

AUSDILAPS

Specialist Building Inspections

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PROPERTY CONDITION SURVEY - COMMERCIAL

COMMISSIONED BY:

Client Name

Company

Address

PROJECT:

Project Name

SITE SURVEYED:

Property Street Address

INSPECTION DATE:

Date of Inspection

JOB REFERENCE:

Report#

INSPECTOR:

Name & Qualification

WEATHER:

Condition, Temp°C

REPORT PREPARED BY:

Typist Name



BRIEF

AustDilaps was commissioned by {Client Name} to carry out a pre-construction condition inspection and report in accordance with AS.4349.1 for the {Project Name}

PURPOSE OF THIS REPORT

This is a visual pre-construction inspection in accordance with AS 4349.1 and is intended to record the pre-construction condition of the property inspected and the surrounding areas. This is not a structural report and will not provide comment on the structural integrity or design of the inspected property; however it does include a photographic record of the main defects visible at the time of the inspection. The report is intended to be used to determine if change has occurred post-construction and if so, to what extent. This report and included photographs will be retained for use in/or during post-construction condition surveys.

LIMITATIONS

In accordance with AS 4349.1 clause 2.5:

1. A visual only inspection may be of limited use to the client. In addition to a visual inspection, to thoroughly inspect the readily accessible areas of the property, further testing may be required whenever necessary.
2. This report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report.
3. This report does not include the inspection and assessment of items or matters that do not fall within the consultant's direct expertise.
4. The inspection only covers the readily accessible areas of the property and does not include areas, which were inaccessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection.
5. Australian Standard Inspection of Buildings, Part 1: Property Inspections – Residential buildings recognises that a standard property inspection report is not a warranty or an insurance policy against problems developing with the building in the future.

EXCLUSIONS

The client acknowledges that this report does not cover or deal with:

- (i) solving or providing costs for any rectification or repair work;
- (ii) the structural design or adequacy of any element of construction;
- (iii) detection of wood destroying insects such as termites and wood borers;
- (iv) the operation of fireplaces and chimneys;
- (v) any building services or appliances on the property;
- (vi) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (vii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone.

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TERMS AND CONDITIONS

Important information regarding the scope and limitations of inspection and this report: Any person who relies upon the contents of this report does so acknowledging that the following clauses form an integral part of the report.

- 1. This report is not an all encompassing structural survey.** It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether a defect is considered significant or not, to a large extent, depends on the age and type of the building or property inspected. This report is not a Certificate of Compliance with the requirements of any act, regulation, ordinance or by-law or, as a warranty or an insurance policy against problems developing with the building or property in the future.
- 2. Only areas to which reasonable access is available were inspected.** AS 4349.1 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length...". Reasonable access does not include removing screws and bolts to access covers or the use of destructive/invasive inspection methods, cutting or making access traps, moving heavy furniture, floor coverings or stored goods.
- 3. This report does not and cannot make comment upon:**
 - The assessment or detection of defects which may be subject to the prevailing weather conditions.
 - Whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects.
 - The presence or absence of timber pests, gas-fittings, common property areas, environmental concerns, the proximity of the property to flight paths, railways, or busy traffic.
 - Noise levels, health and safety issues, heritage concerns, security concerns or systems; fire protection, site drainage.
 - Detection and identification of illegal building work, illegal plumbing work, durability of exposed finishes, neighbourhood problems, electrical installation, cables or reception systems, any matters that are solely regulated by statute.
 - Accordingly, this report does not guarantee that defects and/or damages do not exist in any inaccessible or partly inaccessible areas or sections of the property.
- 4. Asbestos, Lead and Mould Disclaimer:**

No inspection for asbestos, lead or mould was carried out at the property and no professional report on the presence or absence of them is provided. If asbestos is noted as present within the property or if the building was built prior to 1990 and you are concerned they may be present within the property then you should seek advice from a qualified specialist to identify the amount and importance of their presence and the cost of sealing or removal.
- 5. Estimating Disclaimer:**

This report does not provide any estimates on repair or remedial works. We recommend you consult a licenced builder to give an estimate on any work required.
- 6. Disclaimer of Liability:**

No liability shall be accepted on an account of failure of the report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible during inspection, or to which access is denied. No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection.
- 7. Disclaimer of Liability to Third Parties:**

This report is made solely for the use and benefit of the client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report, in whole or in part does so at their own risk.

DEFECT ASSESSMENT

Any crack/damage identified during the visual inspection of property, is measured using a crack gauge and is de-scribed for each location as per the following table.

CRACKING/DAMAGE CLASSIFICATION

Hairline cracks.	<0.1 mm	0 Hairline
Fine cracks that do not need repair.	<1 mm	1 Fine
Cracks noticeable but easily filled.	<5 mm	2 Slight
Crack can be repaired and possibly a small amount of wall/ paving will need to be replaced.	<5 mm to 15 mm, or several cracks > 3mm	3 Moderate
Extensive repair work involving breaking out and replacing sections of walls/paving. Walls lean or bulge noticeably. Some loss of bearing in beams. Realignment work may be required for paving.	<15 mm to 25 mm, depends on number of cracks	4 Severe

* Referred to AS 2870: Residential slabs and footings – Construction, Table C2

Defects in this reports are classified in two categories of Major and Minor.

MAJOR DEFECTS:

According to AS 4349.1 clause 1.3.9, a major defect is defined as “A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property”. Per AS 4349.1 clause 4.2.4.1, where a major defect is mentioned in the report, it should be clearly described; including a general statement as to any observed minor defects and an explanation given as to why it is a major defect, along with its specific locations. Australian Engineering Specialists, in consideration of its years of experience and professional knowledge of staff, identifies and describes the major defects at the time of inspections based on one of the following reasons:

Reason Code	Reason for Identifying Major Defect
1	Large area is affected by the defect
2	Defect has substantially affected the serviceability of element
3	Defect presents risks of harm to people or damage to propertie(s)

Description

None noted at the time of the inspection.

MINOR DEFECTS:

According to AS 4349.1 clause 4.2.4.2, minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes. It is expected that defects of this type would be rectified as part of a normal ongoing maintenance.

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Yours faithfully

AUSTRALIAN ENGINEERING SPECIALISTS

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Email: info@ausengs.com.au



Figure: 0001

Address



Figure: 0002

INTERNAL

General view of the front wall in the warehouse.



Figure: 0003

Cracking showing in the concrete flooring in the warehouse.

Figure: 0004

Ceiling in the warehouse.



Figure: 0005

Right wall in the warehouse, front side.



Figure: 0006

Right wall in the warehouse.



Figure: 0007

Concrete flooring in the warehouse.



Figure: 0008

General view of the Ceiling in the warehouse.



Figure: 0009

Cracking in the concrete flooring in the warehouse.

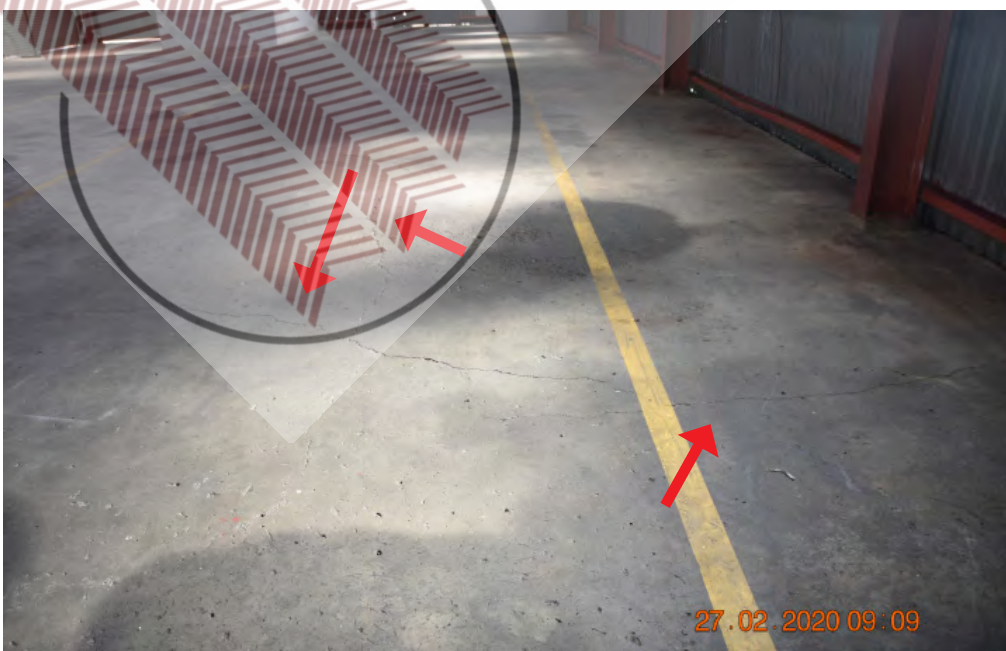


Figure: 0010

Cracking in the concrete flooring in the warehouse.



Figure: 0011

Right wall in the warehouse, rear side.



Figure: 0012

General view of the rear wall in the warehouse.





Figure: 0013

General view of the Ceiling in the warehouse.



Figure: 0014

Cracking in the concrete flooring in the warehouse.



Figure: 0015

Severe cracking in the concrete flooring in the warehouse.

Figure: 0019

Ceiling in the warehouse.



Figure: 0020

Concrete flooring in the warehouse.



Figure: 0021

Left wall in the warehouse, front side.



Figure: 0025

Left wall on the mezzanine level. Showing obstructed view.



Figure: 0026

General view of the stairway to the mezzanine level.



Figure: 0027

Ceiling in the store-room, adjacent to the toilet.



Figure: 0028

Front wall in the storeroom, adjacent to the toilet.



Figure: 0029

Front wall in the storeroom, adjacent to the toilet.



Figure: 0030

Left wall in the store-room, adjacent to the toilet.





Figure: 0040

Right wall in the toilet,
front side.



Figure: 0041

Right wall in the toilet,
front side.



Figure: 0042

Left wall in the toilet.

Figure: 0043

Left wall in the toilet.



Figure: 0044

Ceiling in the toilet.



Figure: 0045

Fine cracking in the Concrete flooring in the toilet.



Figure: 0046

Fine cracking in the Concrete flooring in the toilet.



Figure: 0047

Left wall in the toilet, front side.



Figure: 0048

Left wall in the toilet, front side.



Figure: 0055

Front wall in the secondary storeroom.



Figure: 0056

Right wall in the secondary storeroom.



Figure: 0057

Rear wall in the secondary storeroom.



Figure: 0058

Rear wall in the secondary storeroom.



Figure: 0059

Left wall in the secondary storeroom.



Figure: 0060

Left wall in the secondary storeroom.





Figure: 0064

General view of the brick wall in the warehouse.



Figure: 0065

General view of the brick wall in the warehouse.



Figure: 0066

Chipping in the brick wall in the warehouse.

Figure: 0067

Front wall in the shower room.



Figure: 0068

Front wall in the shower room.



Figure: 0069

Right wall in the shower room, front side.



Figure: 0070

Right wall in the shower room, front side.



Figure: 0071

Flooring in the shower room, front side.



Figure: 0072

Concrete flooring in the shower room.





Figure: 0073

Right wall in the shower room, rear side.



Figure: 0074

Right wall in the shower room, rear side.



Figure: 0075

Concrete flooring in the shower room.

Figure: 0076

Rear wall in the shower room.



Figure: 0077

Rear wall in the shower room.



Figure: 0078

Ceiling in the shower room.



Figure: 0082

Left wall in the shower room, front side.



Figure: 0083

Ceiling in the shower room.



Figure: 0084

Ceiling in the shower room.





Figure: 0088

Wall adjacent to toilet
2.



Figure: 0089

General view in the
hallway, outside the
workshop.



Figure: 0090

Ceiling in the hallway,
outside the workshop.

Figure: 0091

Tile flooring in the hallway, outside the workshop.



Figure: 0092

Front wall in the hallway, outside the workshop.



Figure: 0093

Ceiling in the hallway, outside the workshop.



Figure: 0094

Left wall in office 1.



Figure: 0095

Front wall in office 1, left side.



Figure: 0096

Front wall in office 1, right side.



Figure: 0097

Right wall in office 1.



Figure: 0098

Rear wall Front wall
in office 1, right side.



Figure: 0099

Rear wall in office 1,
left side.





Figure: 0100

Ceiling in office 1.



Figure: 0101

Ceiling in office 1.



Figure: 0102

General view of the
tile flooring in office 1.

Figure: 0103

Front wall in the hallway, outside office 1.



Figure: 0104

Front wall in the hallway, outside office 1.



Figure: 0105

Front wall in the hallway, outside office 1.



Figure: 0106

Ceiling in the hallway,
outside toilet 3.



Figure: 0107

Rear wall in the hall-
way, outside toilet 3.



Figure: 0108

Rear wall in the hall-
way, outside toilet 3.



Figure: 0112

Right wall in toilet 3,
front side.



Figure: 0113

Right wall in toilet 3,
front side.



Figure: 0114

Ceiling wall in toilet 3.





Figure: 0115

Rear wall in toilet 3.



Figure: 0116

Rear wall in toilet 3.



Figure: 0117

Right wall in toilet 3,
rear side.

Figure: 0121

Left wall in toilet 3,
rear side.



Figure: 0122

Ceiling in toilet 3.



Figure: 0123

Left wall in toilet 3,
front side.



Figure: 0130

Right wall in office 2,
rear side.



Figure: 0131

Right wall in office 2,
front side.



Figure: 0132

Right wall in office 2,
front side.

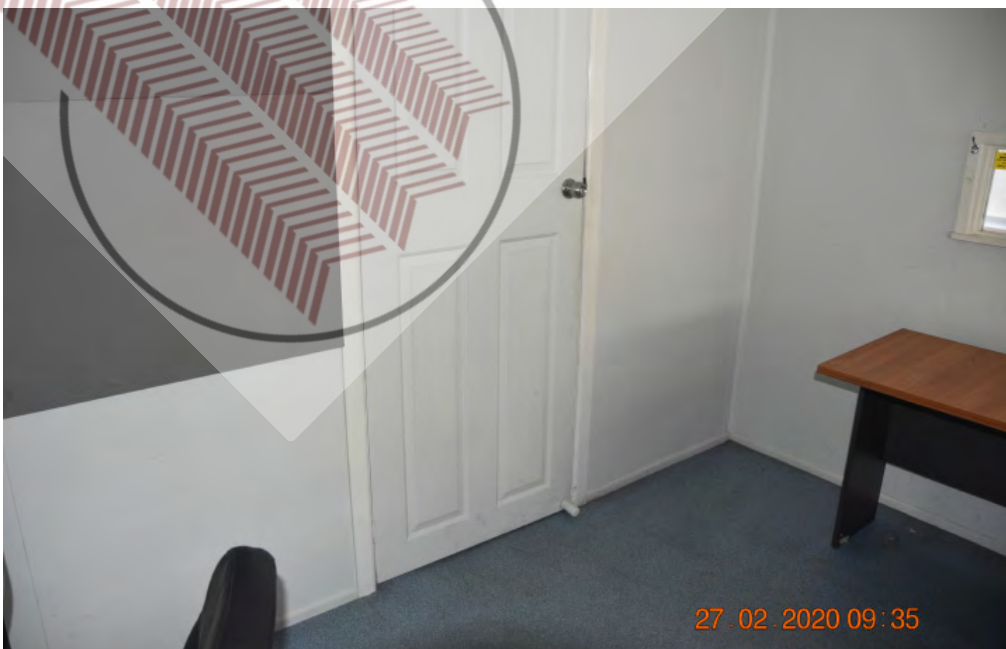


Figure: 0142

Tile flooring in the kitchenette.



Figure: 0143

Rear wall in the reception area, right side.



Figure: 0144

Rear wall in the reception area, left side.



Figure: 0148

Front wall in the reception area, right side.



Figure: 0149

Tile flooring in the reception area.



Figure: 0150

Tile flooring in the reception area.





Figure: 0151

Tile flooring in the reception area.



Figure: 0152

Ceiling in the reception area.



Figure: 0153

Ceiling in the reception area.

Figure: 0154

EXTERNAL

Front wall of the office building.



Figure: 0155

Right wall of the office building, looking from the front.



Figure: 0156

Right wall of the office building.



Figure: 0157

Right wall of the office building.



Figure: 0158

Right wall of the building.



Figure: 0159

Right wall of the building, rear side.





Figure: 0160

General view on the front side of the building, looking from the left.



Figure: 0161

General view on the front side of the building, right side.



Figure: 0162

Front boundary fence, right side.

Figure: 0166

Cracking in the driveway.



Figure: 0167

Left boundary fence, front side.



Figure: 0168

Severe cracking in the driveway.



Figure: 0175

Massive cracking in the driveway.



Figure: 0176

Massive cracking in the driveway.



Figure: 0177

Left wall of the building, front side.



Figure: 0178

Left wall of the building.



Figure: 0179

Cracking in the driveway.



Figure: 0180

Severe cracking and damage around the drainage pit in the driveway.



Figure: 0181

Left wall of the building, rear side.



Figure: 0182

Cracking in the driveway.



Figure: 0183

Rear boundary fence, left side.



Figure: 0187

Right boundary fence, rear side.



Figure: 0188

Right boundary fence, looking from the rear.



Figure: 0189

Right wall of the building, looking from the rear.



Figure: 0190

Right wall of the building.



Figure: 0191

General view of the pathway on the right side of the building.



Figure: 0192

Right wall of the building.





Figure: 0193

Right boundary fence.



Figure: 0194

Hole in the right boundary fence, front side.



Figure: 0195

General view on the rear side of the building, looking from the right.