

AUSDILAPS
Specialist Building Inspections

PRE-CONSTRUCTION CONDITION SURVEY

INSPECTION DATE: February 14, 2025

WEATHER: Raining, 22°C

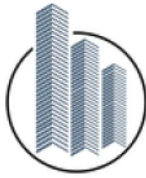
DOCUMENT ID: [REDACTED]

INSPECTOR: Linda Win
ME (Civil), MEM
Civil Engineer

SITE SURVEYED: [REDACTED]
[REDACTED]

COMMISSIONED BY: [REDACTED]
[REDACTED]
[REDACTED]





AUSDILAPS
Specialist Building Inspections

Urban Pulse Strategies Pty Ltd
T/A AusDilaps
ABN 82 650 700 226
www.ausdilaps.com.au
PO Box 81
Aspley 4034 QLD

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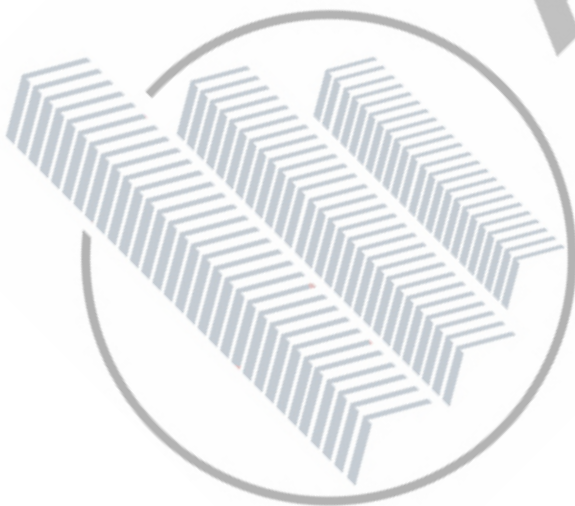
Scope of this Report

Inspection Summary

Defect Assessment

Terms & Conditions

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AusDilaps was commissioned by [REDACTED] to carry out a visual condition inspection and report in accordance with AS.4349.0 for the [REDACTED] project.

SCOPE OF THIS REPORT

This is a visual inspection to record the 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

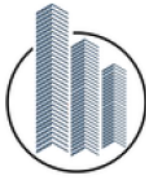
In accordance with AS 4349.0:

- 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:

- 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.
- Detection and identification of illegal building work, illegal plumbing work, durability of exposed finishes, neighborhood problems, electrical installation, cables or reception systems, any matters that are solely regulated by statute.
- 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 swimming pools and associated equipment, spa baths and spa equipment or the like
- Any building services or appliances on the property
- 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.



PROPERTY TYPE

- Property Type: Multi Storey House
- Building Type: Masonry and timber construction

HIGH-RESOLUTION PHOTOS

Download the original high-resolution images below:

- 

EXPLANATION OF REVISIONS

- Not applicable

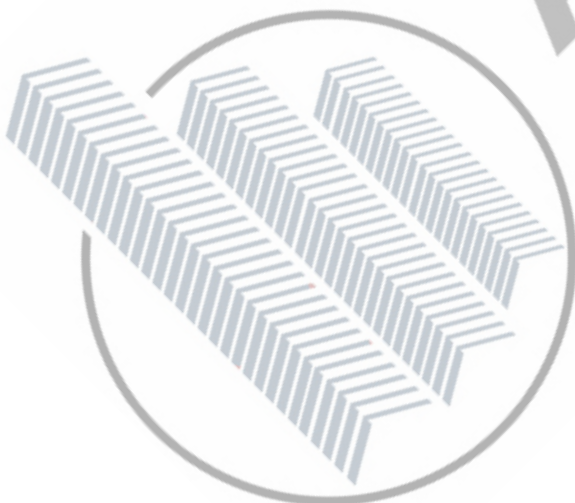
STAKEHOLDER CONCERNS

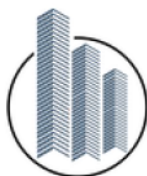
Any noted conditions within this section of the report are raised by stakeholders only and may not be able to be verified by AusDilaps with photographic evidence or may not qualify under our standard of defects.

- None noted at the time of the inspection.

GENERAL INSPECTION RESTRICTIONS

None noted at the time of inspection





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.

CRACK CLASSIFICATION

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

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

*Crack gauge usage: we utilise crack gauges in situations where safety and practicality allow, ensuring the well-being of our inspectors and maintaining the integrity of the inspection process. Crack gauges will not be used where safety concerns arise such as near active roadways, or where physical barriers obstruct accessibility.

*Defect coverage: AusDilaps strives to thoroughly document the property's current condition, however some defects may go undetected or unrecorded due to concealed or inaccessible areas and inherent limitations of the inspection process. Our approach includes capturing detailed images of the entire property, allowing for the identification of potential defects through careful review, even if they are not specifically noted in the final report.

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:

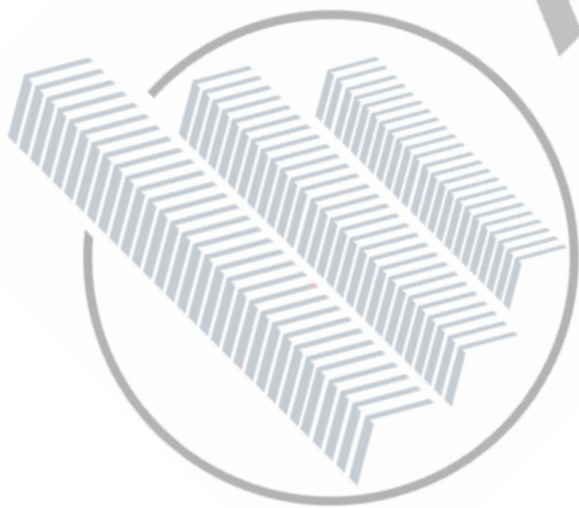
Major Defects:
Large area is affected by the defect
Defect has substantially affected the serviceability of element
Defect presents risks of harm or damage to property

MINOR DEFECTS:

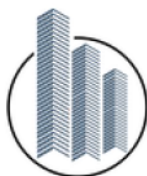
According to AS 4349.1, clause 4.2.4.2, minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes. It is expected that defects of this type would be rectified as part of a normal ongoing maintenance.

Minor Defects	
Figure No.	Description
Figure 0022	Hairline cracking in the east wall in the entrance.
Figure 0023	Hairline cracking in the west wall in the entrance. Also showing cracking in the ceiling and ceiling cornice.
Figure 0036	Hairline cracking in the west wall in lounge.
Figure 0037	Hairline cracking in the ceiling in the lounge.
Figure 0051	Hairline cracking in the ceiling cornice in the southeast corner in the meals area.
Figure 0052	Hairline cracking in the east wall in the meals area.
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Figure 0064	Separation gap between the ceiling cornice and the north wall in the laundry, west side.
Figure 0093	Separation gap between the ceiling cornice and the bulkhead on the north wall in the kitchen.
Figure 0094	Water damage in the ceiling in the kitchen, east side.
Figure 0095	Hairline cracking in the east wall in the kitchen, south side.
Figure 0096	Hairline cracking in the west wall in the kitchen.
Figure 0097	Hairline cracking in the ceiling in the kitchen.
Figure 0109	Hairline cracking in the east wall in the living room.
Figure 0110	Hairline cracking in the ceiling in the living room.
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Figure 0158	Hairline cracking in the north wall in the upper level hallway.
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Figure 0188	Separation gap between the ceiling and the ceiling cornice in the south wall in the bedroom 1 en suite.
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Figure 0223	Hairline cracking in the east wall in bedroom 2.
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Figure 0263	Hairline cracking in the ceiling in the upper level bathroom.
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Figure 0306	Fine cracking in the concrete floor in the carport.
Figure 0308	General view of the concrete floor in the carport. Showing cracking.
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Figure 0349	Cracking and movement in the tile paving on the porch.



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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.

By engaging AusDilaps to carry out a condition survey at a residential or commercial property, you recognise and accept that we retain the right, at our sole discretion, to provide the property owner(s) with a copy of the inspection report(s), should they request it.

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.

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.

Asbestos, Lead and Mold Disclaimer:

No inspection for asbestos, lead or mold 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 licensed 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.

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Yours faithfully,

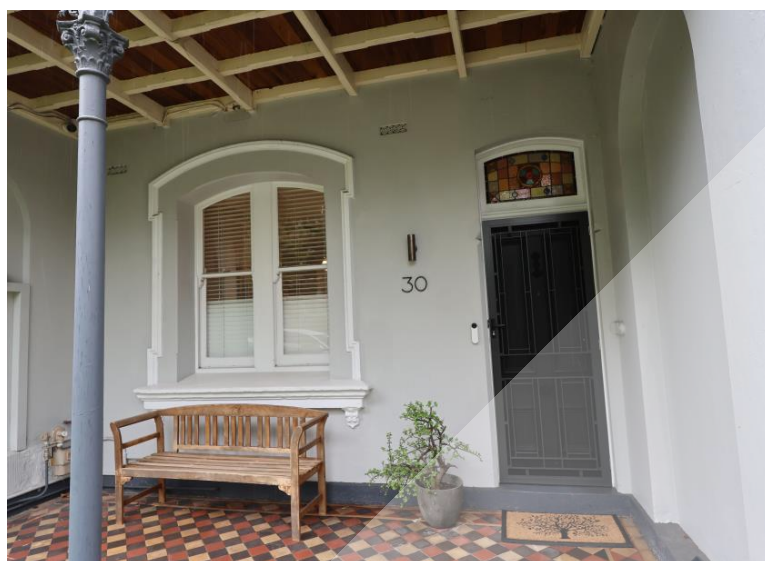
Michael Burford

AUSTRALIAN DILAPIDATIONS

Office: 1800 DILAPS (345 277)

Email: info@ausdilaps.com.au

Figure 0001



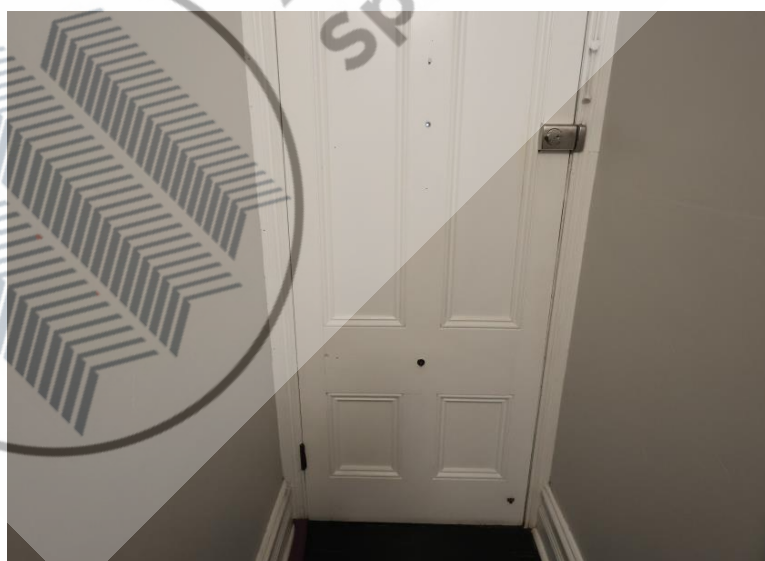
14 Feb 2025 11:02:17

Figure 0002



14 Feb 2025 11:05:03

Figure 0003



14 Feb 2025 11:05:05

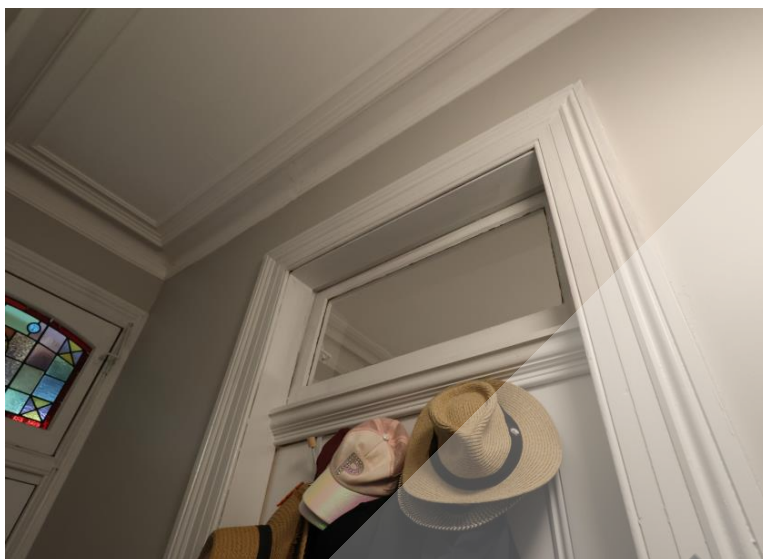
INTERNAL

LOWER LEVEL

North wall in the entrance.

North wall in the entrance.

Figure 0004



14 Feb 2025 11:05:11

East wall in the entrance,
north side.

Figure 0005



14 Feb 2025 11:05:12

East wall in the entrance,
north side.

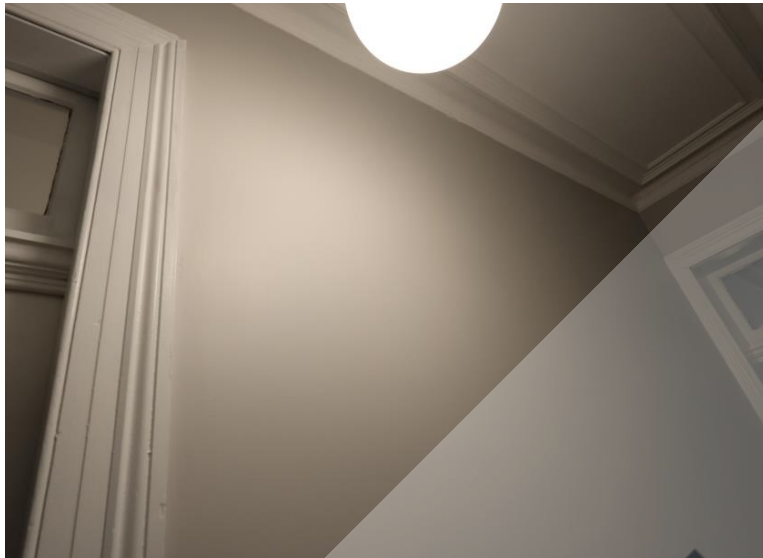
Figure 0006



14 Feb 2025 11:05:14

East wall in the entrance,
north side.

Figure 0007



14 Feb 2025 11:05:19

East wall in the entrance,
south side.

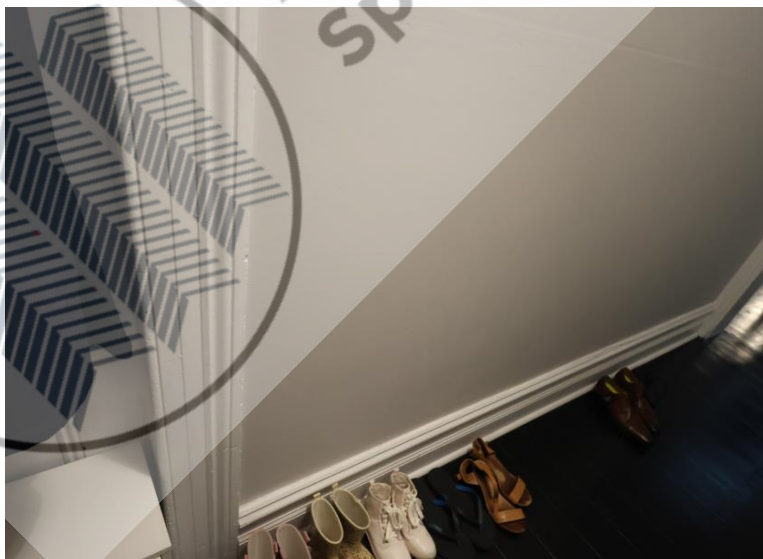
Figure 0008



14 Feb 2025 11:05:21

East wall in the entrance,
south side.

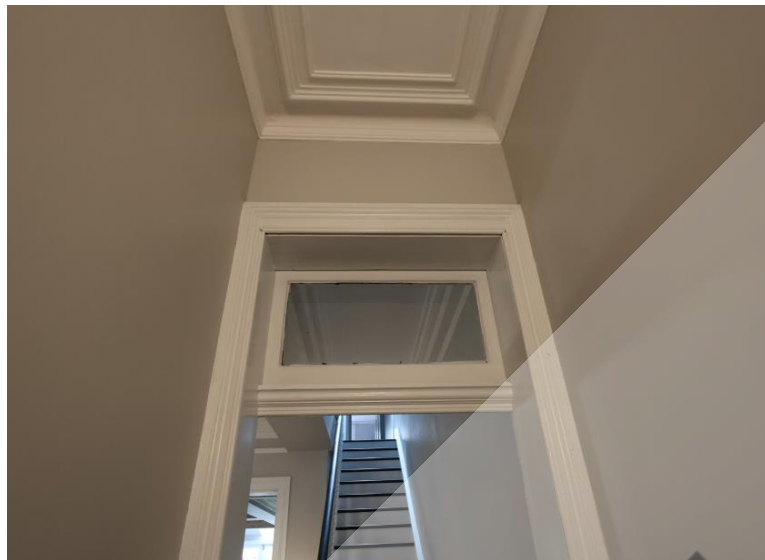
Figure 0009



14 Feb 2025 11:05:22

East wall in the entrance,
south side.

Figure 0010



14 Feb 2025 11:05:30

South wall in the entrance.

Figure 0011



14 Feb 2025 11:05:32

South wall in the entrance.

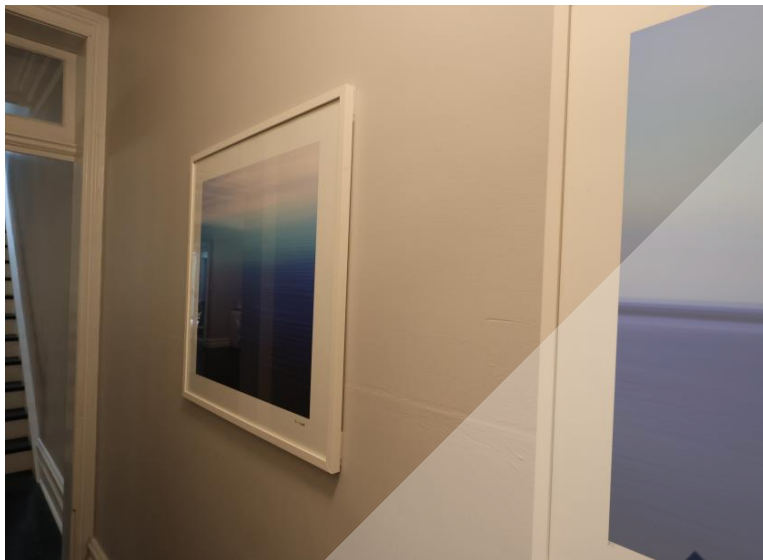
Figure 0012



14 Feb 2025 11:05:37

West wall in the entrance,
south side.

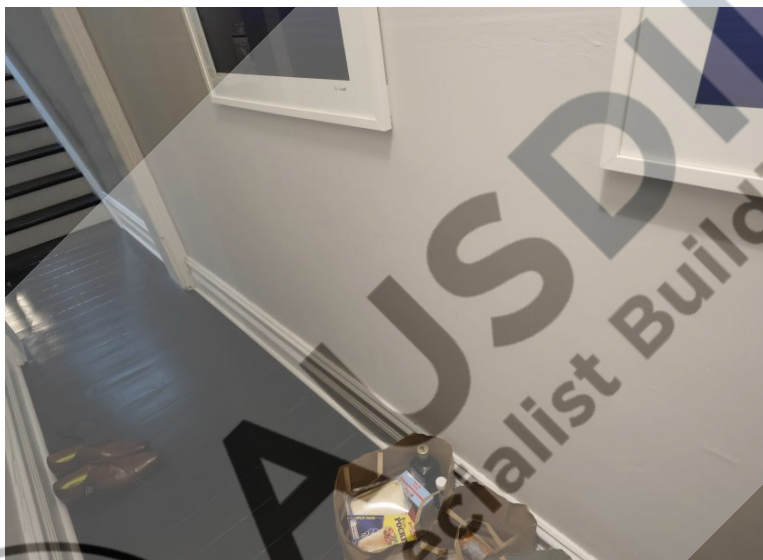
Figure 0013



14 Feb 2025 11:05:39

West wall in the entrance,
south side.

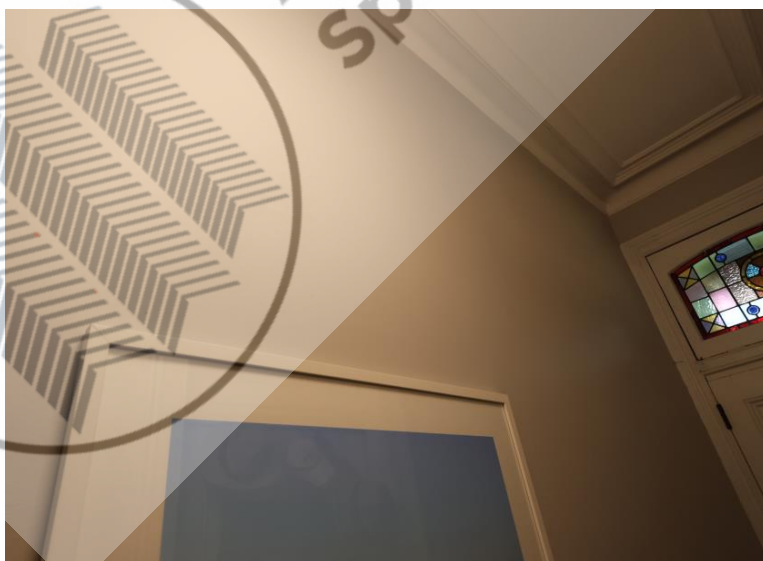
Figure 0014



14 Feb 2025 11:05:41

West wall in the entrance,
south side.

Figure 0015



14 Feb 2025 11:05:45

West wall in the entrance,
north side.

Figure 0016



14 Feb 2025 11:05:47

West wall in the entrance,
north side.

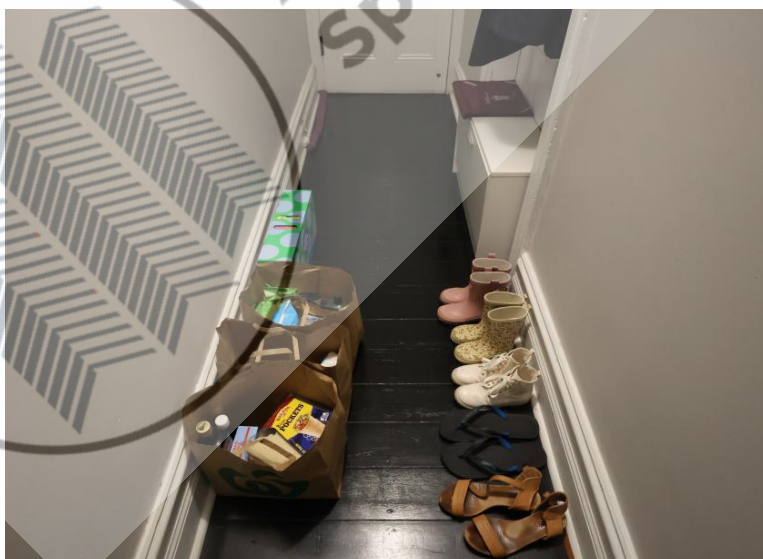
Figure 0017



14 Feb 2025 11:05:49

West wall in the entrance,
north side.

Figure 0018



14 Feb 2025 11:05:52

Timber floor in the
entrance.

Figure 0019



14 Feb 2025 11:05:57

Timber floor in the entrance.

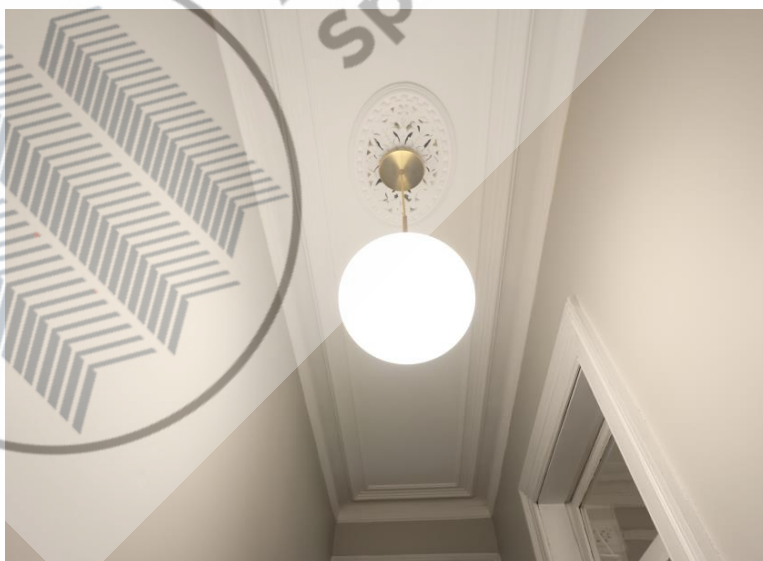
Figure 0020



14 Feb 2025 11:06:01

Ceiling in the entrance.

Figure 0021



14 Feb 2025 11:06:08

Ceiling in the entrance.

Figure 0022



14 Feb 2025 11:06:33

Hairline cracking in the east wall in the entrance.

Figure 0023



14 Feb 2025 11:07:23

Hairline cracking in the west wall in the entrance. Also showing cracking in the ceiling and ceiling cornice.

Figure 0024



14 Feb 2025 11:08:11

North wall in the lounge.

Figure 0025



14 Feb 2025 11:08:16

East wall in the lounge,
north side.

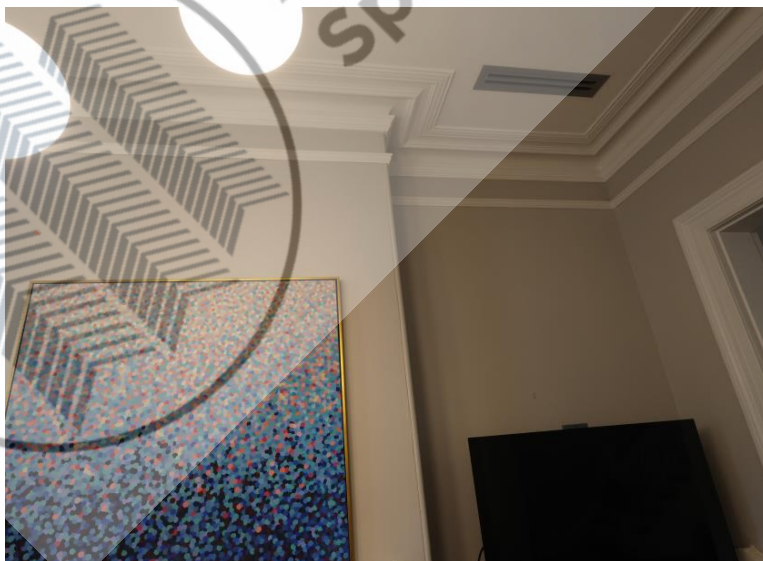
Figure 0026



14 Feb 2025 11:08:18

East wall in the lounge,
north side.

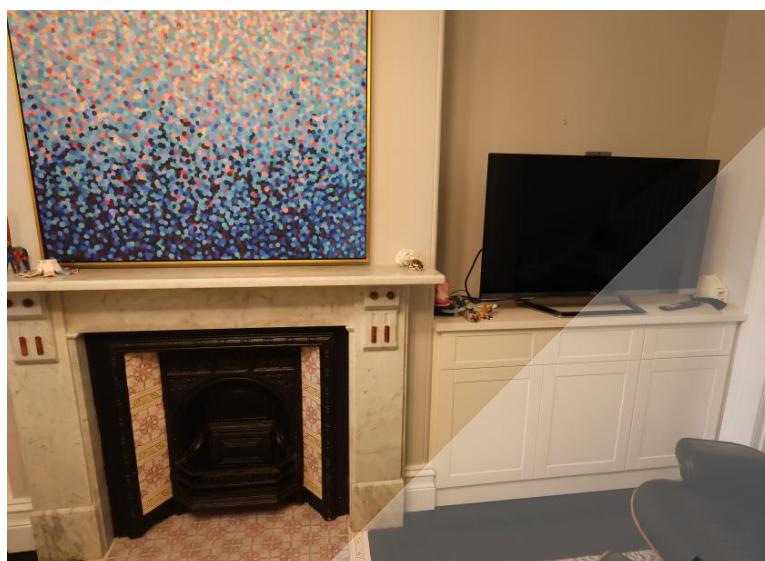
Figure 0027



14 Feb 2025 11:08:20

East wall in the lounge,
south side.

Figure 0028



14 Feb 2025 11:08:22

East wall in the lounge,
south side.

Figure 0029



14 Feb 2025 11:08:32

South wall in the lounge.

Figure 0030



14 Feb 2025 11:08:39

West wall in the lounge.

Figure 0031



14 Feb 2025 11:08:41

West wall in the lounge.

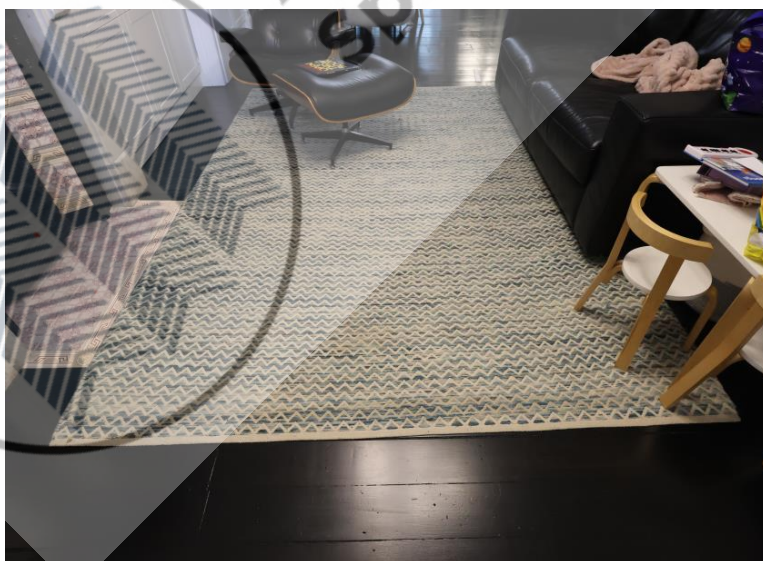
Figure 0032



14 Feb 2025 11:08:47

Timber floor in the lounge.

Figure 0033



14 Feb 2025 11:08:53

Timber floor in the lounge.

Figure 0034



Ceiling in the lounge.

Figure 0035



Ceiling in the lounge.

Figure 0036



Hairline cracking in the west wall in lounge.

Figure 0037



14 Feb 2025 11:09:53

Hairline cracking in the ceiling in the lounge.

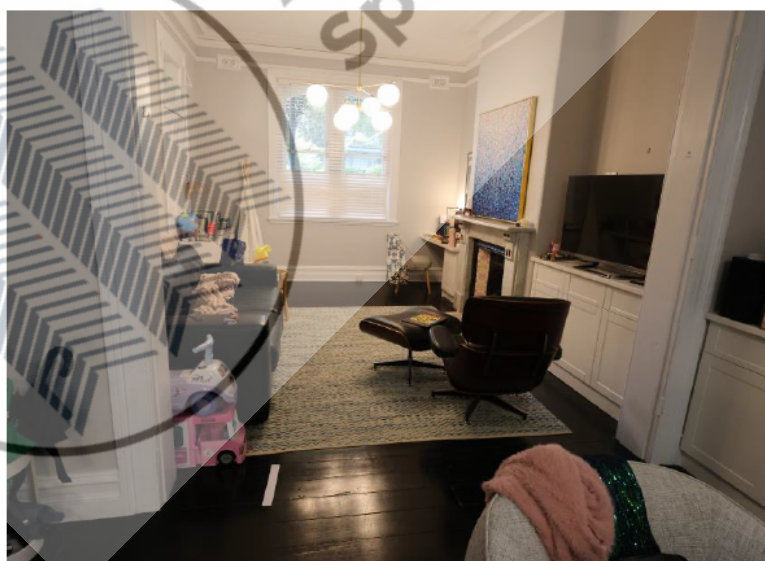
Figure 0038



14 Feb 2025 11:10:28

North wall in the meals area, east side.

Figure 0039



14 Feb 2025 11:10:30

North wall in the meals area, east side.

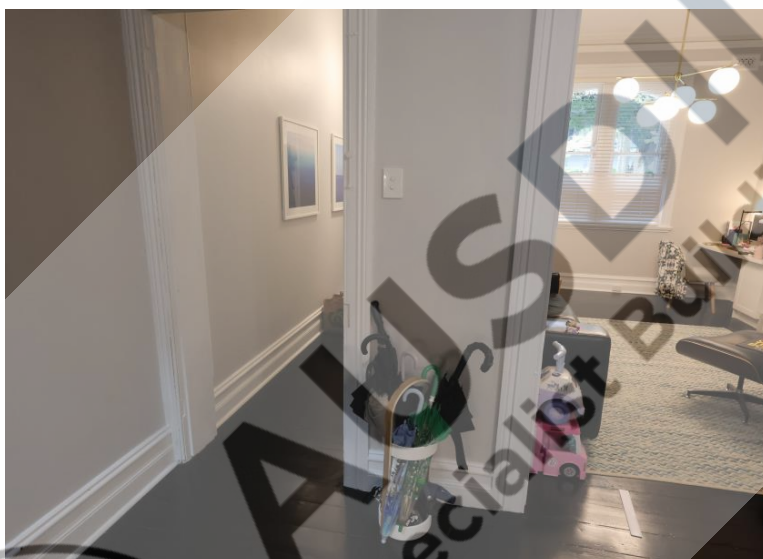
Figure 0040



14 Feb 2025 11:10:35

North wall in the meals area, west side.

Figure 0041



14 Feb 2025 11:10:36

North wall in the meals area, west side.

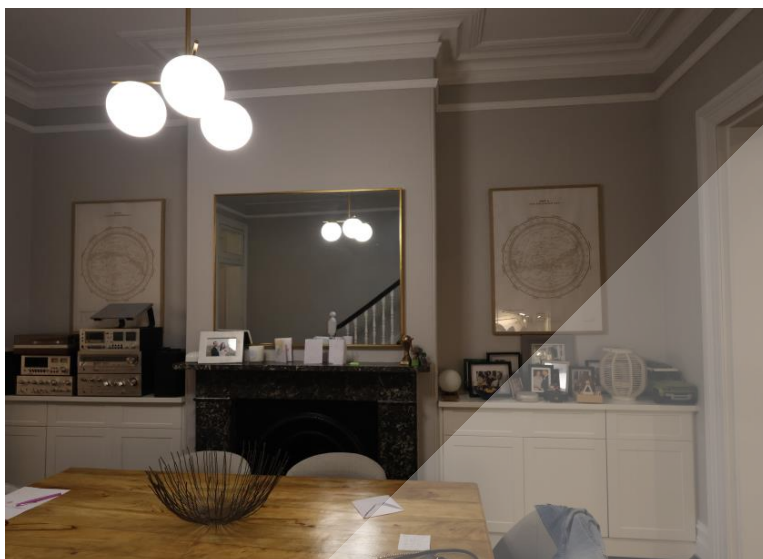
Figure 0042



14 Feb 2025 11:10:42

East wall in the meals area, north side.

Figure 0043



14 Feb 2025 11:10:47

East wall in the meals area,
south side.

Figure 0044



14 Feb 2025 11:10:53

South wall in the meals
area.

Figure 0045



14 Feb 2025 11:10:55

South wall in the meals
area.

Figure 0046



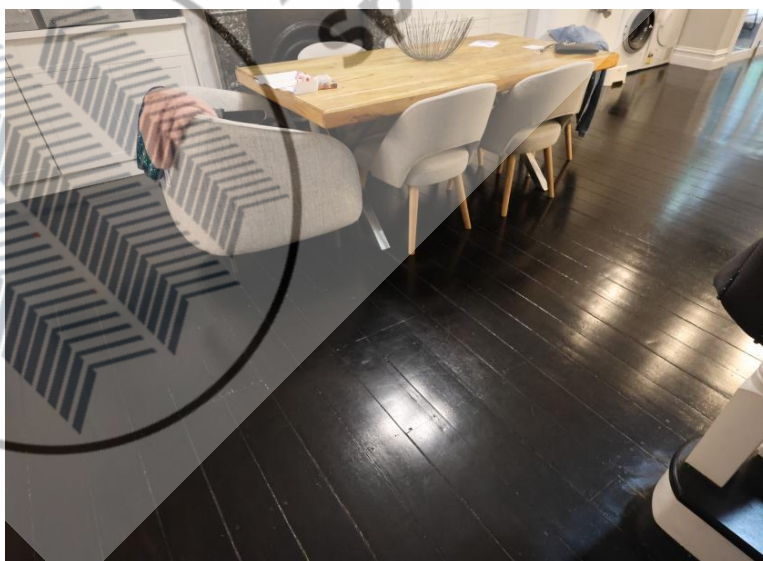
West wall in the meals area.

Figure 0047



Timber floor in the meals area.

Figure 0048



Timber floor in the meals area.

Figure 0049



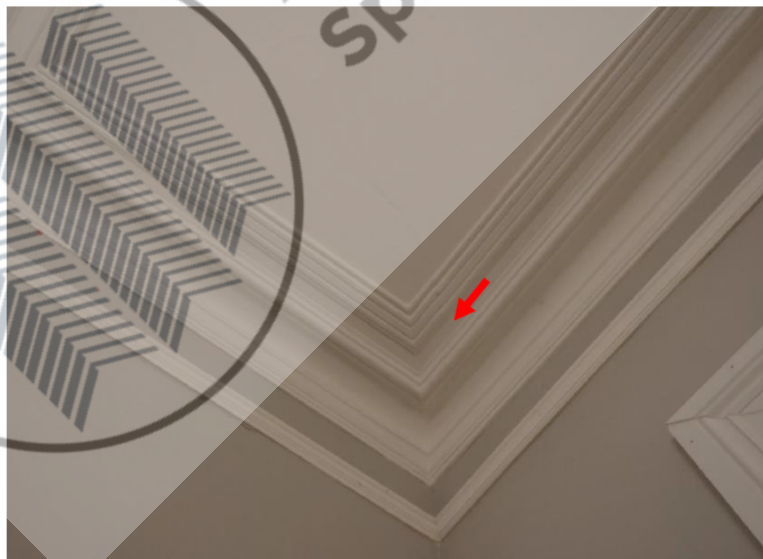
Ceiling in the meals area.

Figure 0050



Ceiling in the meals area.

Figure 0051



Hairline cracking in the ceiling cornice in the southeast corner in the meals area.

Figure 0052



14 Feb 2025 11:12:32

Hairline cracking in the east wall in the meals area.

Figure 0053



14 Feb 2025 11:13:04

Hairline cracking in the ceiling in the meals area, west side.

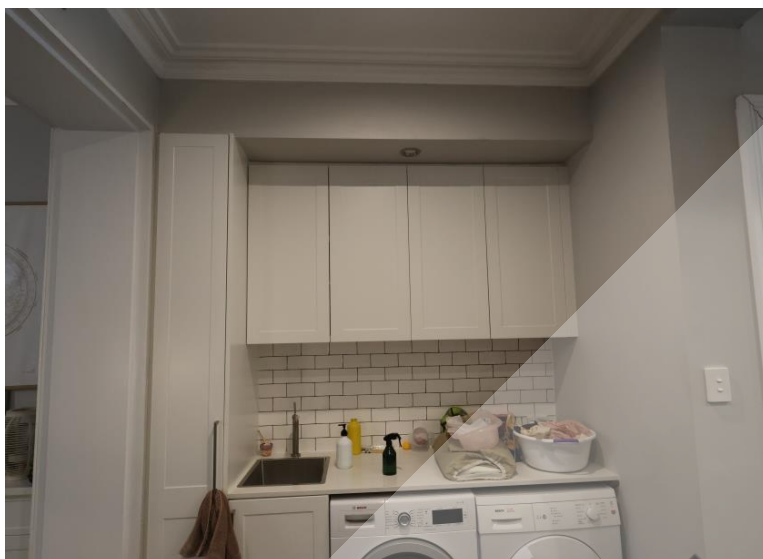
Figure 0054



14 Feb 2025 11:13:40

North wall in the laundry.

Figure 0055



14 Feb 2025 11:13:46

East wall in the laundry.

Figure 0056



14 Feb 2025 11:13:48

East wall in the laundry.

Figure 0057



14 Feb 2025 11:13:55

South wall in the laundry.

Figure 0058



14 Feb 2025 11:14:00

West wall in the laundry.

Figure 0059



14 Feb 2025 11:14:01

West wall in the laundry.

Figure 0060



14 Feb 2025 11:14:04

Timber floor in the laundry.

Figure 0061



14 Feb 2025 11:14:09

timber floor in the laundry.

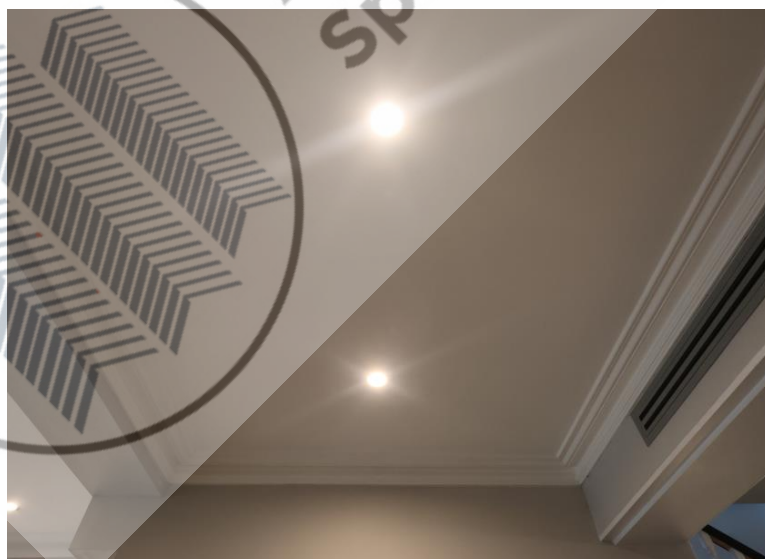
Figure 0062



14 Feb 2025 11:14:13

Ceiling in the laundry.

Figure 0063



14 Feb 2025 11:14:18

Ceiling in the laundry.

Figure 0064



14 Feb 2025 11:14:28

Separation gap between the ceiling cornice and the north wall in the laundry, west side.

Figure 0065



14 Feb 2025 11:15:27

North wall in the lower level toilet, west side.

Figure 0066



14 Feb 2025 11:15:29

North wall in the lower level toilet, west side.