



AUSDILAPS
Specialist Building Inspections

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PRE-CONSTRUCTION CONDITION SURVEY



INSPECTION DATE: November 28, 2024

WEATHER: Overcast, 24°C

AD JOB REFERENCE: [REDACTED]

DOCUMENT NUMBER: [REDACTED]

INSPECTOR: Niroshan Rudrakumar
B.Eng, MIEAust | Civil
Civil Engineer

PROPERTY OWNER: [REDACTED]

CONTACT PERSON PRESENT: [REDACTED]

SITE SURVEYED: [REDACTED]



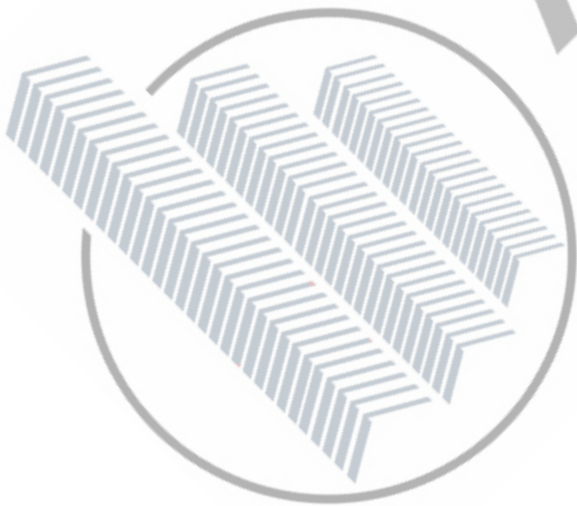
COMMISSIONED BY: [REDACTED]

REPORT REVIEWED BY: [REDACTED]



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SCOPE OF THIS REPORT

AusDilaps was commissioned by [REDACTED] to carry out a pre-construction condition inspection and report in accordance with Australian Standard 4349.0 for the [REDACTED] project.

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. 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 defects and condition of the property visible at the time of the inspection.

The report does not provide any comment as to the cause of any defect or the condition of the property 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 for the project.

LIMITATIONS OF THIS REPORT

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 mentioned above 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

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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:
Commercial

Building Type:
Concrete and masonry construction

INSPECTION RESTRICTIONS

None noted at the time of 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
- Common Areas

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 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 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 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:

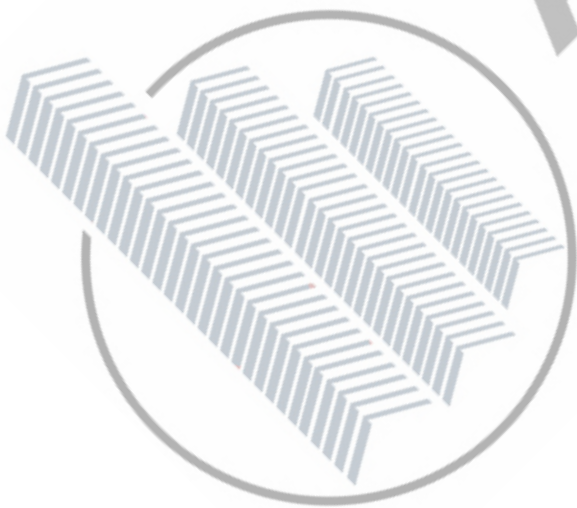
Reason Code:	Reason for Identifying Major Defect
1	Large area is affected by the defect
2	Defect has substantially affected the serviceability of element
3	Defect presents risks of harm to people or damage to propertie(s)

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.

Minor Defects

Pg#	Description
41	Cracking in the ceiling in the shop1 hallway, east side. Also showing bubbling paint.



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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

ENGINEER SIGN-OFF

I, Niroshan Rudrakumar, of Australian Dilapidations, have attended the property addressed on this report and conducted a full visual assessment per scope identified in the report.

Regards,



Niroshan Rudrakumar
B.Eng, MIEAust | Civil
Civil Engineer

Yours faithfully



Michael Burford

AUSTRALIAN DILAPIDATIONS

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SITE MAP

All images used are for illustrative purposes and should only be used for guidance only. They do not necessarily represent accurate specifications within the property.

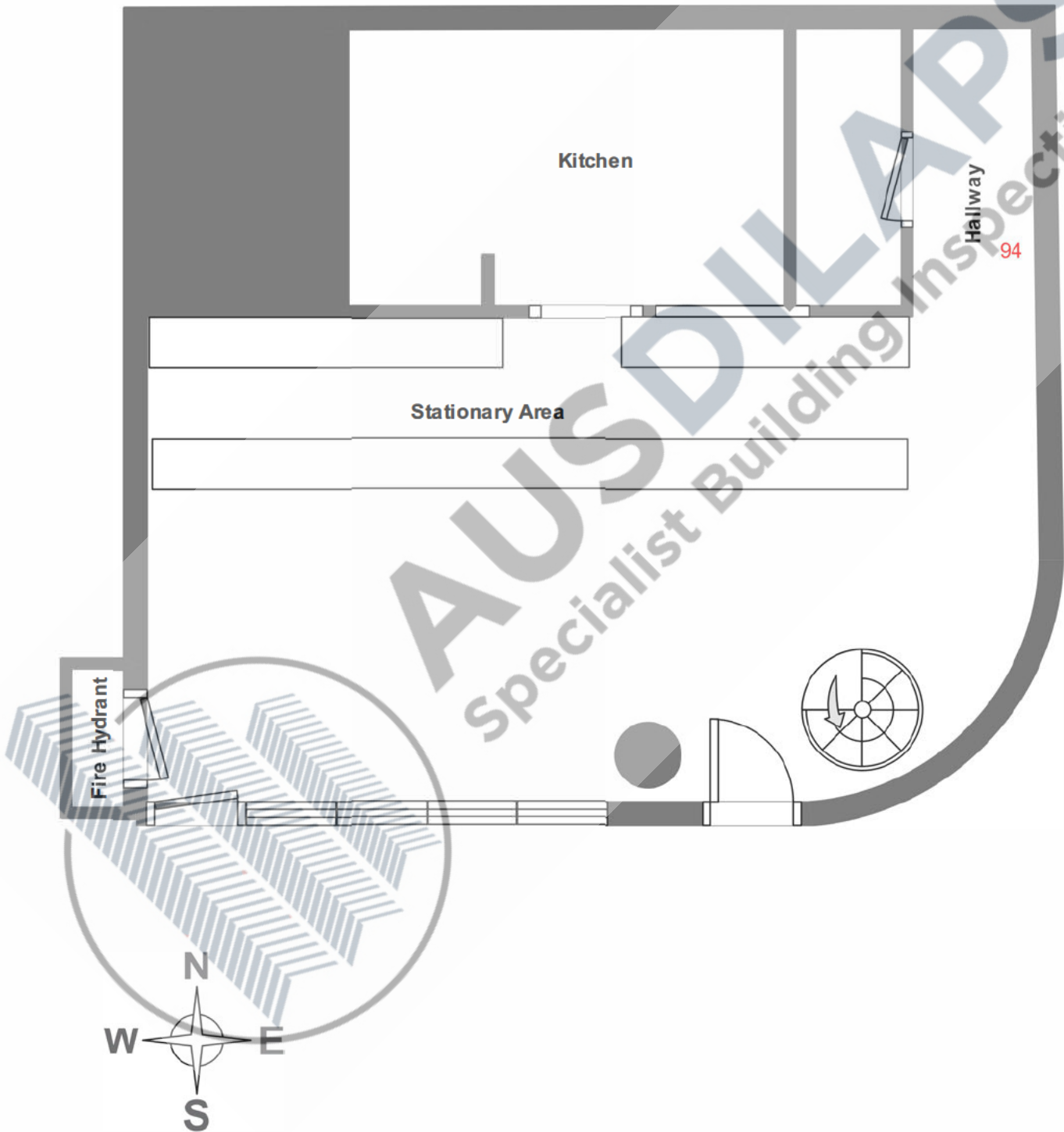




Figure: 0001



Figure: 0002

INTERNAL

North wall in the shop, east side.



Figure: 0003

North wall in the shop, east side.



Figure: 0004

North wall in the shop, east side.



Figure: 0005

North wall in the shop, east side.



Figure: 0006

North wall in the shop.



Figure: 0007

North wall in the shop.



Figure: 0008

North wall in the shop, west side.



Figure: 0009

North wall in the shop, west side.



Figure: 0010

West wall in the shop.

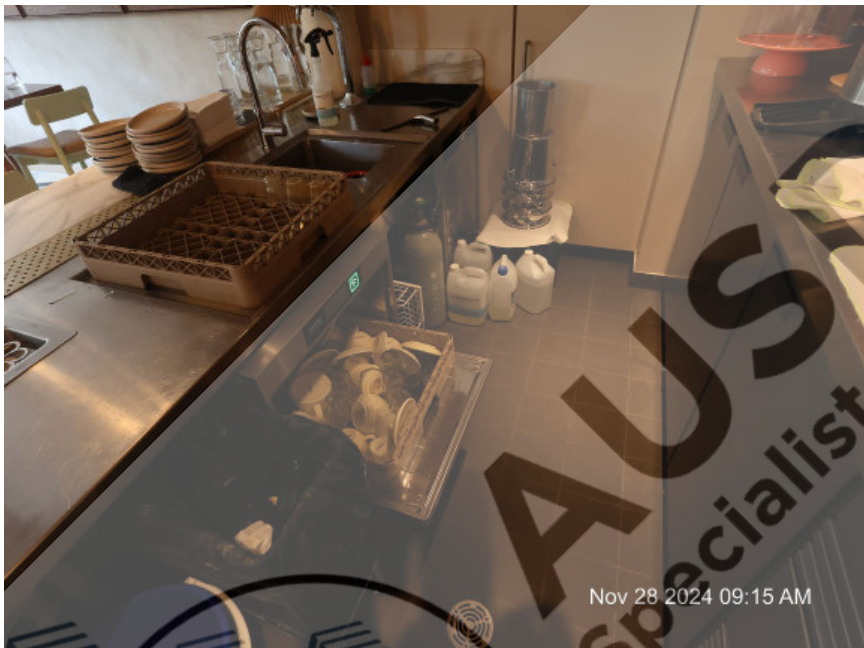


Figure: 0011

Flooring and stationary in the shop, looking west.

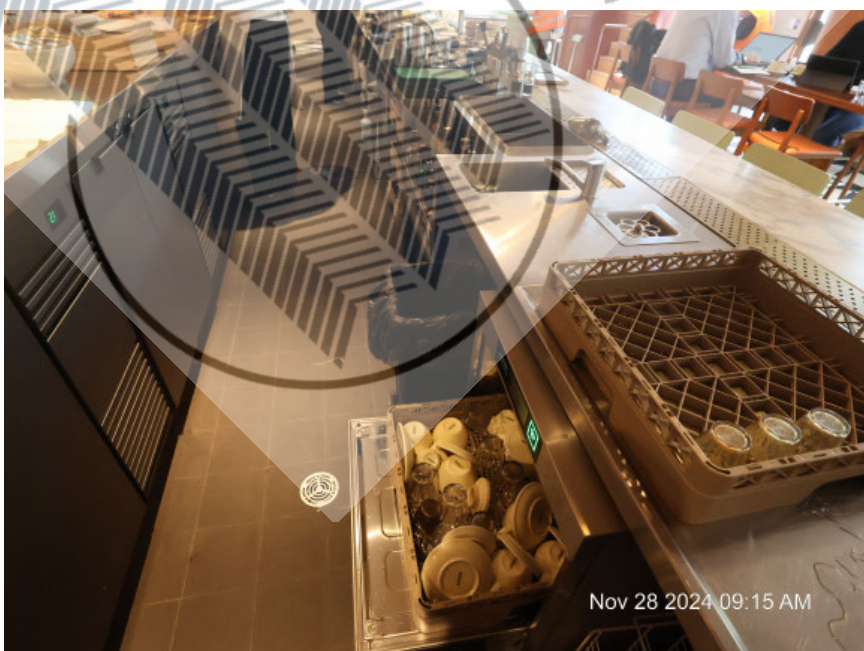


Figure: 0012

Flooring and stationary in the shop, looking east.



Figure: 0013

Flooring and stationary in the shop, looking east.



Figure: 0014

Flooring and stationary in the shop, looking east.

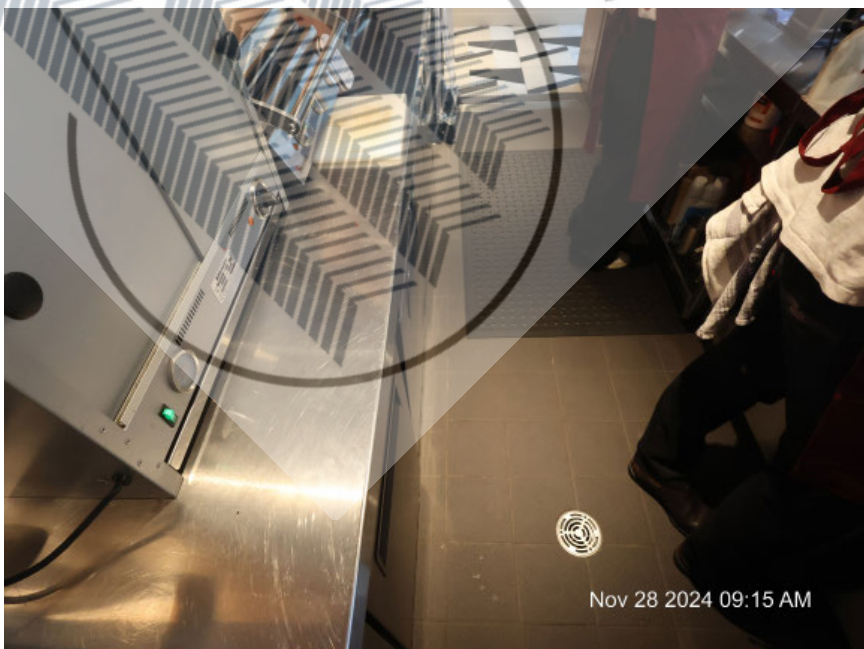


Figure: 0015

Flooring and stationary in the shop, looking east.



Figure: 0016

Ceiling in the shop, looking east.



Figure: 0017

Ceiling in the shop, looking west.



Figure: 0018

Ceiling in the shop, looking west.



Figure: 0019

Ceiling in the shop, looking west.



Figure: 0020

North wall in the shop kitchen area, west side.



Figure: 0021

North wall in the shop kitchen area, east side.



Figure: 0022

East wall in the shop kitchen area.



Figure: 0023

South wall in the shop kitchen area,
east side.



Figure: 0024

South wall in the shop kitchen area,
east side.



Figure: 0025

West wall in the shop kitchen area.



Figure: 0026

West wall in the shop kitchen area.



Figure: 0027

South wall in the shop kitchen area,
west side.



Figure: 0028

South wall in the shop kitchen area,
west side.



Figure: 0029

West wall in the shop kitchen area.



Figure: 0030

Flooring in the shop kitchen area,
looking southwest.



Figure: 0031

Flooring in the shop kitchen area, looking west.

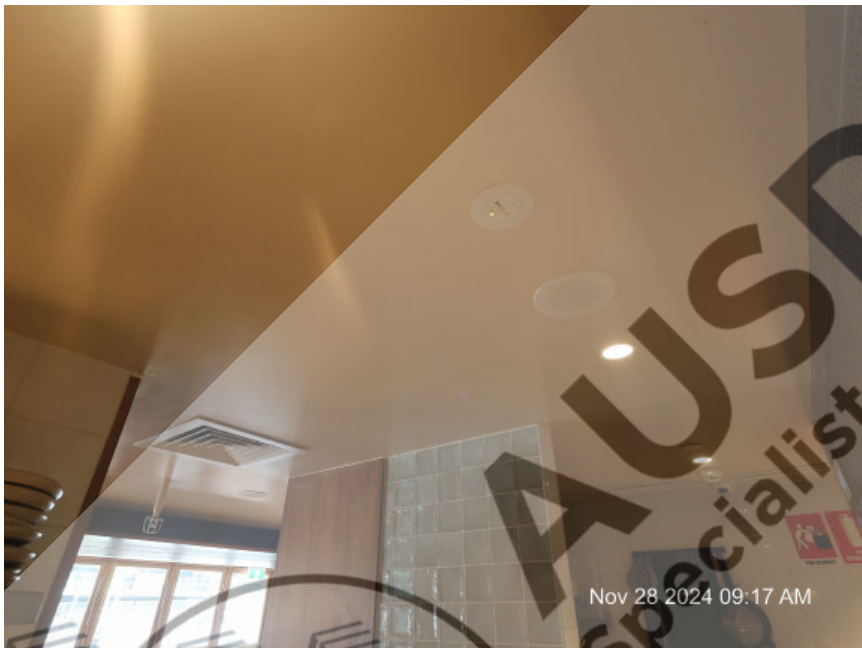


Figure: 0032

Ceiling in the shop kitchen area, looking west.



Figure: 0033

Ceiling in the shop kitchen area, looking east.



Figure: 0034

North wall in the shop kitchen area,
west side.



Figure: 0035

North wall in the shop kitchen area,
west side.



Figure: 0036

Ceiling in the shop kitchen area,
looking north.



Figure: 0037

Flooring in the shop kitchen area, looking east.



Figure: 0038

Ceiling in the shop kitchen area, looking east.

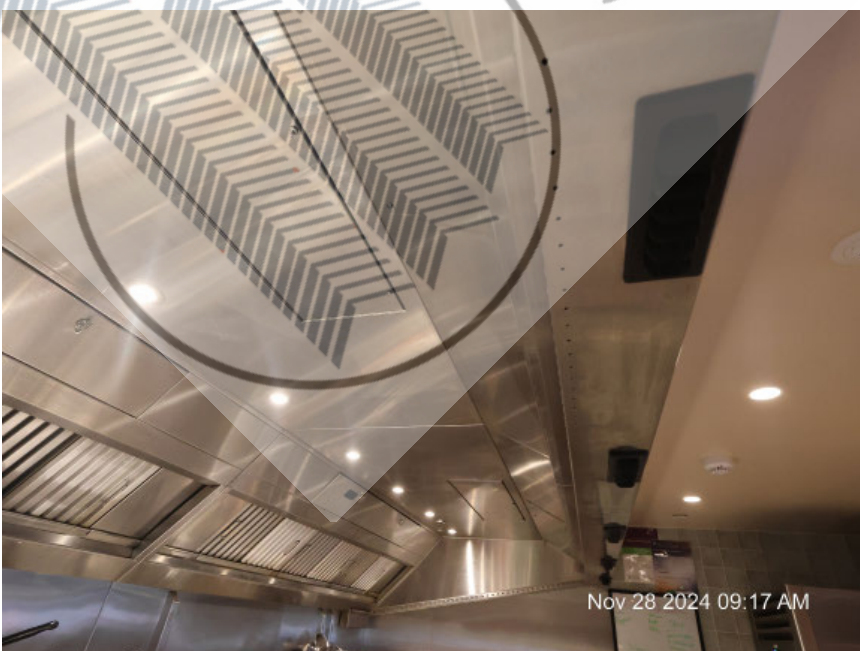


Figure: 0039

Ceiling in the shop kitchen area, looking east.



Figure: 0040

South wall in the shop dining area, west side.



Figure: 0041

South wall in the shop dining area, east side.



Figure: 0042

General view of the column in the shop dining area, south side.



Figure: 0043

South wall in the shop dining area,
east side.



Figure: 0044

South wall in the shop entryway.



Figure: 0045

General view of the stairway in the
shop, south side.



Figure: 0046

South wall in the shop, adjacent to the stairway.



Figure: 0047

South wall in the shop, adjacent to the stairway.



Figure: 0048

General view of the underside of the stairway in the shop, south side.



Figure: 0049

South wall in the shop, east side.



Figure: 0050

Flooring in the shop, south side.



Figure: 0051

General view of the underside of the stairway, south side.



Figure: 0052

East wall in the shop dining area,
south side.



Figure: 0053

East wall in the shop dining area.



Figure: 0054

Stationary area in the shop,
looking north.



Figure: 0055

Stationary area in the shop,
looking north.



Figure: 0056

Stationary area in the shop,
looking north.

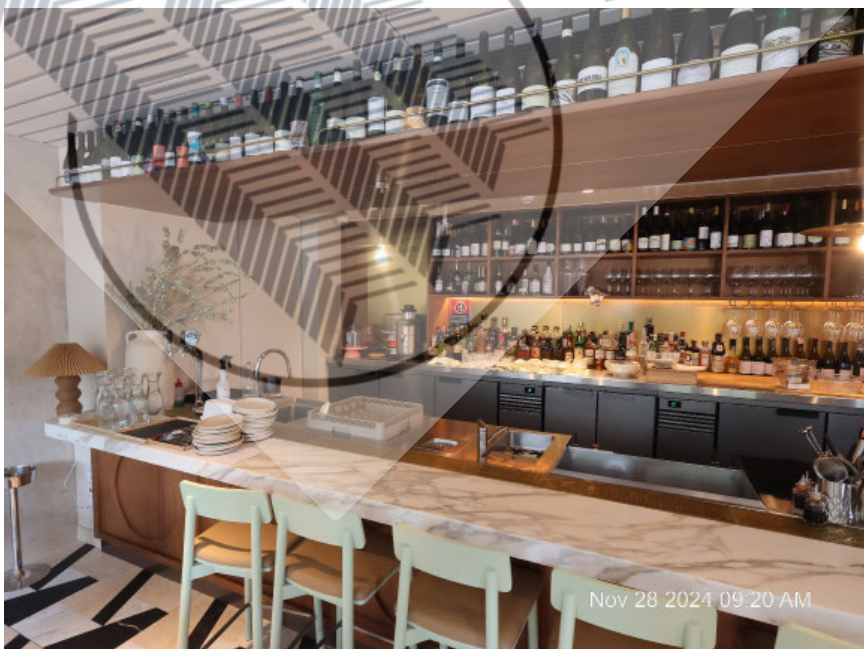


Figure: 0057

Stationary area in the shop,
looking north.



Figure: 0058

General view of the flooring in the shop dining area, looking east.



Figure: 0059

Flooring in the shop dining area, east side.



Figure: 0060

General view of the flooring in the shop, looking west.



Figure: 0061

General view of the flooring in the shop entryway, looking south.



Figure: 0062

General view of the flooring in the shop dining area, looking west.



Figure: 0063

General view of the flooring in the shop dining area, looking west.



Figure: 0064

Flooring in the shop dining area,
west side.



Figure: 0065

Flooring in the shop dining area,
looking east.

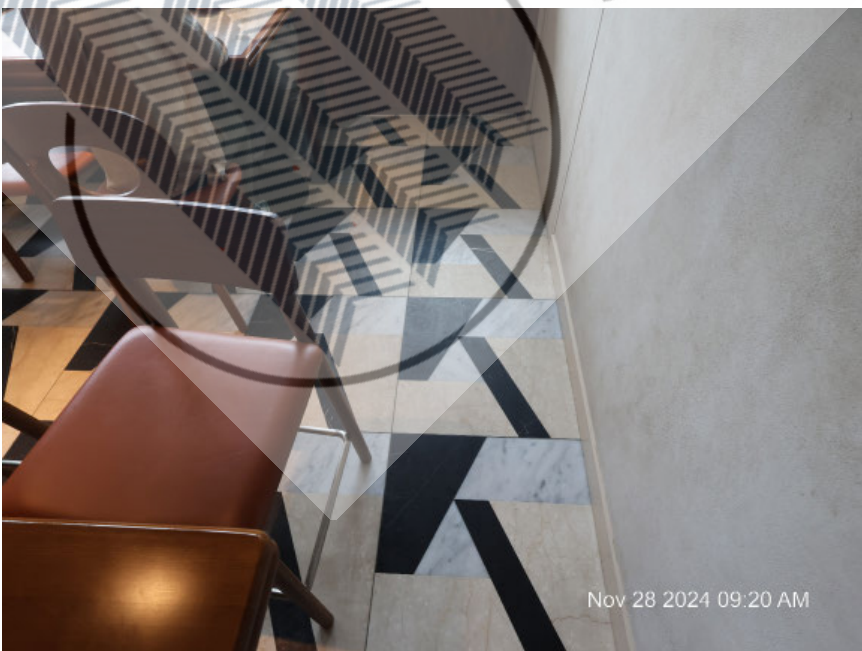


Figure: 0066

Flooring in the shop dining area,
west side.



Figure: 0067

Flooring in the shop dining area, looking east.



Figure: 0068

General view of the flooring in the shop, looking east.

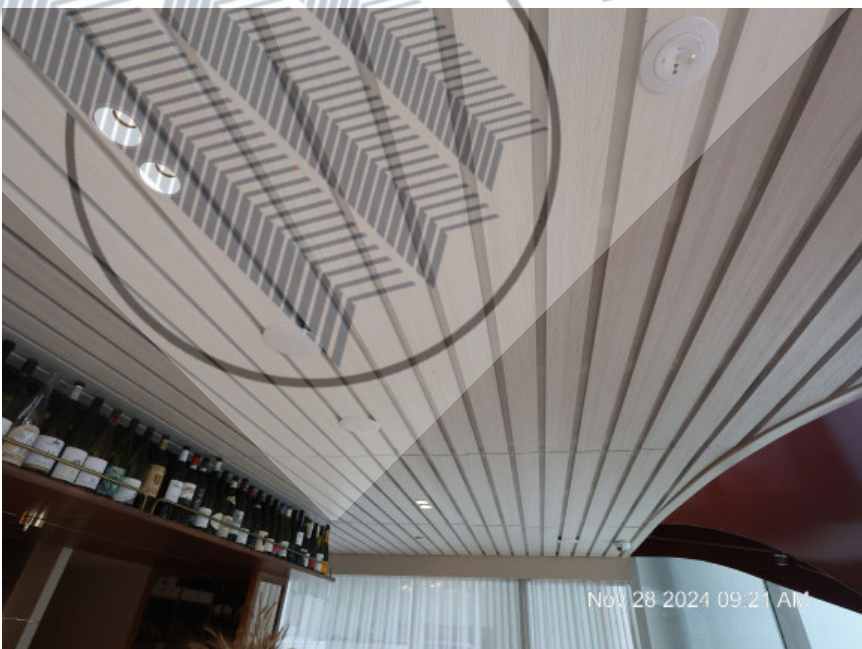


Figure: 0069

Ceiling in the shop dining area, looking east.



Figure: 0070

Ceiling in the shop dining area,
looking west.



Figure: 0071

Ceiling in the shop entryway,
looking east.



Figure: 0072

Ceiling in the shop dining area,
looking southwest.



Figure: 0073

Ceiling in the shop dining area,
looking west.

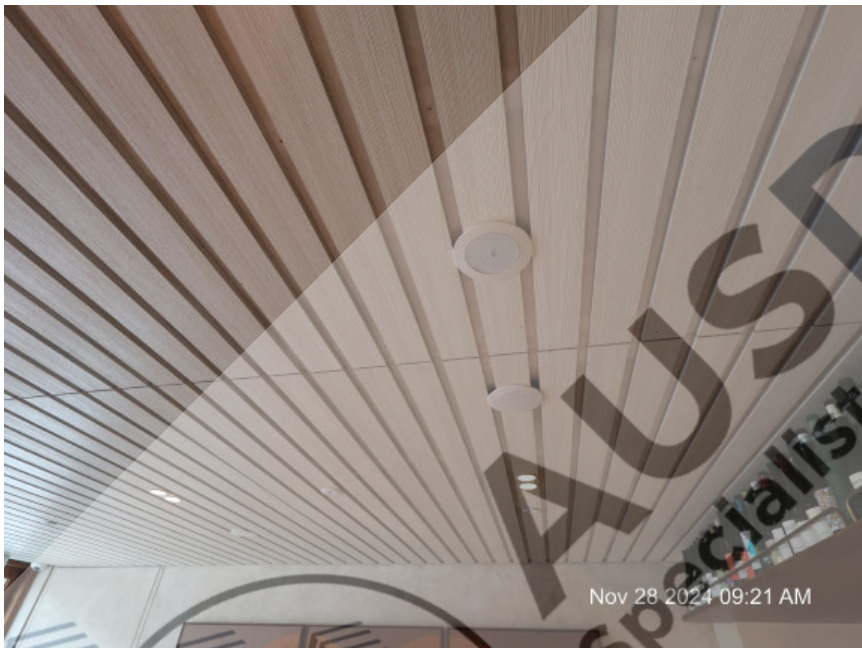


Figure: 0074

Ceiling in the shop dining area,
looking west.



Figure: 0075

Ceiling in the shop dining area,
looking south.



Figure: 0076

Ceiling in the shop dining area, looking south.



Figure: 0077

Fire hose reel cabinet in the shop, west side.



Figure: 0078

Fire hose reel cabinet in the shop, west side.



Figure: 0079

Fire hose reel cabinet in the shop, west side.

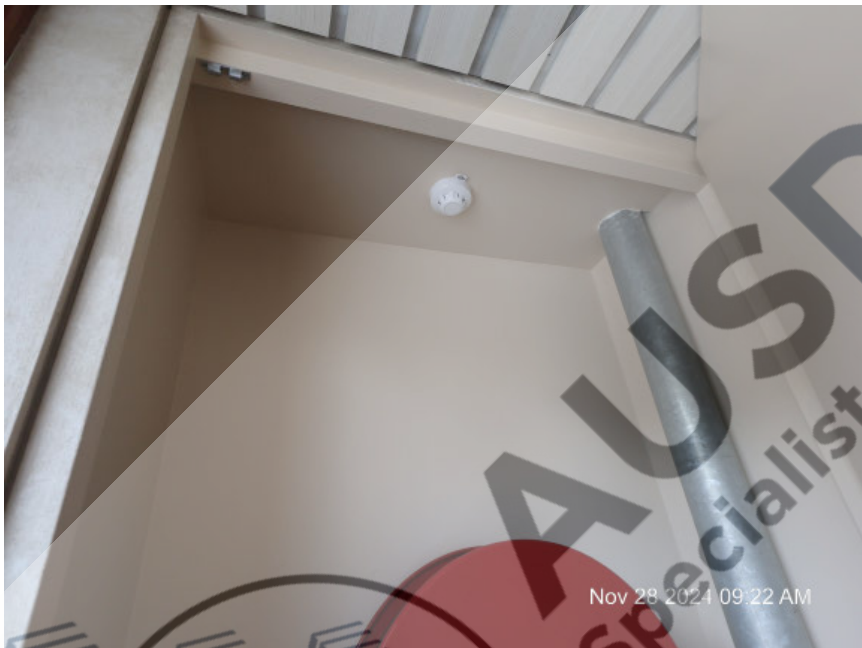


Figure: 0080

Ceiling in the fire hose reel cabinet in the shop, west side.



Figure: 0081

West wall in the shop, in the dining area.



Figure: 0082

North wall in the shop hallway.

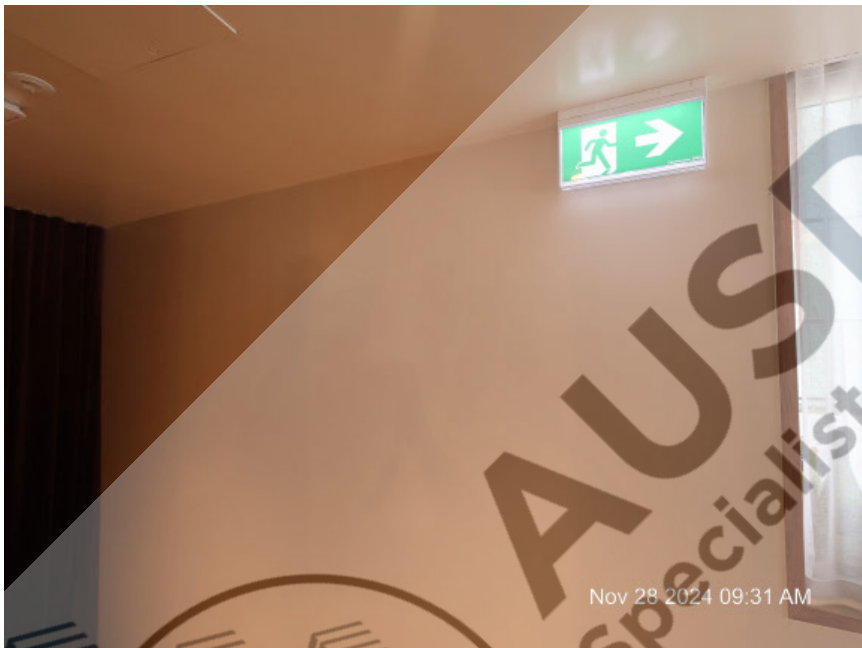


Figure: 0083

East wall in the shop hallway.

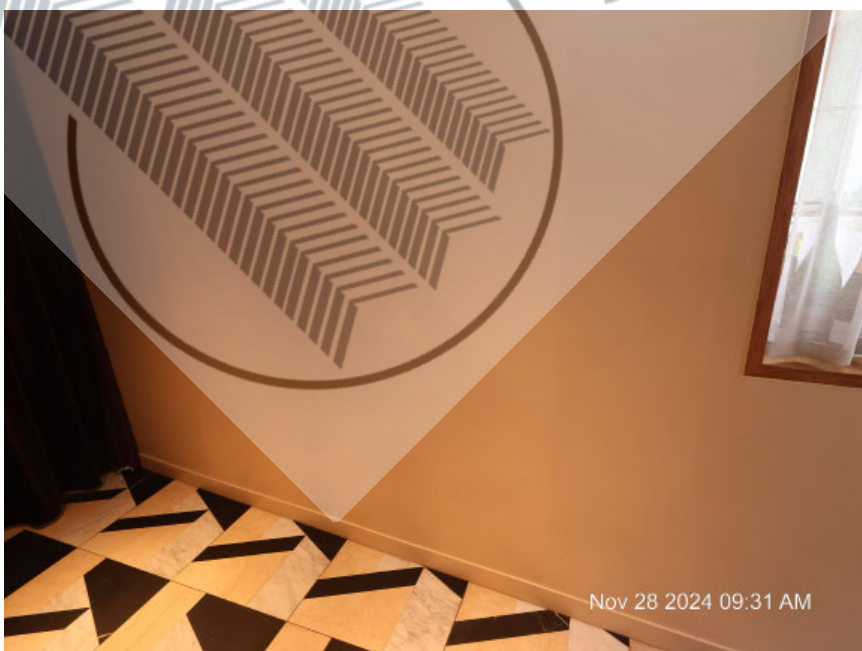


Figure: 0084

East wall in the shop hallway.



Figure: 0085

East wall in the shop hallway.

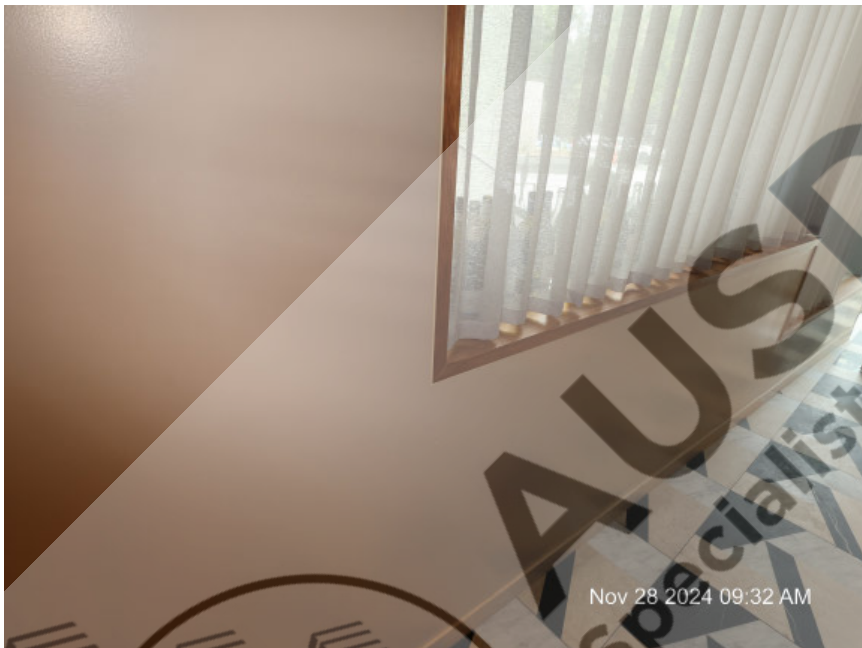


Figure: 0086

East wall in the shop hallway.

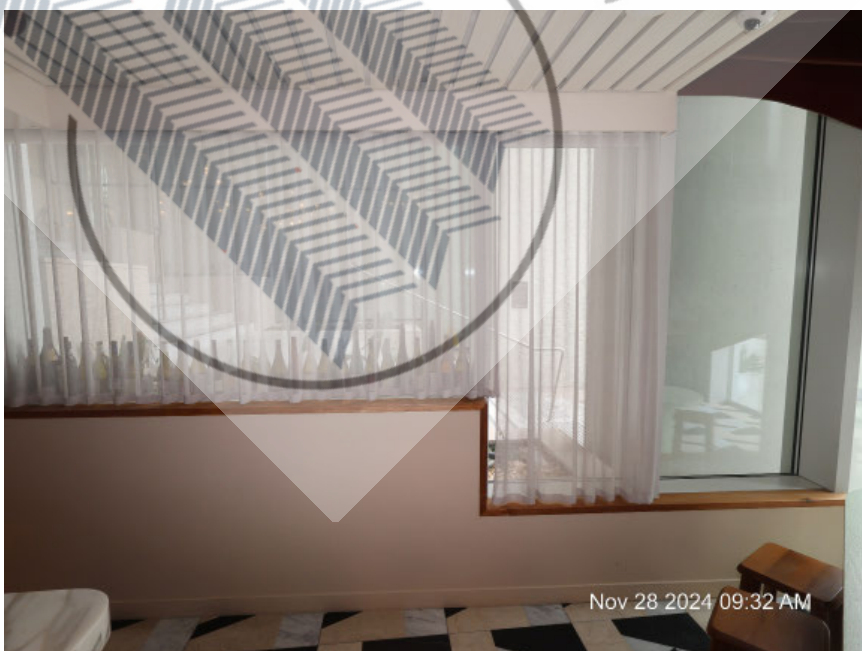


Figure: 0087

East wall in the shop dining area.



Figure: 0088

West wall in the shop hallway.



Figure: 0089

West wall in the shop hallway.

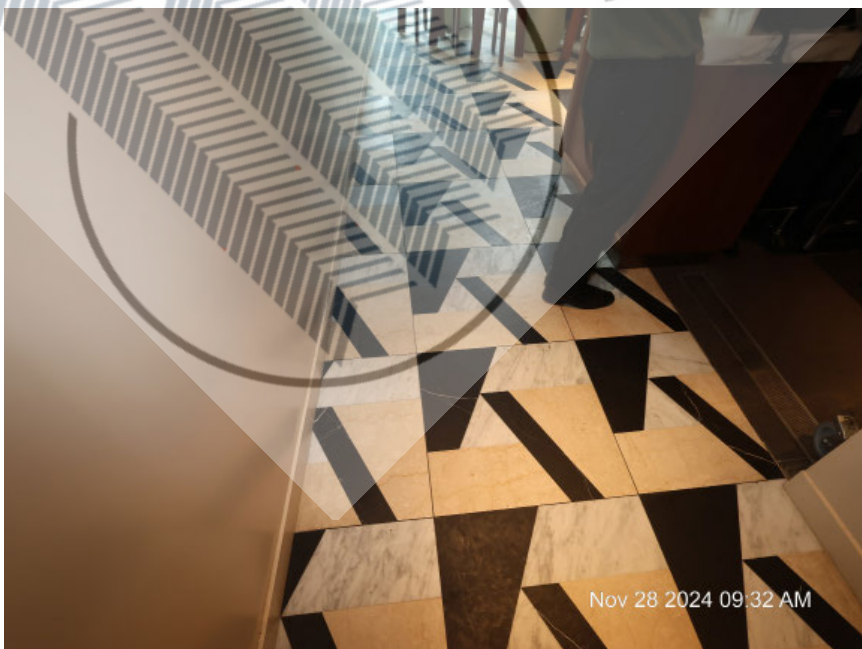


Figure: 0090

Flooring in the shop hallway,
looking south.



Figure: 0091

Ceiling in the shop hallway, looking south.

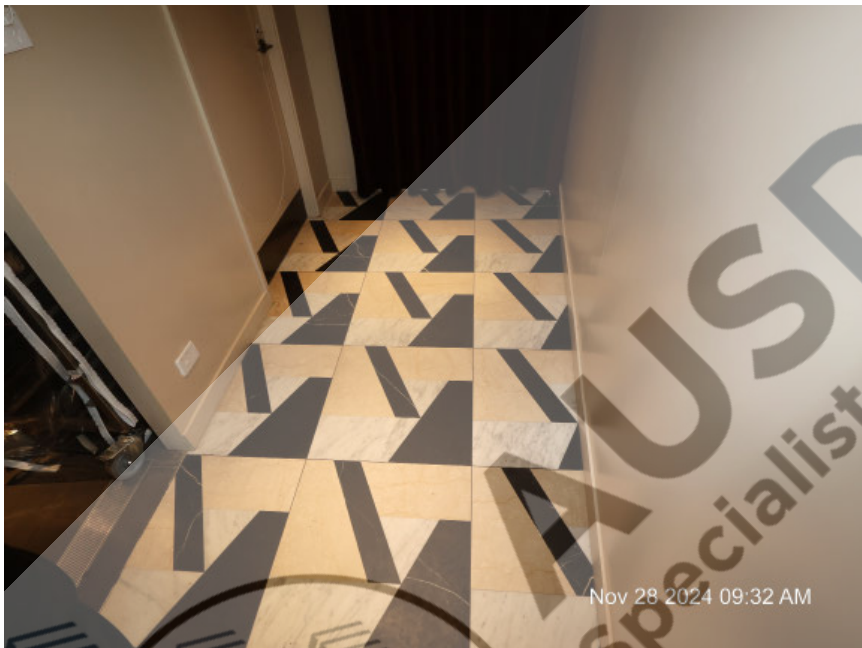


Figure: 0092

Flooring in the shop hallway, looking north.



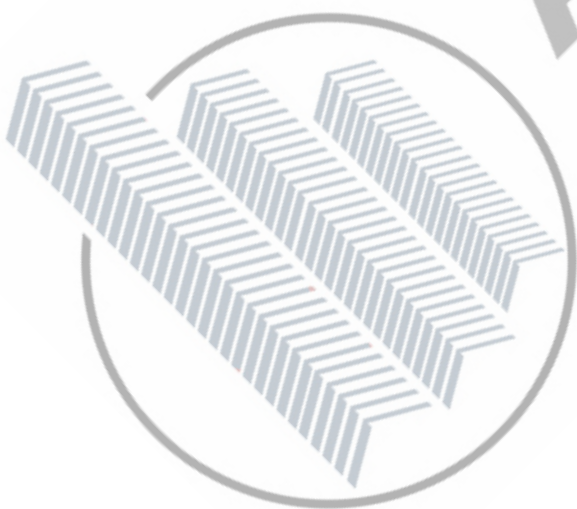
Figure: 0093

Ceiling in the shop hallway, looking north.



Figure: 0094

Cracking in the ceiling in the shop hallway, east side. Also showing bubbling paint.



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