

AUSDILAPS

Specialist Building Inspections

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PRE CONSTRUCTION CONDITION SURVEY - COUNCIL ASSETS

COMMISSIONED BY:

<CLIENT NAME>
<CLIENT ADDRESS>

PROJECT:

<PROJECT NAME>

SITE SURVEYED:

Council Assets
179-191 New South Head Road
EDGECLIFF NSW 2027

INSPECTION DATE:

30 June 2020

JOB REFERENCE:

AD####

INSPECTOR:

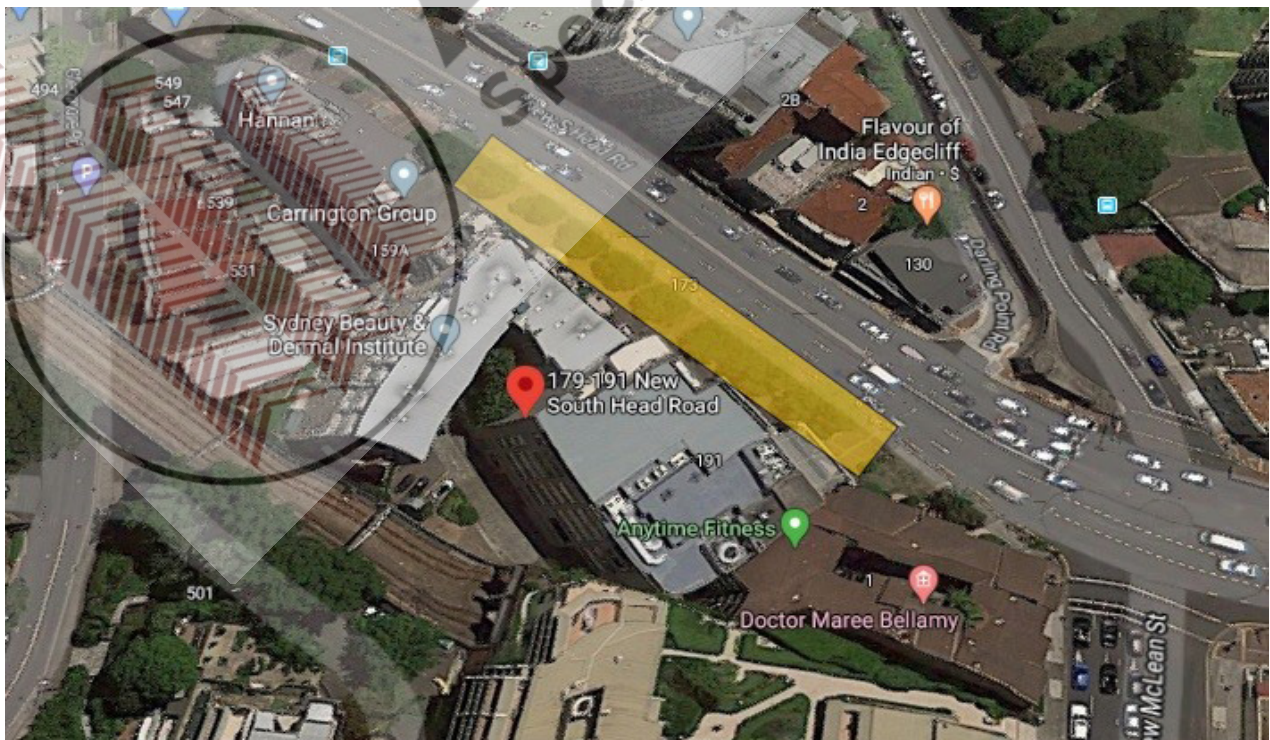
<NAME>
<TITLE>

WEATHER:

CONDITION, TEMP°C

REPORT PREPARED BY:

<REPORT WRITER NAME>



BRIEF

AusDilaps 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> project.

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.

PROPERTY DESCRIPTION

Property Type:

- Council owned property

Building Type:

- Not applicable

GENERAL INSPECTION RESTRICTIONS

Description of Restrictions:

1. None noted at the time of the inspection.

Safety Issues:

1. None noted at the time of the inspection.

Important Note: Per AS 4349.1 Clause 4.2.4.3, the report shall identify any observed item that may constitute a present or imminent serious safety hazard.

PROPERTY SITES INSPECTED

External Building Elements

Garages/Carparks

- ✓ Courtyards/Landscaping Elements
- ✓ Fences /Gates/Boundary Walls
- ✓ Driveway/Crossover
- ✓ Kerbs/Gutters/Footpaths
- ✓ Roadways

Important Note: The areas listed above are a broad indication of the areas inspected. Damage and/or defects may be present and not detected in areas where the inspection was limited, obstructed, or access was not gained. Within these areas, some further restrictions may have been present restricting or preventing our inspection. If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at "high risk" due to limited access, then further access must be gained. We strongly recommend that such access be gained to enable a more complete report to be submitted.

Drainage - Surface Water: Not inspected

Important Note: The site should be monitored during heavy rain to determine whether the existing drains can cope. If they cannot cope, then additional drains may be required.

Services: Not inspected

Important Note: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and no comments are made to electrical or plumbing. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

EXPLANATION OF REVISIONS

- Not applicable

DEFECT ASSESSMENT

Any crack/damage identified during the visual inspection of property, is measured using a crack gauge and is described 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. AusDilaps, 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

Page

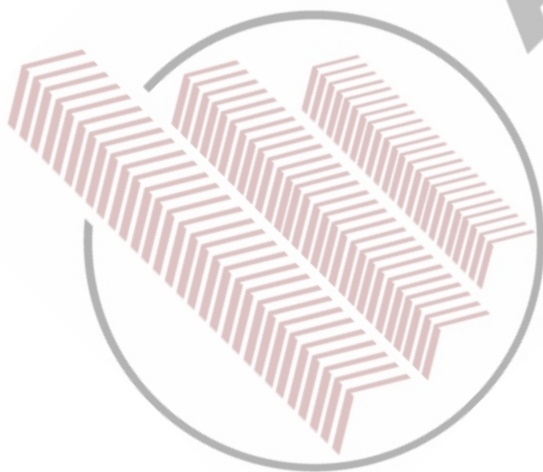
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MINOR DEFECTS:

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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Figure: 0001

179-191 NEW SOUTH HEAD ROAD, EDGECLIFF

General view of the footpath, outside 179-191 New South Head Road.



Figure: 0002

Uneven paving in the footpath outside 179-191 New South Head Road, adjoining the stairway.



Figure: 0003

Subsidence in the footpath, outside 179-191 New South Head Road - reason code 2.



Figure: 0004

Movement in the footpath, outside 179-191 New South Head Road.



Figure: 0005

General view of the footpath, outside 179-191 New South Head Road.



Figure: 0006

General view of the brick retaining wall, outside 179-191 New South Head Road.



Figure: 0007

General view of the brick retaining wall, outside 179-191 New South Head Road.



Figure: 0008

General view of the brick retaining wall, outside 179-191 New South Head Road.



Figure: 0009

Slight cracking in the brick retaining wall, outside 179-191 New South Head Road.



Figure: 0010

General view of the footpath, outside 179-191 New South Head Road.



Figure: 0011

General view of the footpath, outside 179-191 New South Head Road.



Figure: 0012

General view of the brick retaining wall, outside 179-191 New South Head Road.



Figure: 0013

General view of the brick retaining wall, outside 179-191 New South Head Road.



Figure: 0014

Chipping in the brickwork in the retaining wall, outside 179-191 New South Head Road.



Figure: 0015

General view of the footpath, outside 179-191 New South Head Road.



Figure: 0016

General view of the footpath, outside shop 1 at 179-191 New South Head Road.



Figure: 0017

Subsidence in the footpath, outside shop 1 at 179-191 New South Head Road - reason code 2.



Figure: 0018

Uneven paving in the footpath, outside shop 1 at 179-191 New South Head Road.



Figure: 0019

General view of the footpath, outside shop 1 at 179-191 New South Head Road.



Figure: 0020

Chipping in the tile paving, outside shop 1 at 179-191 New South Head Road.



Figure: 0021

General view of the brick retaining wall, outside shop 1 at 179-191 New South Head Road. Showing movement in the brick pavers - reason code 2.



Figure: 0022

General view of the brick retaining wall, outside shop 1 at 179-191 New South Head Road.



Figure: 0023

General view of the brick retaining wall, outside shop 1 at 179-191 New South Head Road.



Figure: 0024

General view of the bike rack, outside shop 1 at 179-191 New South Head Road.



Figure: 0025

General view of the bike rack, outside shop 1 at 179-191 New South Head Road.



Figure: 0026

Subsidence and movement in the pavers, outside shop 1 at 179-191 New South Head Road - reason code 2.



Figure: 0027

Movement in the pavers, outside shop 1 at 179-191 New South Head Road.



Figure: 0028

Subsidence and movement in the pavers, outside shop 1 at 179-191 New South Head Road - reason code 2 and 3.



Figure: 0029

Uneven pavers in the footpath, outside shop 1 at 179-191 New South Head Road.



Figure: 0030

General view of the footpath, outside 179-191 New South Head Road.



Figure: 0031

General view of the footpath, outside 179-191 New South Head Road.



Figure: 0032

General view of the footpath, outside 179-191 New South Head Road.



Figure: 0033

General view of the brick retaining wall, outside 179-191 New South Head Road.



REPORT PHOTOS AND DESCRIPTION
CONTINUED...

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