

AUSDILAPS

Specialist Building Inspections

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PROPERTY CONDITION SURVEY - RESIDENTIAL

COMMISSIONED BY:

Client
Company (if applicable)
Street Address
City/State/Post Code

PROJECT:

Project Name

SITE SURVEYED:

Street Address
City/State/Post Code

INSPECTION DATE:

Date of Inspection

JOB REFERENCE:

Report #

INSPECTOR:

Inspector Name
Qualifications

WEATHER:

Weather Type, Temp°C

REPORT PREPARED BY:

Report Writer Name



BRIEF

Australian Dilapidations was commissioned by The (Client) to carry out a post construction condition inspection and report in accordance with AS.4349.1 for the (Project Name) project.

PURPOSE OF THIS REPORT

This is a visual post construction inspection in accordance with AS. 4349.1 and is intended to record the condition of the property inspected and the surrounding areas after construction works completion. This is not a structural survey; however it does include a photographic record of the main defects visible at the time of the inspection.

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, whenever necessary, may be required.
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;
- (vii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (xi) whether the building complies with the provision of any building act, code regulation(s) or by-laws;
- (xii) 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, which define the Scope and Limitations of the inspection, 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 or not a defect is considered significant or not, depends, to a large extent, upon 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. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
- 2. Only areas to which reasonable access is available were inspected.** The Australian Standard 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:**
 - Defects that may have been concealed
 - 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; of 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 is not a guarantee that defects and/or damage does 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 report on the presence or absence of them is provided. If concerned or if the building was built prior to 1990 you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. If asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost sealing or of removal. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from a qualified expert such as an Industry Hygienist.
- 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 works 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 for inspection, or to which access for Inspection 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:

House

Building type:

Single storey, brick structure

Important Note: The building and/or property rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report.

GENERAL INSPECTION RESTRICTIONS

Description of Restrictions:

1. None noted at the time of the inspection.

PROPERTY SITES INSPECTED

- ☑ Internal Elements
- ☑ External Building Elements
 - Common Areas
 - Garage/Carport
- ☑ Yard/Landscaping Elements
- ☑ Fences /Gates/Boundary Walls
- ☑ Paths/Paved Areas Inside the Property Boundary
 - Swimming Pool and Surrounds
 - Driveway/Crossover
 - Council Assets

Important Note: The areas listed above are a broad indication of the areas inspected. 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 Notes: 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 Notes: 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

MAJOR DEFECTS:

1. None noted at the time of the inspection.

Important Note: 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.

MINOR DEFECTS:

Important Note: Per 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, such as de-silvering of mirrors. It is expected that defects of this type would be rectified as part of a normal ongoing maintenance.

DAMAGE	Pre-Report #	Post Report #	NOTES
Fine cracking in the front wall in bedroom 1, right side.	18	16	No changes noted.
Patched cracking in the left wall in bedroom 1, above the door.	19	17	No changes noted.
Staining in the ceiling in bedroom 1.	20	18	No changes noted.
Staining in the ceiling in bedroom 1.	20	19	No changes noted.
Separation gapping in the ceiling cornice in bedroom 1, left side.	21	19	No changes noted.
Patching in the rear archway in the entrance hallway.	21	19	No changes noted.
Cracking in the ceiling in the dining room. Typical throughout.	34	31	No changes noted.
Cracking in the ceiling in the dining room.	34	32	No changes noted.
Cracking in the ceiling in the dining room, front side.	34	32	No changes noted.
Cracking in the ceiling in the dining room.	35	32	No changes noted.
Cracking in the ceiling in the dining room.	35	33	No changes noted.
Hairline cracking in the ceiling in the dining room, left side.	35	33	No changes noted.
Hairline cracking in the ceiling in the dining room, left side.	36	33	No changes noted.
Hairline cracking in the right wall in the dining room.	36	34	No changes noted.
Hairline cracking in the ceiling in the dining room, rear side.	86	38	No changes noted.
Cracking in the left wall in the bathroom, above the door.	41	38	No changes noted.
Cracking in the rear wall in the bathroom.	41	39	No changes noted.
Separation gapping between the ceiling cornice and the front wall in the bathroom	42	39	No changes noted.
Separation gapping between the ceiling cornice and the walls in the bathroom, front right corner.	42	39	No changes noted.
Fine vertical cracking in the left wall in the kitchen.	47	44	Showing cracking has been repaired.
Cracking in the right wall in the living room, below the ceiling cornice.	56	-	Unable to locate cracking at the time of the inspection.
Broken window in the rear door to the house.	57	49	No changes noted.
Rusting in the gutter on the rear side of the house.	58	49	No changes noted.
Unevenness in the tile paving on the backyard, near the front left corner.	59	51	No changes noted.
Damage in the right wall of the house, above the second window from the rear.	67	59	No changes noted.
Damage in the pathway on the right side of the house, near the water heater.	67	59	No changes noted.
Denting in the ceiling on the front porch, left side.	72	64	No changes noted.
Damage in the ceiling on the front porch, right side.	72	64	No changes noted.
Cracking in the paving on the front porch, left side.	74	65	No changes noted.

Cracking in the paving on the front porch, right side.	74	66	No changes noted.
Cracking in the paving on the front porch, right side.	74	66	No changes noted.
Cracking in the base of the left boundary fence.	76	67	Showing cracking has been repaired.
Mould and bubbling paint in the base of the left boundary fence.	76	68	Showing damage has been repaired.
Rusting in the left boundary fence.	76	68	Showing rusting has been repaired.
Cracking in the step of the entry gate.	77	69	No changes noted.
Cracking in the steps to the front porch.	78	69	No changes noted.
Cracking and damage in the base of the front boundary fence.	79	70	No changes noted.
Cracking and damage in the base of the front boundary fence.	79	71	No changes noted.
Cracking and damage in the base of the front boundary fence.	79	71	No changes noted.
Cracking in the step of the entry gate, front side.	80	71	No changes noted.
Cracking in the post between 23 and 25 The Boulevard, front side.	82	73	No changes noted.
Cracking in the post between 23 and 25 The Boulevard, front side.	82	73	No changes noted.
Cracking in the footpath outside 25 The Boulevard.	84	75	No changes noted.

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.

Summary of Areas considered to be High Risk that were Not Inspected/Not Accessible or Inspected and where access should be gained:

- None noted at this time.

Important Note: Damage and/or defects may be present and not detected in areas where the inspection was limited, obstructed, or access was not gained.

Yours faithfully

Michael Burford

AUSTRALIAN DILAPIDATIONS

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Figure: 0040

General view in the hallway, outside bedroom 2.

Refer to photo 40

No changes noted.



Figure: 0041

General view in the hallway, outside bedroom 2.

Refer to photo 41

No changes noted.



Figure: 0042

Left wall in the hallway, outside bedroom 2.

Refer to photo 42

No changes noted.



Figure: 0043

Left wall in the hallway, outside bedroom 2.

Refer to photo 43

No changes noted.



Figure: 0044

Left wall in the hallway, outside bedroom 2.

Refer to photo 44

No changes noted.



Figure: 0045

Left wall in the hallway, outside bedroom 2.

Refer to photo 45

No changes noted.



Figure: 0046

Left wall in the hallway, outside bedroom 2.

Refer to photo 46

No changes noted.



Figure: 0047

Left wall in the hallway, outside bedroom 2.

Refer to photo 47

No changes noted.



Figure: 0048

Rear wall in the hallway, outside bedroom 2.

Refer to photo 48

No changes noted.

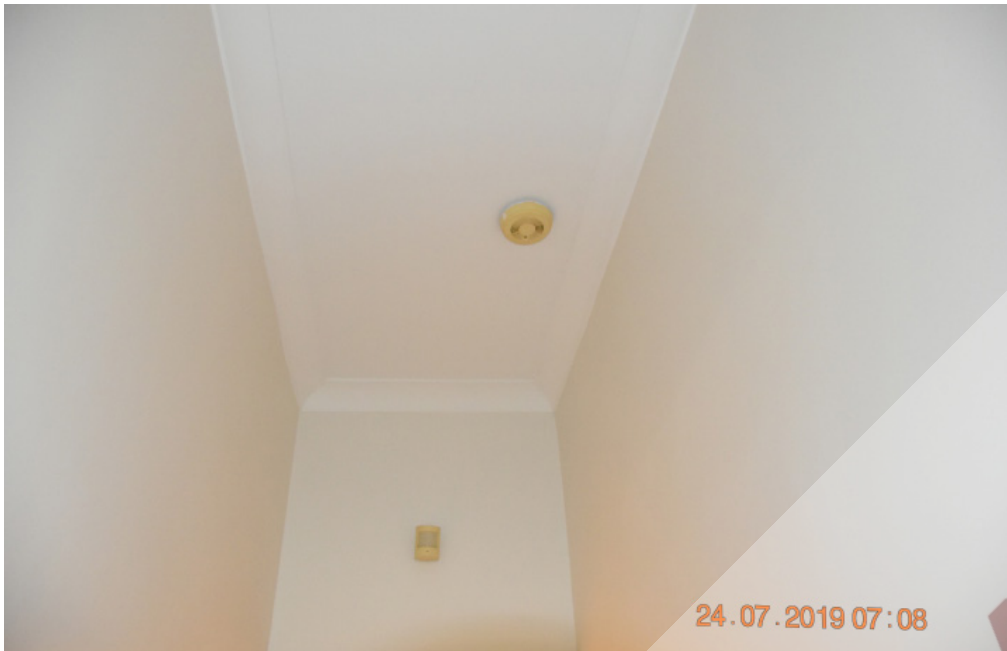


Figure: 0049

General view of the ceiling in the hallway, outside bedroom 2.

Refer to photo 49

No changes noted.



Figure: 0050

General view of the ceiling in the hallway, outside bedroom 2.

Refer to photo 50

No changes noted.

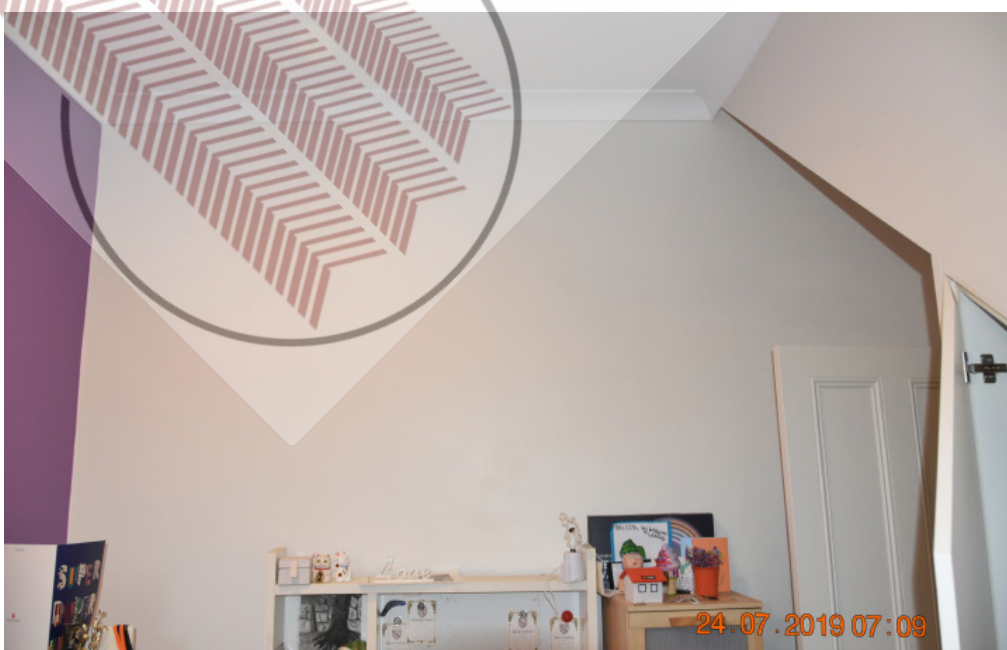


Figure: 0051

Front wall in bedroom 2.

Refer to photo 51

No changes noted.

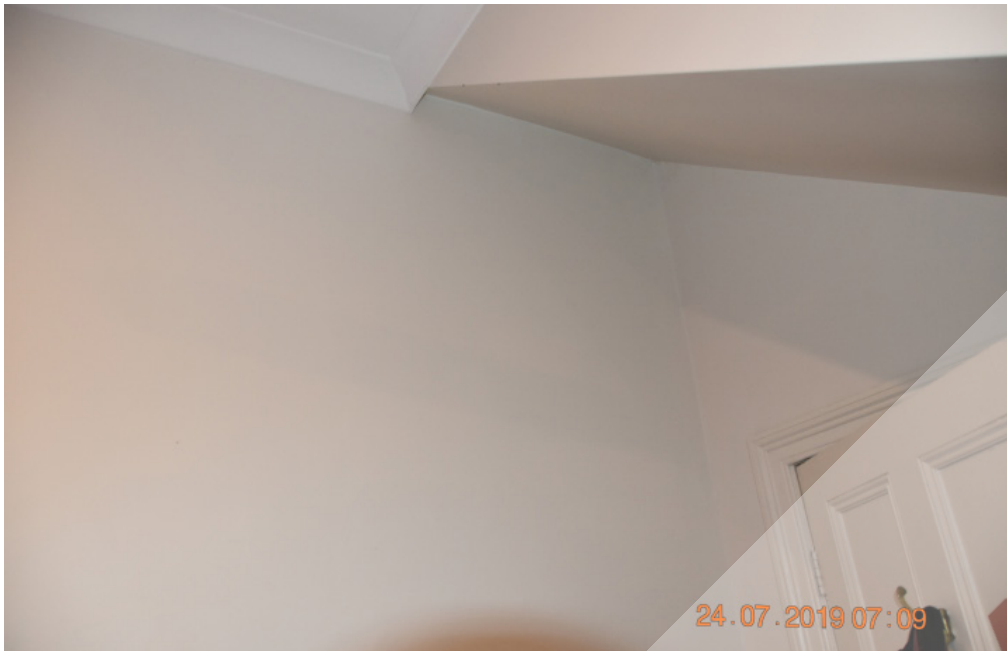


Figure: 0052

Front wall in bedroom 2.

Refer to photo 52

No changes noted.



Figure: 0053

Left wall in bedroom 2.

Refer to photo 53

No changes noted.



Figure: 0054

Left wall in bedroom 2.

Refer to photo 54

No changes noted.



Figure: 0055

Left wall in bedroom 2.

Refer to photo 55

No changes noted.



Figure: 0056

Rear wall in bedroom 2.

Refer to photo 56

No changes noted.



Figure: 0057

Right wall in bedroom 2.

Refer to photo 57

No changes noted.



Figure: 0058

General view of the ceiling in bedroom 2.

Refer to photo 58

No changes noted.



Figure: 0059

General view of the ceiling in bedroom 2.

Refer to photo 59

No changes noted.



Figure: 0060

General view in the hallway, outside the dining room.

Refer to photo 60

No changes noted.



Figure: 0061

General view in the hallway, outside the dining room.

Refer to photo 61

No changes noted.



Figure: 0062

Front wall in the dining room.

Refer to photo 62

No changes noted.



Figure: 0063

Front wall in the dining room.

Refer to photo 63

No changes noted.

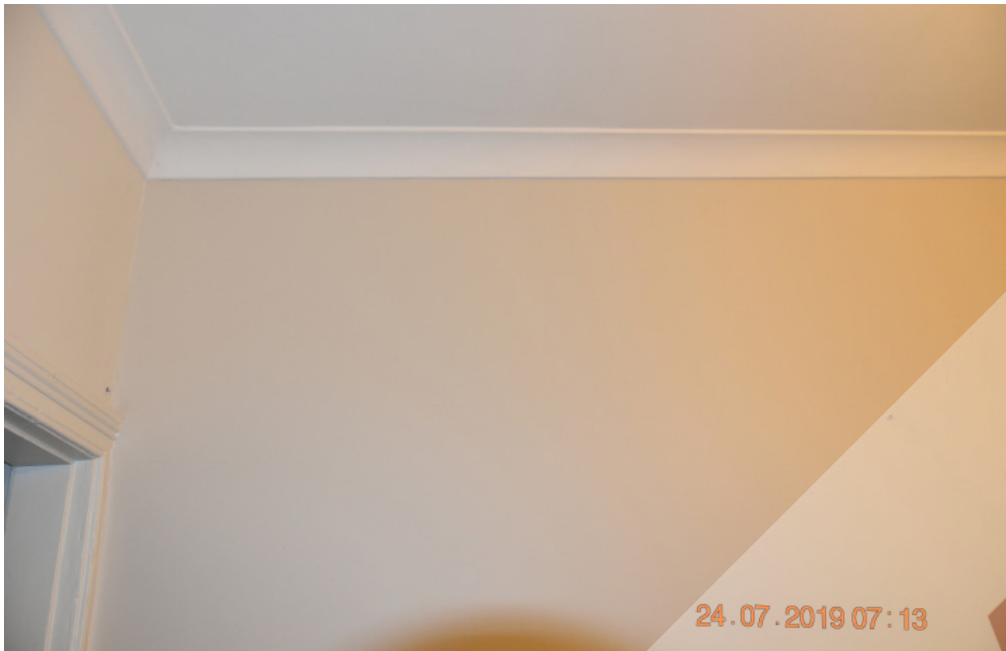


Figure: 0064

Left wall in the dining room, front side.

Refer to photo 64

No changes noted.



Figure: 0065

Left wall in the dining room, front side.

Refer to photo 65

No changes noted.



Figure: 0066

Left wall in the dining room, front side.



Figure: 0067

Left wall in the dining room.

Refer to photo 67

No changes noted.

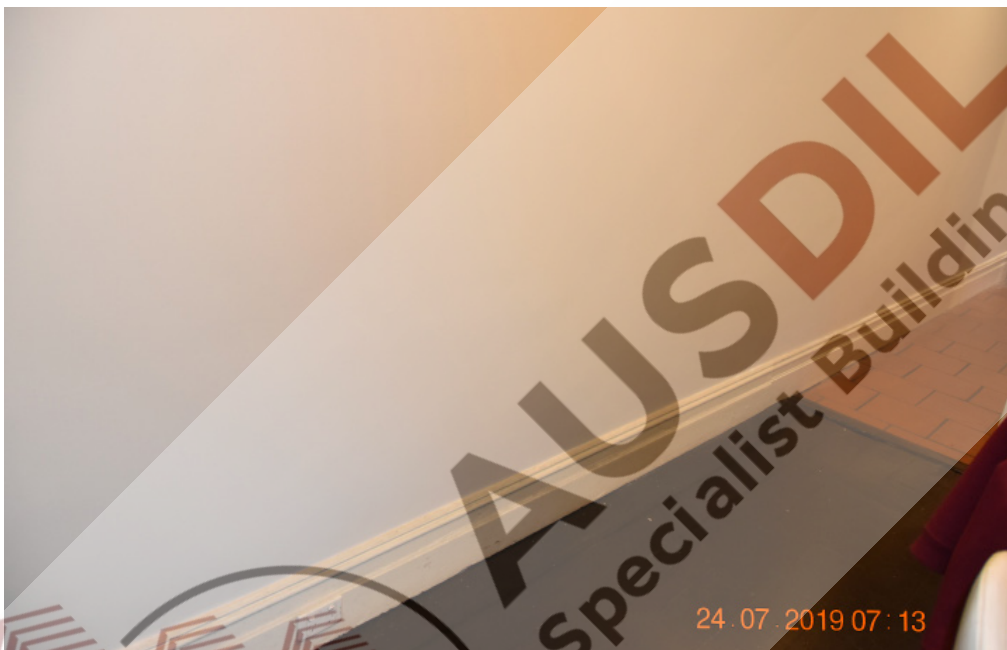


Figure: 0068

Left wall in the dining room.

Refer to photo 69

No changes noted.



Figure: 0069

Left wall in the dining room, rear side.

Refer to photo 70

No changes noted.

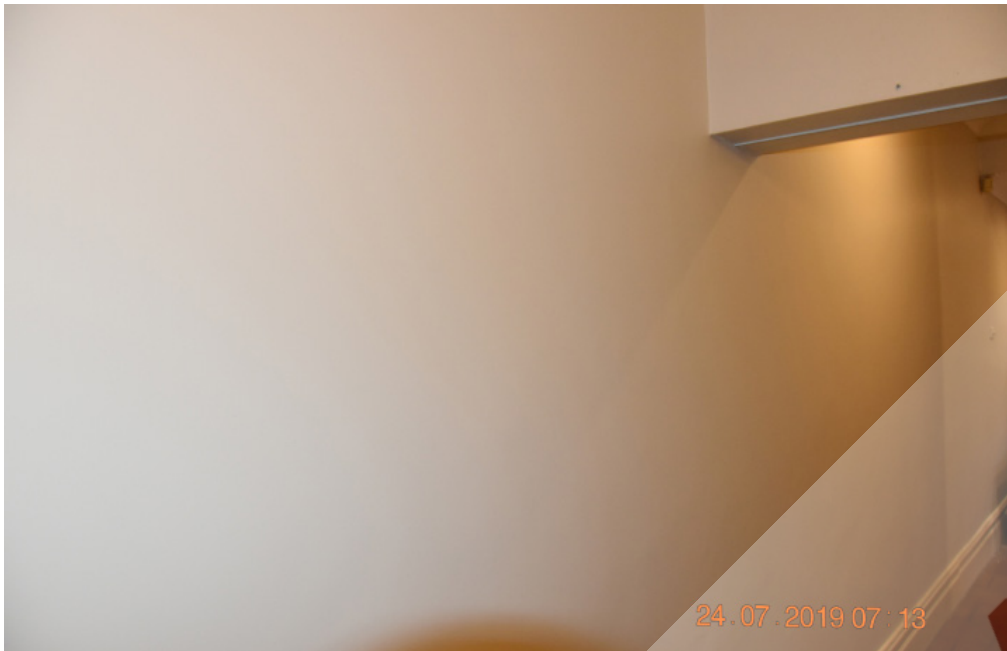


Figure: 0070

Left wall in the dining room, rear side.

Refer to photo 71

No changes noted.



Figure: 0071

Left wall in the dining room, rear side.

Refer to photo 72

No changes noted.



Figure: 0072

Rear wall in the dining room.

Refer to photo 73

No changes noted.



Figure: 0073

Right wall in the dining room, rear side.

Refer to photo 74

No changes noted.



Figure: 0074

Right wall in the dining room, front side.

Refer to photo 75

No changes noted.



Figure: 0075

General view of the ceiling in the dining room, looking from the front. Showing cracking. Typical throughout.

Refer to photo 76

No changes noted.



Figure: 0076

General view of the ceiling in the dining room, looking from the front. Showing cracking.

Refer to photo 77

No changes noted.



Figure: 0077

Cracking in the ceiling in the dining room, front side.

Refer to photo 78

No changes noted.

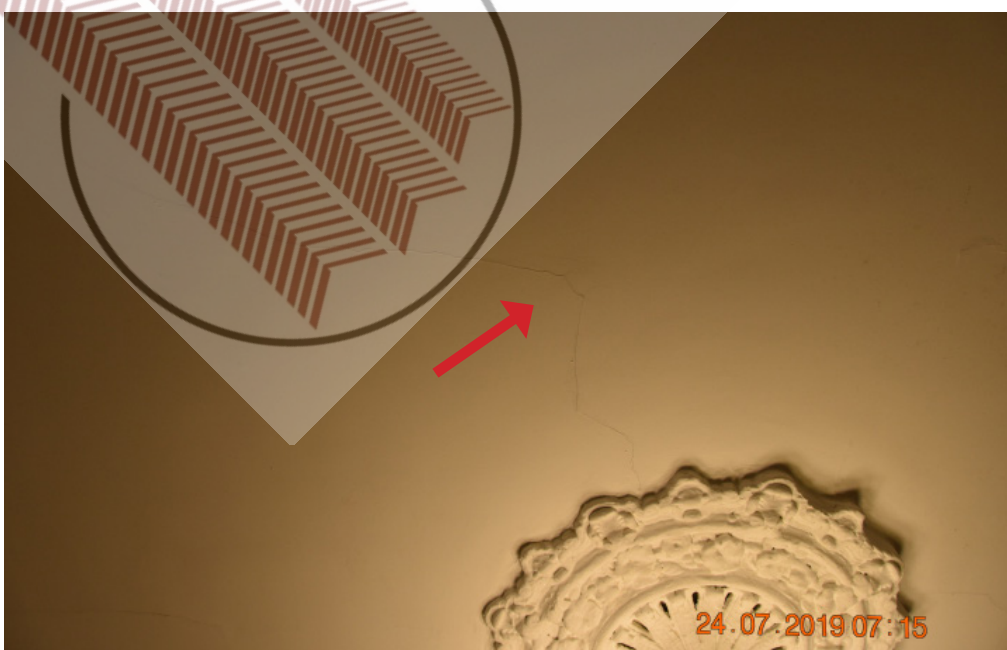


Figure: 0078

Cracking in the ceiling in the dining room.

Refer to photo 79

No changes noted.



Figure: 0175

Left wall on the front porch.

Refer to photo 194

No changes noted.

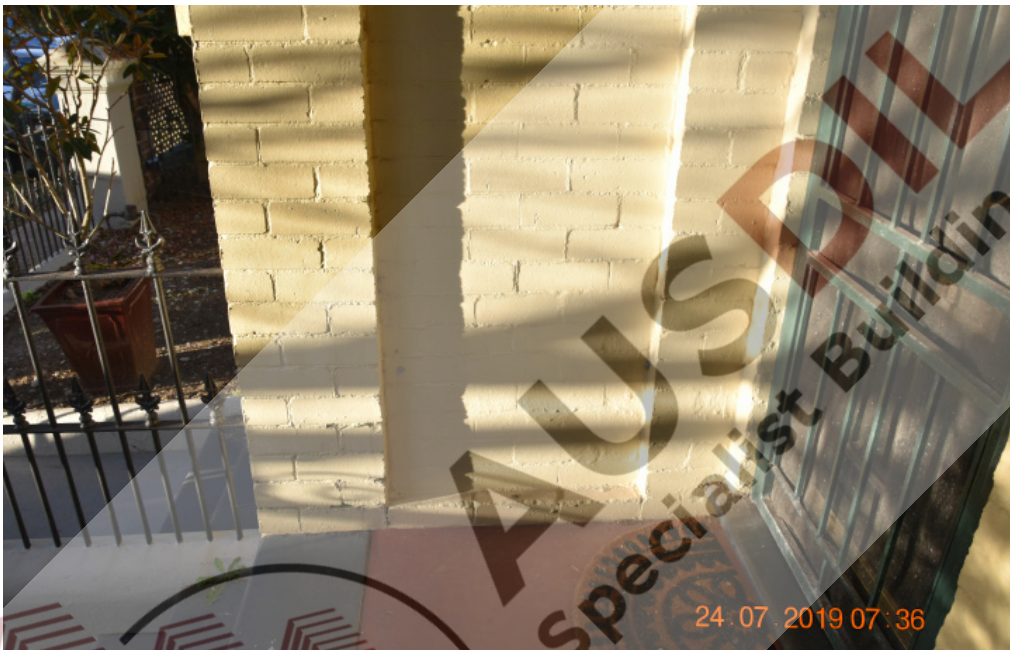


Figure: 0176

Left wall on the front porch.

Refer to photo 195

No changes noted.



Figure: 0177

General view of the paving on the front porch, left side. Showing cracking.

Refer to photo 196

No changes noted.



Figure: 0178

General view of the paving on the front porch, right side. Showing cracking.

Refer to photo 197

No changes noted.



Figure: 0179

General view of the paving on the front porch, right side. Showing cracking.

Refer to photo 198

No changes noted.

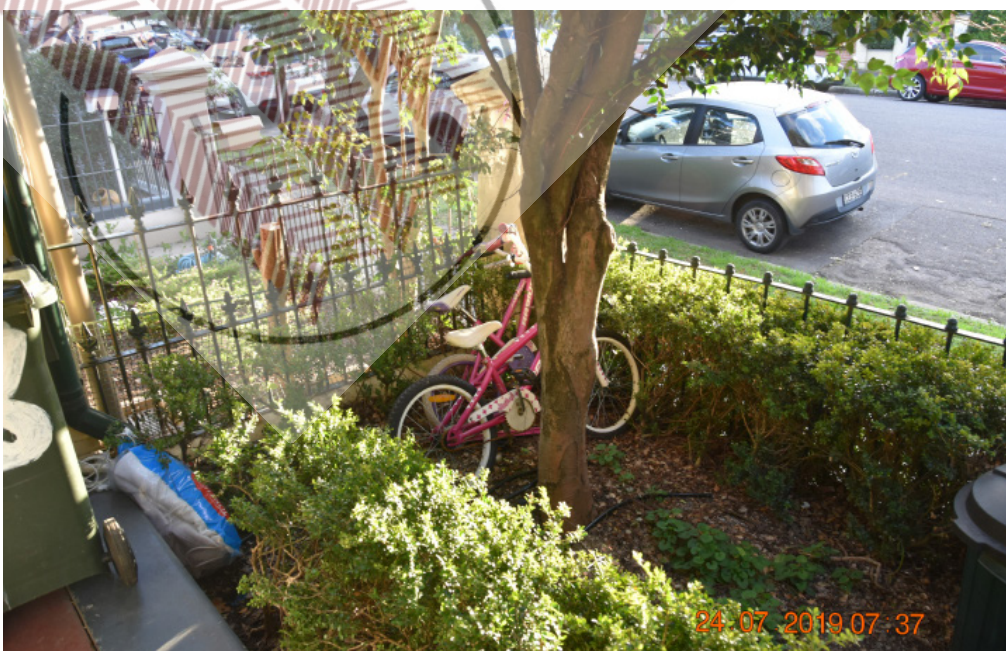


Figure: 0180

General view of the front yard.

Refer to photo 199

No changes noted.



Figure: 0181

General view of the front yard.

Refer to photo 200

No changes noted.



Figure: 0182

Left boundary fence.

Refer to photo 201

No changes noted.



Figure: 0183

Cracking in the base of the left boundary fence.

Refer to photo 202

Showing cracking has been repaired.



Figure: 0184

Mould and bubbling paint in the base of the left boundary fence.

Refer to photo 203

Showing damage has been repaired.



Figure: 0185

Left boundary fence. Showing rusting.

Refer to photo 204

Showing rusting has been repaired.



Figure: 0186

Left boundary fence.

Refer to photo 205

No changes noted.



Figure: 0202

General view of the electricity port between 23 and 25 The Boulevard.

Refer to photo 223

No changes noted.



Figure: 0203

General view of the wall between 23 and 25 The Boulevard.

Refer to photo 224

No changes noted.

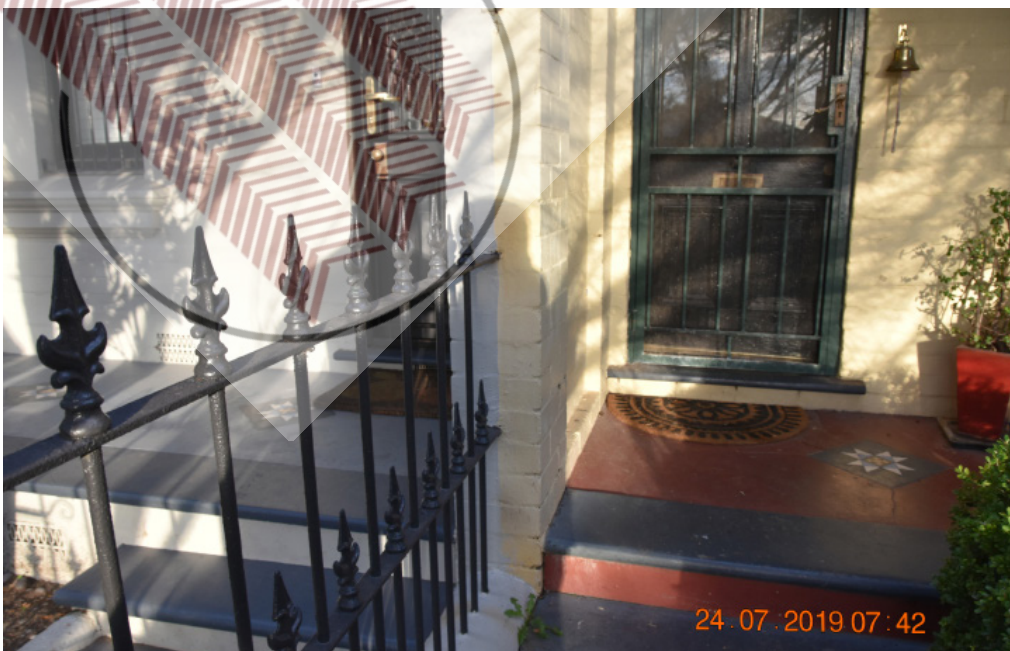


Figure: 0204

General view of the wall between 23 and 25 The Boulevard.

Refer to photo 225



Figure: 0205

General view of the footpath outside 25 The Boulevard.

Refer to photo 226

No changes noted.



Figure: 0206

Cracking in the footpath outside 25 The Boulevard.

Refer to photo 227

No changes noted.



Figure: 0207

General view of the post near the front right corner of the property.

Refer to photo 228

No changes noted.



Figure: 0208

General view of the post near the front right corner of the property.

Refer to photo 229

No changes noted.



Figure: 0209

Right wall on the front porch.

Refer to photo 230

No changes noted.



Figure: 0210

Right wall on the front porch.

Refer to photo 231

No changes noted.