

GEOTAGGED PRE CONSTRUCTION SURVEY

OPT-xxxxx [PROJECT NAME]

INSPECTION DATE: 19 June 2023

WEATHER: Clear, 9°C

JOB REFERENCE: ADN23173A

INSPECTOR: Faran Daneshgari
Structural Engineer
M.Sc.Eng, MIEAust, CPEng, RPEQ

SITE SURVEYED: Council Assets
156 Hargrave Street
PADDINGTON NSW 2021



COMMISSIONED BY: [CLIENT NAME]
[CLIENT ADDRESS]
[SUBURB][CITY/STATE][POST CODE]

REPORT PREPARED BY: [REPORT WRITER NAME]

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Explanation of Revisions

AusDilaps was commissioned by
[CLIENT NAME]
to carry out a pre-construction condition inspection and report in accordance with AS.4349.0 for the
[PROJECT NAME] project.

PURPOSE OF THIS REPORT

This is a visual pre-construction inspection in accordance with AS 4349.0 and is intended to record the pre-construction condition of the property inspected and the surrounding areas prior to commencement of construction works. 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 does not comment to the cause of any defect noted and 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 4349.0:

- 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.
- This report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report.
- This report does not include the inspection and assessment of items or matters that do not fall within the consultant's direct expertise.
- 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.
- 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.

GPS LIMITATIONS

- GPS Trilateration typical accuracy is <4m.
- Cellular network reception and other factors outside of AusDilaps control may affect GPS accuracy.
- In the event that adequate GPS accuracy is unachievable (<10m) we will perform a standard inspection. It is difficult to know whether desired GPS accuracy is able to be achieved until we arrive at site location.

EXCLUSIONS

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

- solving or providing costs for any rectification or repair work;
- the structural design or adequacy of any element of construction;
- detection of wood destroying insects such as termites and wood borers;
- the operation of fireplaces and chimneys;
- any building services or appliances on the property;
- any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- 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.

COPYRIGHT

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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.

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.

Only areas to which reasonable access is available were inspected.

AS 4349.0 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.

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.

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.

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.

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.

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 Assets

Building Type:
Not Applicable

GENERAL INSPECTION RESTRICTIONS

- None noted at the time of the inspection.

SAFETY ISSUES

- Please refer to 'Major Defects' for any Safety Issues related to building defects.

Important Note: Per AS 4349.0 Clause 4.2.f.2, the report shall identify any observed item that may constitute a present or imminent serious safety hazard.

PROPERTY SITES INSPECTED

- Driveway/Crossover
- Roadways
- Kerbs/Gutters/Footpaths/Street Signage

Inspector Commentary:

- Path of Travel: The inspector began on the north side of Hargrave Street, at the intersection with Taylor Street. He walked west, crossing the roadway to the south side near 152 Hargrave Street. He then walked east on the south side of the street to the intersection with Taylor Street. The inspector began the second part of his inspection on Hargrave Lane, at the intersection with Taylor Street. He walked west on the north side to 2 Hargrave Lane, crossing there to the south side, and ending his inspection.
- General Notes: None noted at the time of the inspection.

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.

DEFECT ASSESSMENT

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

CRACKING/DAMAGE CLASSIFICATIONS

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 in AS.2670: Residential slabs and footings - Construction, Table C1*

Defects in this report are classified in two categories of Major and Minor:

MAJOR DEFECTS:

According to AS 4349.0 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 'Acceptance Criteria' as defined by AS 4349.0 Clause 2.4, and 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 for Identifying Major Defect
Large area is affected by the defect
Defect has substantially affected the serviceability of element
Defect presents risks of harm to people or damage to propertie(s)

Pg # Description:

None noted at the time of 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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29	Figure: 0063 Damage in the kerb in the laneway.
30	Figure: 0064 Damage in the kerb in the laneway.

RESIDENT NOTED CONCERNS

Any noted conditions within this section of the report are raised by residents only and may not be able to be verified by AusDilaps with photographic evidence or may not qualify under our standard of defects.

- None noted at the time of the inspection.

EXPLANATION OF REVISIONS

- Not applicable

I, Faran Daneshgari, M.Sc Eng, Senior Structural Engineer of Australian Dilapidations, have attended the property addressed on this report and conducted a full visual condition assessment per scope identified in the report.

Regards,

Faran Daneshgari
MIEAust, CPEng, NER | Structural and Civil

Yours faithfully

Michael Burford

AUSTRALIAN DILAPIDATIONS

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Email: info@ausdilaps.com.au

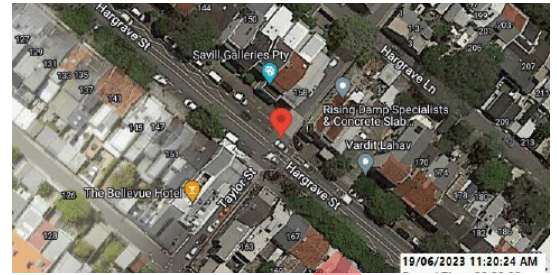


Figure: 0001 **HARGRAVE STREET, PADDINGTON**
General view of the footpath.

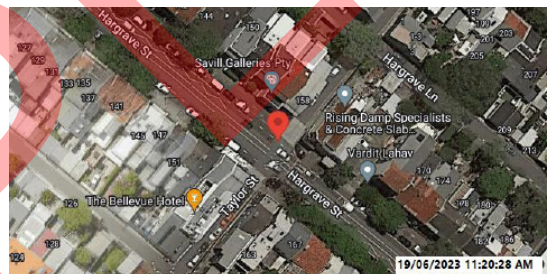


Figure: 0002
General view of the footpath, kerb and gutter.

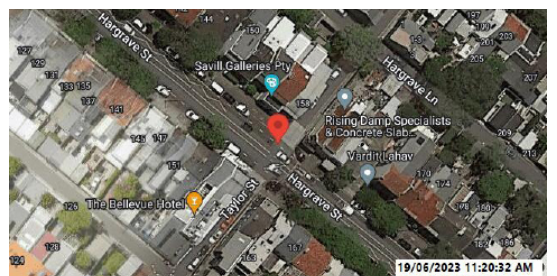


Figure: 0003
General view of the roadway.

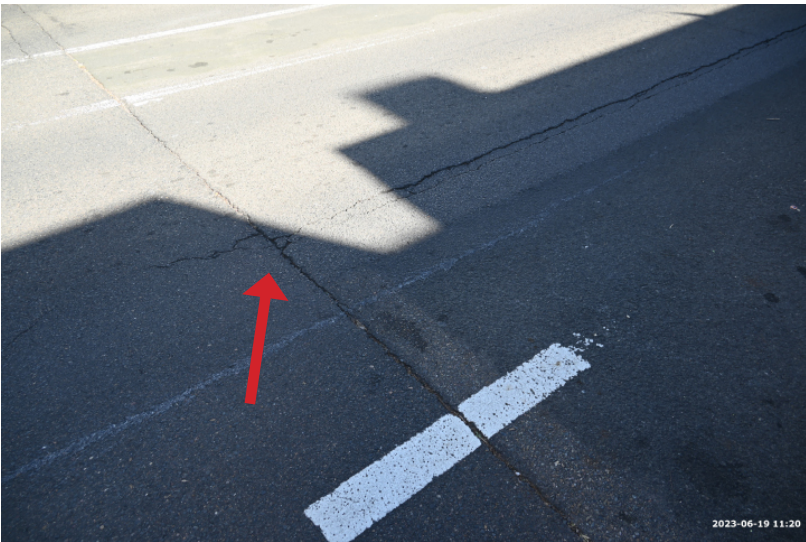


Figure: 0004
Severe cracking in the roadway.



Figure: 0005
General view of the light pole. Showing patching.

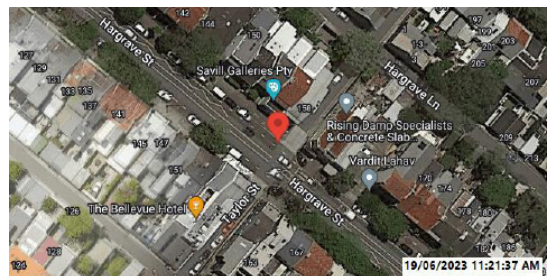


Figure: 0006
General view of the light pole.

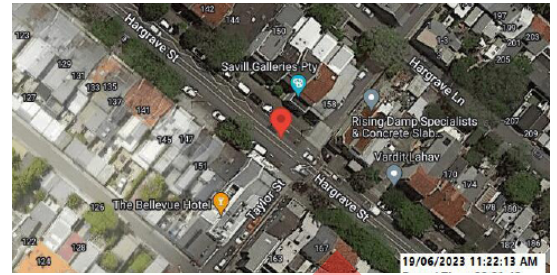


Figure: 0010
General view of the roadway.

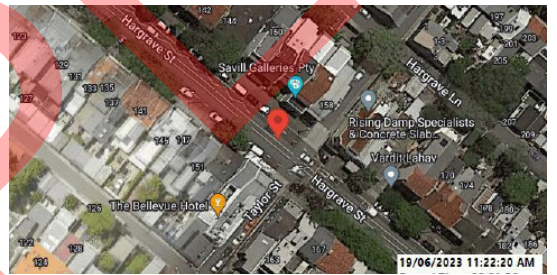


Figure: 0011
General view of the street sign.

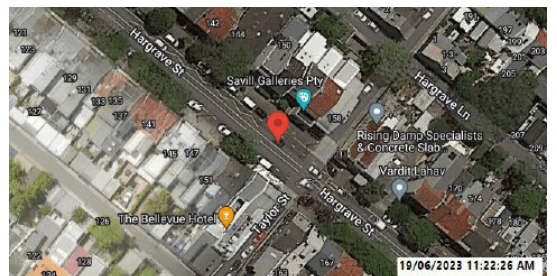


Figure: 0012
General view of the footpath.



Figure: 0016
General view of the footpath.

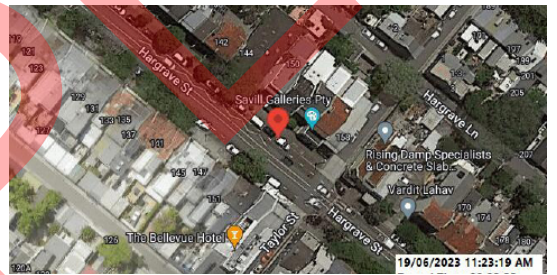


Figure: 0017
General view of the footpath, kerb and gutter.

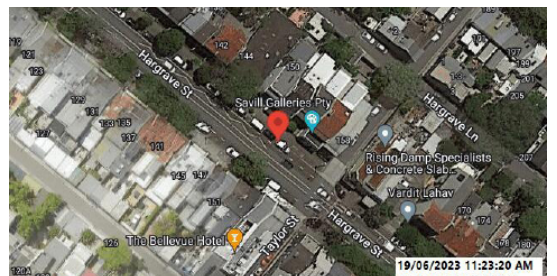


Figure: 0018
General view of the roadway. Showing cracking.

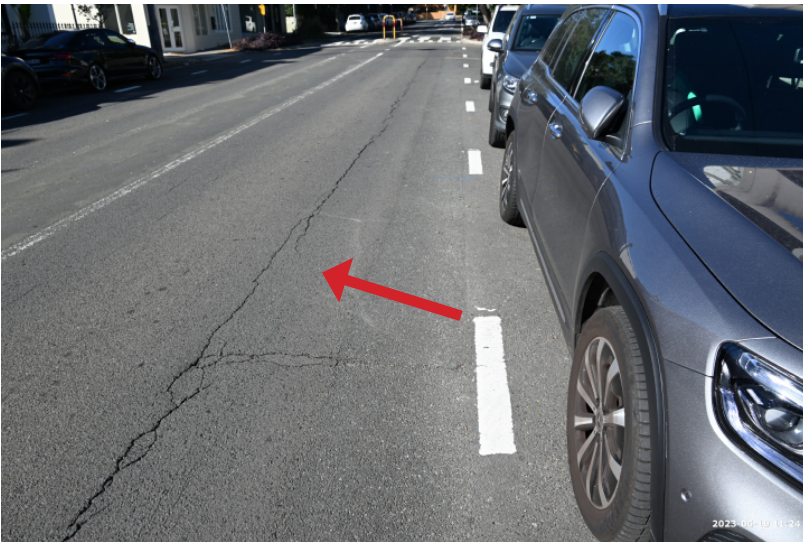


Figure: 0022
Cracking in the roadway. Typical throughout.

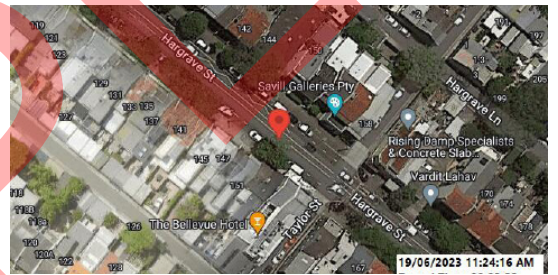


Figure: 0023
General view of the footpath repaving.

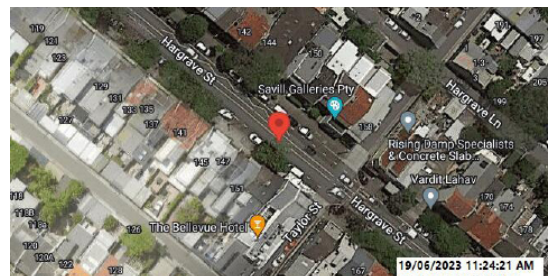


Figure: 0024
General view of the footpath repaving.



Figure: 0028
Cracking in the footpath.



Figure: 0029
Cracking in the kerb and gutter.



Figure: 0030
General view of the footpath.

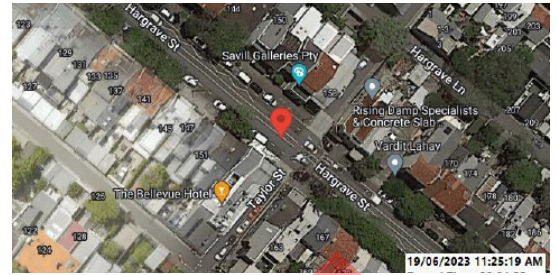
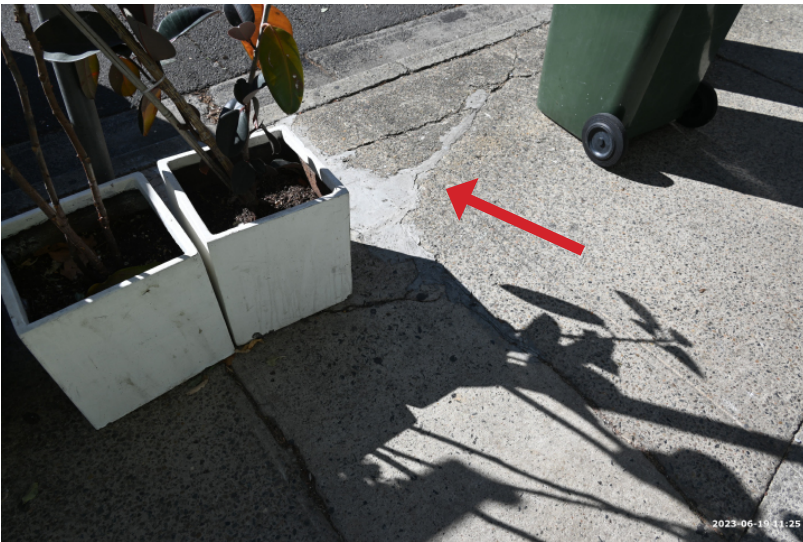


Figure: 0034
Cracking and patching in the footpath.

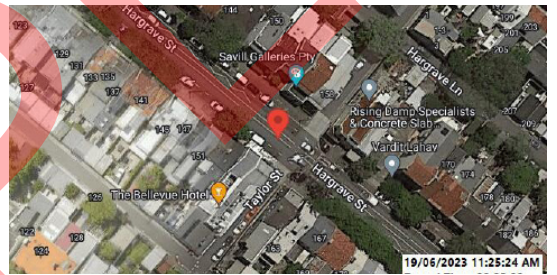


Figure: 0035
Leaning street sign.



Figure: 0036
Cracking in the footpath and kerb.



Figure: 0040
General view of the footpath, kerb and gutter.

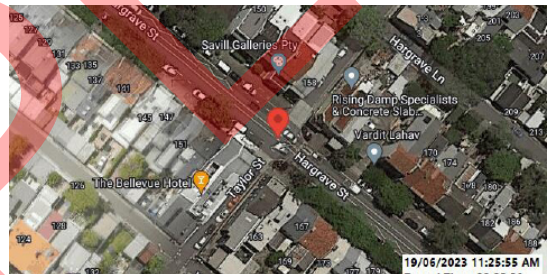


Figure: 0041
General view of the roadway. Showing cracking.

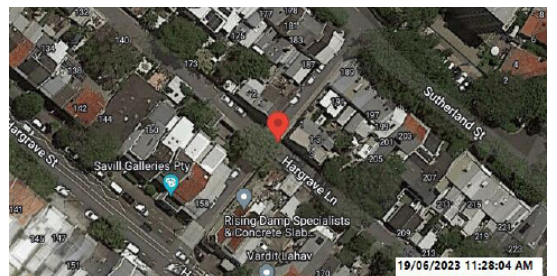


Figure: 0042 **HARGRAVE LANE**
General view of the laneway.



Figure: 0046
General view of the laneway.

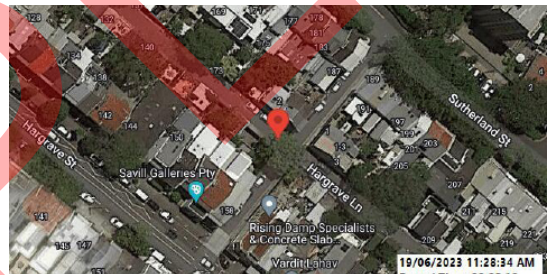


Figure: 0047
General view of the laneway.

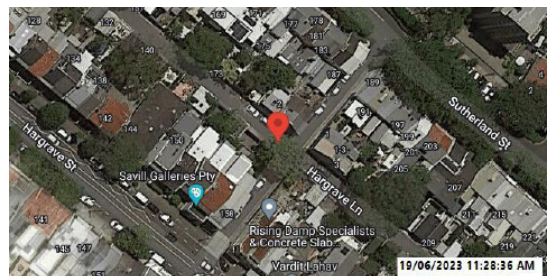


Figure: 0048
General view of the laneway.



Figure: 0052
General view of the laneway.



Figure: 0053
General view of the laneway.

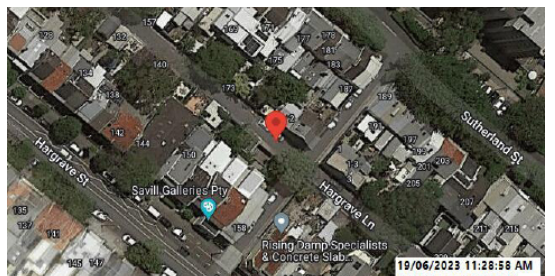


Figure: 0054
General view of the laneway.

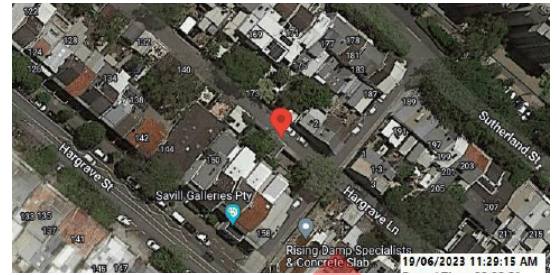


Figure: 0058
General view of the power pole in the laneway.



Figure: 0059
General view of the power pole in the laneway.

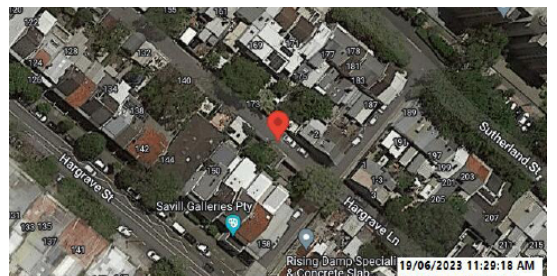


Figure: 0060
General view of the power pole in the laneway.



Figure: 0064
Damage in the kerb in the laneway.

SAMPLE