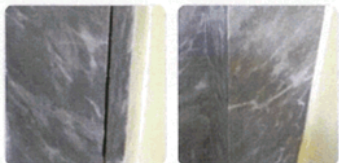


Photo 11 Photo 12

Windows

N/A

Doors

Poor

Missing weather seals
Holes in doors
Missing glass



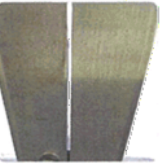





Photo 13

Photo 14

Photo 15

Photo 16

Photo 17

Photo 18






Photo 19

Photo 20

Photo 21

Electrical

Exit light




Photo 22

Fair

Non-Compliant

Celing

Badly patched






Photo 23

Photo 24

Photo 25

Poor

Fittings and Fixtures

Add Photos







Photo 26

Photo 27

Photo 28

Photo 29

Fair

Ground Floor - Youth Centre

4 failed, 50%

Floor

Poor

Stained



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35

Walls

Poor

Need render patched
Repaint



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41

Windows

Fair

Some new
Some need replaced



Photo 42



Photo 43

Doors

Fair

Entrance door need replaced
Insides ok



Photo 44

Electrical

Poor

No power

Exit Lights

Non-Compliant

Celing

Fair

Repaint



Photo 45



Photo 46

Fittings and Fixtures

Fair

Add Photos



Photo 47



Photo 48



Photo 49



Photo 50

Ground Floor - Community Meeting Room

2 failed, 75%

Floor

Fair

Some stains



Photo 51



Photo 52



Photo 53

Walls

Fair

Some cracks

Repaint



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58

Windows

Good

New



Photo 59



Photo 60



Photo 61

Doors

Good

Electrical

Poor

No power

Exit Lights

Non-Compliant

Celing

Fair

Paint peeling



Photo 62



Photo 63

Fittings and Fixtures

Fair

Add Photos



Photo 64

Photo 65

Photo 66

Photo 67

Ground Floor - Foyer - Female Toilet & Entry

100%

Floor

Good



Photo 68

Walls

Good



Photo 69



Photo 70

Windows

N/A

Doors

Good

Electrical

Good

Exit Lights

N/A

Celing

Good



Photo 71

Fittings and Fixtures

Fair

Door closer needs replaced



Photo 72

Add Photos

Ground Floor - Foyer Stairwell

3 failed, 50%

Steps - Treads and Risers

Fair

Clean and polish
Silicone and re-grouting
Possibly a new step grips
2nd floor stairs have a 2.5mm different in raiser
Handrail is 720mm high



Photo 73



Photo 74

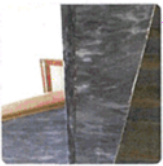


Photo 75



Photo 76



Photo 77

Walls

Good

Windows

N/A

Electrical

Poor

Light not working

Exit Lights

Non-Compliant

Celing

Poor

Peeling paint
Water damage



Photo 78

Fittings and Fixtures

Good

Add Photos



Photo 79



Photo 80



Photo 81

Ground Floor - CLNR

1 failed, 80%

Floor

Fair

Floor soft



Photo 82



Photo 83

Walls

Good

Windows

N/A

Doors

Poor



Photo 84



Photo 85



Photo 86

Electrical

Good

Exit Lights

N/A

Celing

N/A

Fittings and Fixtures

Good

Add Photos

Ground Floor - Unnamed room (R1)

100%

Floor	Good
Walls	Good
Windows	N/A
Doors	Good
Electrical	Good
Exit Lights	N/A
Celing	Good
Fittings and Fixtures	Good

Add Photos



Photo 87



Photo 88

Ground Floor - Store 1 and Cool Room

100%

Floor

Good



Photo 89

Walls

Fair



Photo 90



Photo 91

Windows

N/A

Doors

Fair

Electrical

Good

Exit Lights

N/A

Celing

Fair

Needs render patched



Photo 92

Fittings and Fixtures

Good

Want fridge hard wired in

Add Photos



Photo 93



Photo 94

Ground Floor - Store Room 2

1 failed, 80%

Floor	Fair
Walls	Fair
Windows	N/A
Doors	Fair
Needs trimmed	
Electrical	Poor



Photo 95



Photo 96

Exit Lights	N/A
Celing	N/A
Fittings and Fixtures	Fair

Add Photos



Photo 97



Photo 98

Ground Floor - Kitchen and Corridor

1 failed, 87.5%

Floor

Poor

Floor in need of repair
Soft spots, needs further investigation



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103

Walls

Fair

2 tiles needs replaced
Repaint



Photo 104



Photo 105

Windows

Fair

Doors

Fair

Electrical

Good

Exit Lights

Compliant

Celing

Fair

Fittings and Fixtures

Fair

Add Photos



Photo 106



Photo 107



Photo 108

Ground - Annex 1

2 failed, 75%

Floor

Poor

Creeks
Stains



Photo 109 Photo 110 Photo 111 Photo 112

Walls

Poor

Exterior walls leans other at top
Other walls ok



Photo 113 Photo 114 Photo 115

Windows

Fair

Glass doesn't match

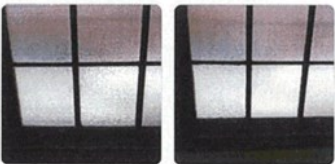


Photo 116 Photo 117

Doors

Good

Electrical

Fair

Exit Lights

Compliant

Celing

Fair

Maybe asbestos
Paint peeling
Stained



Photo 118



Photo 119

Fittings and Fixtures

Fair

Add Photos



Photo 120



Photo 121



Photo 122

Ground Floor – Main Hall

2 failed, 75%

Floor

Poor

Water damage
Badly patched
Floor raising in spots



Photo 123



Photo 124



Photo 125

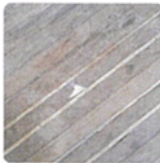


Photo 126



Photo 127



Photo 128



Photo 129

Walls

Good

Repaint

Windows

Fair

Broken glass



Photo 130

Doors

Fair

Fire exists doors are rotten

Electrical

Fair

Exit Lights

Compliant

Celing

Poor

Sagging
Paint peeling
Stained, water damage



Photo 131



Photo 132



Photo 133



Photo 134



Photo 135



Photo 136

Fittings and Fixtures

Fair

Add Photos



Photo 137



Photo 138

Ground Floor - Stage

3 failed, 66.67%

Floor

Fair

Creeks
Is a bit spongy
Raising a bit



Photo 139



Photo 140

Walls

Fair

Walls seem good other than seems to have water damage in top corner



Photo 141

Stairs

Good



Photo 142



Photo 143

Windows

N/A

Doors

Poor

Missing doors handles
Repaint



Photo 144



Photo 145

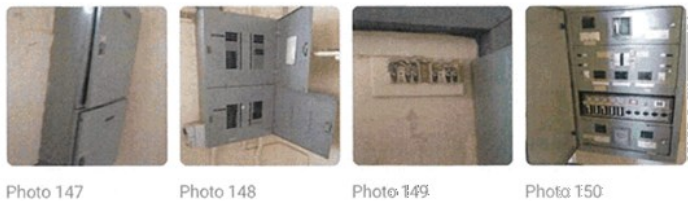


Photo 146

Electrical

Poor

Need to get a qualified electrician whole building



Exit Lights

Celing

Fittings and Fixtures

Some missing
Some uncovered



Compliant
Good
Poor

Under Stage

Lights not working
Water damage and rot in bottom of 4 timber posts holding up center stage



Add Photos

Ground Floor - Stage - Male Toilet

1 failed, 87.5%

Floor

Poor

Feel uneven to walk on
Ensuit toilet tiles floor needs a good clean



Photo 160



Photo 161

Walls

Good

Repaint



Photo 162

Windows

Fair

Cracked glass



Photo 163



Photo 164

Doors

Good

Electrical

Good

Exit Lights

Compliant

Celing

Fair

Fittings and Fixtures

Fair

Add Photos



Photo 165



Photo 166



Photo 167



Photo 168



Photo 169

Ground Floor - Stage - Female Toilet

1 failed, 87.5%

Floor

Fair

Check the blue and grey tiles aren't asbestos

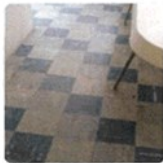


Photo 170



Photo 171



Photo 172

Walls

Good

Windows

Poor

Rotten



Photo 173

Doors

Good

Electrical

Fair

Exit Lights

Compliant

Celing

Fair

Gaps between boards but May be refillable



Photo 174

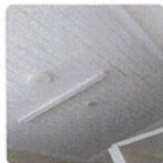


Photo 175

Fittings and Fixtures

Fair

Add Photos



Photo 176



Photo 177



Photo 178



Photo 179

Ground Floor - Unnamed Room - R2

0%

- Floor
- Walls
- Windows
- Doors
- Electrical
- Exit Lights
- Celing
- Fittings and Fixtures
- Add Photos

Ground Floor - Entry Male and Disable Toilets

100%

Floor

Good

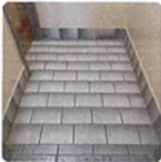


Photo 180

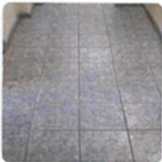


Photo 181

Walls

Good

Gaps and repaint

Windows

N/A

Doors

Fair

Need trimmed

Arkatives missing



Photo 182



Photo 183

Electrical

Good

Exit Lights

N/A

Celing

Fair

Peeling paint

Gapping



Photo 184

Fittings and Fixtures

Fair

Add Photos



Photo 185



Photo 186



Photo 187

Ground Floor - Unnamed Room R3

0%

Floor

Walls

Windows

Doors

Electrical

Exit Lights

Celing

Fittings and Fixtures

Add Photos

Ground Floor - Disable Toilet

100%

Floor

Good



Photo 188

Walls

Good



Photo 189

Windows

N/A

Doors

Good

Electrical

Fair

May want to do something with power board



Photo 190



Photo 191

Exit Lights

N/A

Celing

Good

Fittings and Fixtures

Good

Add Photos



Photo 192



Photo 193

Ground Floor - Male Toilet

1 failed, 85.71%

Floor

Poor

Soft spot on floor tiles cracking
Floor seems to be dropping in places



Photo 194



Photo 195



Photo 196



Photo 197



Photo 198



Photo 199



Photo 200



Photo 201

Walls

Good

Windows

Good

Doors

Fair

Needs trimmed

Electrical

Good

Exit Lights

N/A

Celing

Fair

Repaint

Fittings and Fixtures

Fair

Door closer leaking, needs replaced



Photo 202

Add Photos



Photo 203



Photo 204



Photo 205

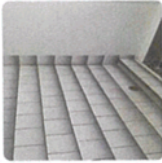


Photo 206

Ground Floor - Annex 2

3 failed, 62.5%

Floor

Fair

Stains
Floor seems pretty reasonable



Photo 207



Photo 208

Walls

Fair

Exterior wall Leans out, and is bent



Photo 209

Windows

Poor

Rotten



Photo 210



Photo 211



Photo 212

Doors

Poor

Fire door rotten



Photo 213



Photo 214

Electrical

Fair

Exit Lights

Compliant

Celing

Poor

Sagging
Paint peeling



Photo 215



Photo 216



Photo 217

Fittings and Fixtures

Add Photos



Photo 218



Photo 219

Fair

Ground floor - Storage

3 failed, 62.5%

Floor

Good

Walls

Good

Windows

Poor

Rotten



Photo 220

Doors

Good

Electrical

Poor

Light not working



Photo 221

Exit Lights

Compliant

Celing

Poor

Sagging

Paint peeling



Photo 222



Photo 223

Fittings and Fixtures

Fair

Add Photos



Photo 224



Photo-225

Library - Entry

100%

Floor

Fair

Creeky



Photo 226

Walls

Fair

Windows

Good

Doors

Good

Electrical

Good

Exit Lights

Compliant

Celing

Good

Fittings and Fixtures

Good

Add Photos



Photo 227



Photo 228

Library

100%

Floor

Fair

Creeks
Feels loose in places



Photo 229



Photo 230



Photo 231



Photo 232

Walls

Good

Windows

Good

Doors

Good

Electrical

Good

Exit Lights

Compliant

Celing

Good

Fittings and Fixtures

Good

Add Photos

1st Floor - Entry Foyer

1 failed, 85.71%

Floor

Good



Photo 233

Walls

Fair

Cracks

Repaint



Photo 234

Windows

N/A

Doors

Fair



Photo 235



Photo 236



Photo 237

Electrical

Good

Exit Lights

Compliant

Celing

Poor

Sagging

Repaint



Photo 238



Photo 239

Fittings and Fixtures

Fair

Add Photos



Photo 240



Photo 241

1st Floor Unnamed Room R4

3 failed, 57.14%

Floor	Good
Walls	Good
Windows	Poor
Rotten	
Doors	Poor
Rotten	

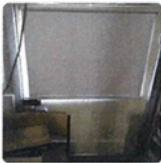


Photo 242

Electrical	Good
Exit Lights	N/A
Celing	Poor

Paint peeling



Photo 243



Photo 244

Fittings and Fixtures	Good
-----------------------	------

Add Photos



Photo 245



Photo 246



Photo 247

1st Floor - Outside Verandah

3 failed, 40%

Floor

Fair

As spongy part
Looks like don't drain to well



Photo 248



Photo 249

Walls

Fair



Photo 250



Photo 251

Windows

Poor

Rotten



Photo 252



Photo 253



Photo 254



Photo 255



Photo 256



Photo 257



Photo 258

Doors

Poor

Rotten



Photo 259



Photo 260



Photo 261



Photo 262



Photo 263

Electrical



Photo 264



Photo 265

Exit Lights

Celing

Fittings and Fixtures

Add Photos



Photo 266

Poor

N/A
N/A
N/A

1st Floor - Meeting Room

3 failed, 62.5%

Floor

Good

Walls

Poor

Render coming off
Paint peeling



Photo 267



Photo 268

Windows

Poor

Rotten



Photo 269

Doors

Good

Electrical

Fair

Exit Lights

Compliant

Celing

Poor

Paint peeling



Photo 270



Photo 271



Photo 272

Fittings and Fixtures

Good

Add Photos



Photo 273

1st Floor - Hallway (outside meeting room)

100%

Floor

Good

Walls

Fair

Paint peeling



Photo 274

Windows

N/A

Doors

Good

Electrical

Good

Exit Lights

Compliant

Celing

Good

Fittings and Fixtures

Good

Add Photos



Photo 275

Kitchen and open area

4 failed, 20%

Floor

Poor

Humps in floor



Photo 276



Photo 277



Photo 278

Walls

Poor



Photo 279



Photo 280



Photo 281

Windows

N/A

Doors

N/A

Electrical

Good

Exit Lights

N/A

Celing

Poor



Photo 282



Photo 283



Photo 284

Fittings and Fixtures

Poor

Counter top in bad shape



Photo 285



Photo 286

Add Photos



Photo 287

Photo 288

1st Floor - Hallway - outside R5

100%

Floor	Good
Walls	Good
Windows	N/A
Doors	Good
Electrical	N/A
Exit Lights	N/A
Celing	Good
Fittings and Fixtures	Good

Add Photos



Photo 289



Photo 290

1st Floor - Unnamed Room R5

100%

Floor	Good
Walls	Good
Windows	N/A
Doors	Good
Electrical	N/A
Exit Lights	N/A
Celing	Good
Fittings and Fixtures	Good
Add Photos	

1st Floor - Unnamed Room R6

2 failed, 71.43%

Floor

Creeky
Soft in places



Photo 291



Photo 292



Photo 293

Poor

Walls

Good

Windows

Poor

Rotten



Photo 294

Doors

Good

Electrical

Good

Exit Lights

N/A

Celing

Good

Fittings and Fixtures

Good

Add Photos



Photo 295



Photo 296

1st Floor - Male Toilet

5 failed, 28.57%

Floor

Poor



Photo 297

Walls

Good

Windows

Poor

Rotten



Photo 298

Doors

Good

Electrical

Poor

No power

Exit Lights

N/A

Celing

Poor

Paint peeling



Photo 299



Photo 300

Fittings and Fixtures

Poor



Photo 301



Photo 302



Photo 303

Add Photos



Photo 304



Photo 305

1st Floor - Female Toilet

3 failed, 40%

Floor

Poor

Soft spots



Photo 306



Photo 307

Walls

Good

Windows

N/A

Doors

Good

Electrical

N/A

Exit Lights

N/A

Celing

Poor

Paint peeling



Photo 308

Fittings and Fixtures

Poor



Photo 309

Add Photos

1st Floor - Unnamed Room R7

4 failed, 33.33%

Floor

Poor

Soft spots



Photo 310

Walls

Good

Windows

Poor

Rotten



Photo 311



Photo 312

Doors

Good

Electrical

Poor

No power

Exit Lights

N/A

Celing

Poor

Paint peeling

Holes



Photo 313



Photo 314

Fittings and Fixtures

N/A

Add Photos



Photo 315



Photo 316

1st Floor - Gallery

5 failed, 28.57%

Floor

Poor

Needs replaced



Photo 317



Photo 318



Photo 319



Photo 320

Walls

Fair

Repaint

Holes filled



Photo 321



Photo 322



Photo 323

Windows

Poor



Photo 324

Doors

Good

Electrical

N/A

Exit Lights

Non-Compliant

Celing

Poor

Fittings and Fixtures

Poor

Seats not fixed down

No locks on Windows



Photo 325



Photo 326

Add Photos



Photo 327



Photo 328

1st Floor - Unnamed Room R8

100%

Floor	Good
Walls	Good
Windows	N/A
Doors	Good
Electrical	N/A
Exit Lights	N/A
Celing	Good
Fittings and Fixtures	N/A
Add Photos	

1st Floor - Archives

4 failed, 37.5%

Floor

Poor



Photo 329

Walls

Windows

Poor

Rotten



Photo 330

Doors

Good

Electrical

Good

Exit Lights

Non-Compliant

Celing

Poor

Paint peeling



Photo 331



Photo 332

Fittings and Fixtures

Good

Add Photos




Photo 333



Photo 334

1st Floor - Safe (room)

100%

Floor	Good
	
Walls	Good
Windows	N/A
Doors	Good
Electrical	N/A
Exit Lights	N/A
Celing	Good
Fittings and Fixtures	Good

Add Photos



Photo 336

1st Floor - Unnamed Room R9

1 failed, 85.71%

Floor



Photo 337

Fair

Walls



Photo 338

Poor

Windows

N/A

Doors

Good

Electrical

Good

Exit Lights

Compliant

Celing

Fair

Paint peeling



Photo 339

Fittings and Fixtures

Good

Add Photos



Photo 340



Photo 341



Photo 342

1st Floor - Unnamed Room R10

2 failed, 71.43%

Floor

Poor

Soft
Creeky
Stains



Photo 343



Photo 344

Walls

Fair

Cracks
Repaint



Photo 345

Windows

Poor

Rotten

Doors

Good

Electrical

Good

Exit Lights

N/A

Celing

Fair

Paint peeling



Photo 346

Fittings and Fixtures

Fair

Add Photos



Photo 347

1st Floor - Unnamed Room R11

1 failed, 85.71%

Floor

Fair



Photo 348

Walls

Fair



Photo 349

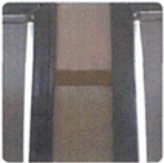


Photo 350

Windows

Poor

Rotten

Doors

Good

Electrical

Good

Exit Lights

N/A

Celing

Fair

Fittings and Fixtures

Good

Add Photos



Photo 351

1st Floor - Unnamed Room - R12

3 failed, 57.14%

Floor

Fair



Photo 352



Photo 353



Photo 354

Walls

Fair

Paint peeling



Photo 355

Windows

Poor

Rotten

Doors

Good

Electrical

Poor



Photo 356



Photo 357

Exit Lights

N/A

Celing

Poor



Photo 358



Photo 359



Photo 360

Fittings and Fixtures

Fair

Add Photos



Photo 361



Photo 362



Photo 363

1st Floor - Stairway From Ground Floor

N/A

ATTACHMENT C

Visual Roof Inspection Yass Soldiers Memorial Hall.
Inspection Date: 20 Jan 2021

Inspection undertaken by Council's Maintenance Supervisor
Seamus McGurk

Failed Items

6 failed

Roof

Flashing

A lot in poor condition
Some lifting up off roof or pull away from walls

Poor



Roof

Roof Sheets

All sheets need replaced screwed down at the very least
Front 3 of memorial hall roof need new sheets
All sheets showing signs of rust

Poor



Roof

Gutters

1 new gutter fitted
Some gutter too hard to reach to view
Some need replaced

Poor



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37

Roof

Parapets

Bricks missing parts
Cracking throughout brick work
Lose cement on top of parapets

Poor



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49

Roof

Vents

Timber one rotten
Clay brick vents broken

Poor



Roof

Other

Poor

Roof is soft and dropping in places indicating that there is structural failure. ie broken or rotten roof rafters. Will be very hesitant in just rescrewing roof sheets or replacing sheets with out checking the quality of the roof structure.

Roof

6 failed

Ridge Cap

Need screw screwed down
A lot are starting to rust
Some bent and lifting

Fair



Photo 1



Photo 2

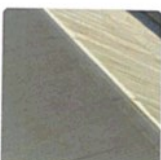


Photo 3



Photo 4



Photo 5

Flashing

A lot in poor condition
Some lifting up off roof or pull away from walls

Poor



Photo 6

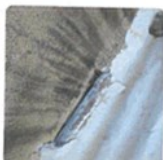


Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

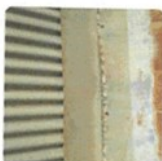


Photo 13

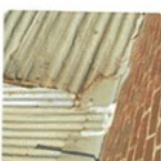


Photo 14



Photo 15

Roof Sheets

All sheets need replaced screwed down at the very least
Front 3 of memorial hall roof need new sheets
All sheets showing signs of rust

Poor



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24

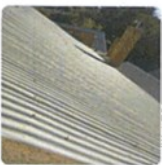


Photo 25



Photo 26



Photo 27



Photo 28

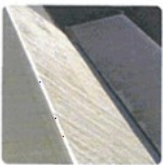


Photo 29

Gutters

1 new gutter fitted
Some gutter too hard to reach to view
Some need replaced

Poor



Photo 30



Photo 31



Photo 32



Photo 33

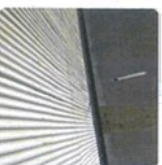


Photo 34



Photo 35



Photo 36



Photo 37

Parapets

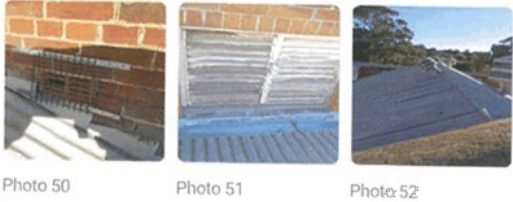
Bricks missing parts
Cracking throughout brick work
Lose cement on top of parapets

Poor



Vents

Timber one rotten
Clay brick vents broken



Poor

Chimney

Appear to be in good shape



Fair

Fixtures Fitting



Fair

Other

Roof is soft and dropping in places indicating that there is structural failure. ie broken or rotten roof rafters. Will be very hesitant in just rescrowing roof sheets or replacing sheets with out checking the quality of the roof structure.

Poor

Untitled page

Summary

Roof is soft and dropping in places indicating that there is structural failure. ie broken or rotten roofer rafters.
Will be very hesitant in just rescrowing roof sheets or replacing sheets with out checking the quality of the roof structure.
Front part of building, ie above meeting room and archives is really in poor shape and if not addressed soon may cause more problems and damage to rooms below.

ATTACHMENT D:

Visual Inspection Kitchen Floor & Sub Floor
Yass Soldiers Memorial Hall.

Inspection Date: 20 Jan 2021

Inspection undertaken by Council's Maintenance Supervisor
Seamus McGurk

Failed Items

3 failed

Inspection

joists

Poor

Joists in corner where hole is cut is rotten
The rest look fine from test hole, but from past experiences would recommend a closer look as water traces cross.
May find that the top of a good few joists if not all are rotten.



Photo 13

Photo 14

Photo 15

Inspection

bearers

Poor

Bearers at hole as rot
Other bearer need further investigation



Photo 16

Photo 17

Summary

No

Overall opinion of subfloor

As you may see from pictures, over all there is a significant amount of rot in this floor.
Rot also seems to be tracking across the hall floor as well as up the kitchen door frame.
Looks like the second layer of lino and MDF was put on top of old floor as a quick fix.
Would recommend further investigation and not to use MDF as a floor covering.

Inspection

2 failed, 25%

Timber floor sheeting (under lino)

Poor

Floor seems to have multiple layers
Under first layer of lino is 6mm MDF
Under the MDF is more lino
Under second layer of lino is more 6mm MDF which is so badly rotten it came off with the lino.
The corner looks like it had 18mm floorboards under that a one stage that is how full rotten away.
Rest of floorboards seem to be rotten, some of which seem to be very badly rotten.



Photo 1



Photo 2



Photo 3

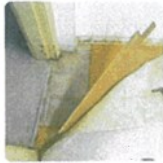


Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

joists

Poor

Joists in corner where hole is cut is rotten
The rest look fine from test hole, but from past experiences would recommend a closer look as water traces cross.
May find that the top of a good few joists if not all are rotten.



Photo 13



Photo 14



Photo 15

bearers

Poor

Bearers at hole as rot
Other bearer need further investigation



Photo 16



Photo 17

Brick piers

Fair



Photo 18

damp course
bracing

N/A
N/A

Summary

T failed, 0%

Overall opinion of subfloor

No

As you may see from pictures, over all there is a significant amount of rot in this floor.
Rot also seems to be tracking across the hall floor as well as up the kitchen door frame.
Looks like the second layer of lino and MDF was put on top of old floor as a quick fix.
Would recommend further investigation and not to use MDF as a floor covering.