

## **PRE CONSTRUCTION CONDITION SURVEY**

OPT-XXXX PROJECT NAME

INSPECTION DATE: 30 March 2023  
WEATHER: Sunny, 28°C  
JOB REFERENCE: ADXXXXX  
INSPECTOR: Akshay Raj Padmanaban  
Civil Engineer  
M.Eng  
SITE SURVEYED: SITE ADDRESS



COMMISSIONED BY: CLIENT NAME  
CLIENT ADDRESS

REPORT PREPARED BY: Robin Hogue

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SAMPLE

AusDilaps was commissioned by  
**JK Williams Contracting (Qld) Pty Ltd T/A DAC Constructions**  
to carry out a pre-construction condition inspection and report in accordance with AS.4349.0 for the  
**24-32 Hamish Street, Calamvale QLD** 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. 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 provide any comment as to the cause for 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.

## 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

All related council authorities are granted a perpetual non-exclusive license to make use of the copyright in all images supplied of council assets within this report, including the right to make copies available to third parties as though they were council images.

## 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:  
Unit

Building Type:  
Multi-storey, masonry construction

## 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

- Internal Elements
- External Building Elements
- Garage/Carport
- Yard/Landscaping Elements
- Fences/Gates/Boundary Walls

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.

### Pg # Description:

25	Patching in the west wall in the living room.
33	Hairline cracking in the paving on the south verandah.
33	Hairline cracking in the paving on the south verandah.

SAMPLE

## RESIDENT NOTED CONCERNS

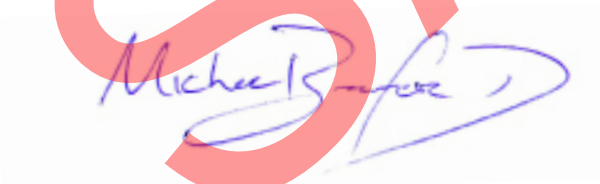
Any noted conditions within this section of the report are raised by residents only and may not be able to be verified by AusDilaps with photographic evidence or may not qualify under our standard of defects.

- None noted at the time of the inspection.

## EXPLANATION OF REVISIONS

- Not applicable

Yours faithfully



Michael Burford

### AUSTRALIAN DILAPIDATIONS

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Email: [info@ausdilaps.com.au](mailto:info@ausdilaps.com.au)





Figure: 0001

**UNIT 13, 20  
NEIWAND STREET,  
CALAMVALE**



Figure: 0002

**INTERNAL**

North wall in the  
entrance in the  
hallway.

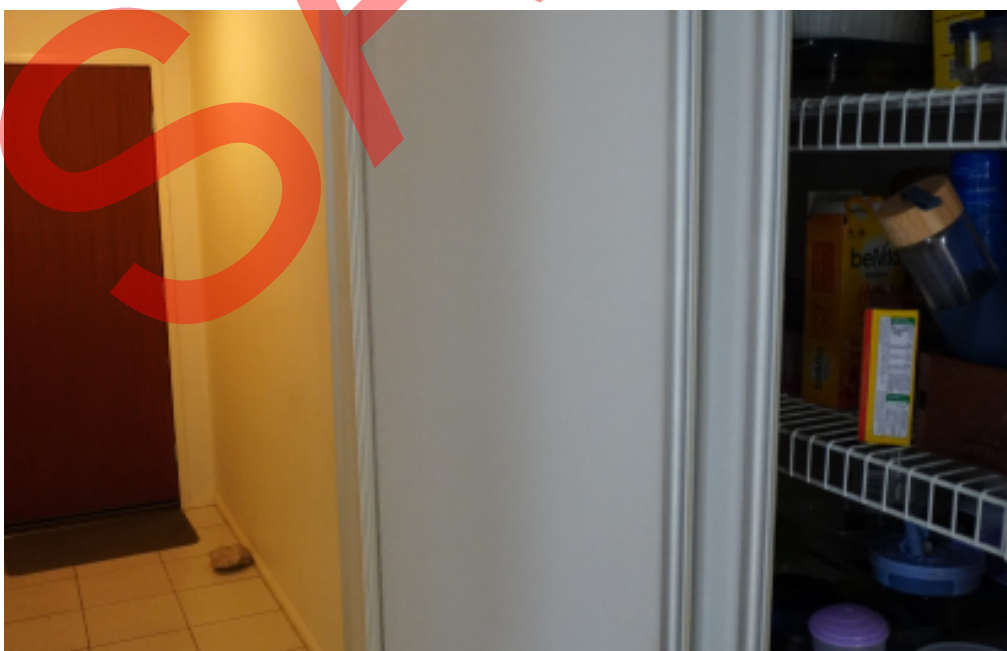


Figure: 0003

East wall in the  
hallway, looking to  
the north.



Figure: 0004

West wall in the hallway, looking to the north.



Figure: 0005

General view in the hallway, outside the bathroom.

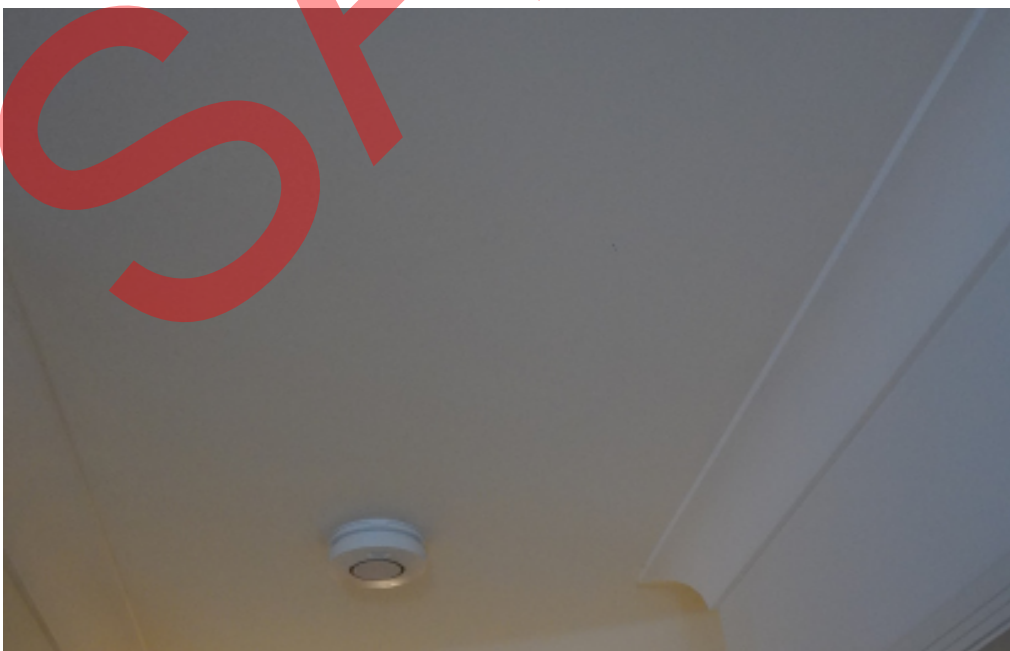


Figure: 0006

Ceiling in the hallway.

Figure: 0007

Ceiling in the hallway.



Figure: 0008

Tile floor in the entrance in the hallway.



Figure: 0009

Tile floor in the hallway, outside the bathroom.





Figure: 0010

North wall in bedroom 1.



Figure: 0011

East wall in bedroom 1.



Figure: 0012

South wall in bedroom 1.



Figure: 0016

North wall in bedroom 2.



Figure: 0017

East wall in bedroom 2.

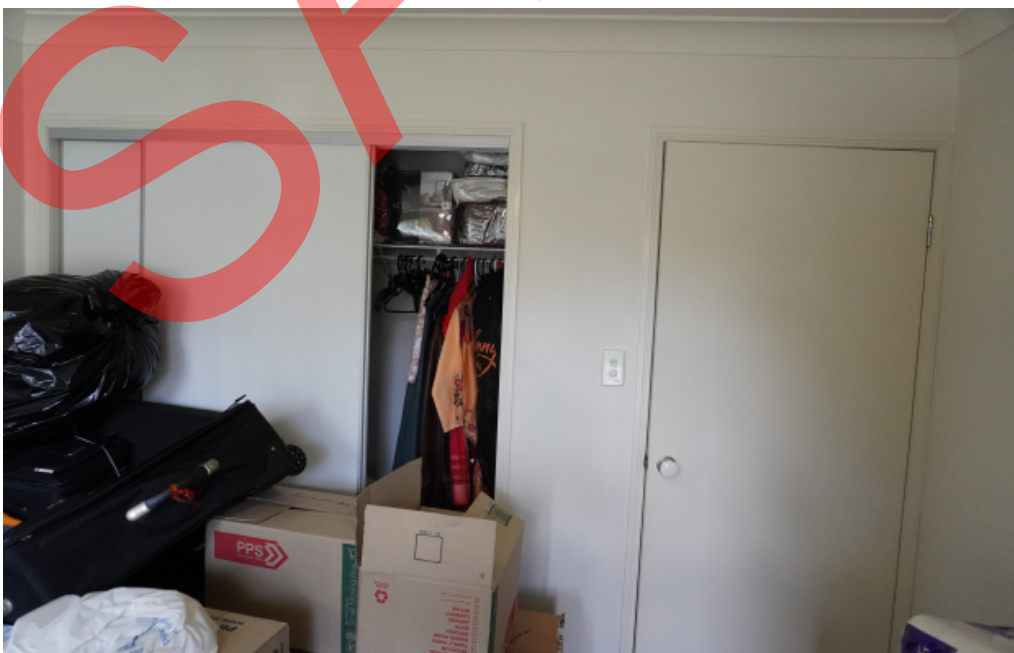


Figure: 0018

South wall in bedroom 2.



Figure: 0064

East wall in the  
bedroom 3 en suite.



Figure: 0065

South wall in the  
bedroom 3 en suite.



Figure: 0066

West wall in the  
bedroom 3 en suite.



Figure: 0067

Ceiling in the bedroom 3 en suite.



Figure: 0068

Tile floor in the bedroom 3 en suite.



Figure: 0069

**EXTERNAL**

South wall of the unit, east side.



Figure: 0070

South wall of the unit,  
west side.



Figure: 0071

General view of the  
south verandah,  
looking to the west.



Figure: 0072

Ceiling on the south  
verandah.





Figure: 0073

Paving on the south verandah.



Figure: 0074

Hairline cracking in the paving on the south verandah.



Figure: 0075

Hairline cracking in the paving on the south verandah.

Figure: 0076

General view in the south yard, looking to the west.



Figure: 0077

General view in the south yard, looking to the east.



Figure: 0078

East wall of the unit, south side.





Figure: 0079

General view on the east side of the unit, looking to the south.



Figure: 0080

North wall of the unit, east side.



Figure: 0081

North wall of the unit, west side.

Figure: 0082

General view of the north side of the unit.



SAMPLE