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

AUSDILAPS
Specialist Building Inspections

[redacted]

POST-CONSTRUCTION CONDITION SURVEY

INSPECTION DATE: October 30, 2024

WEATHER: Clear, 18°C

DOCUMENT ID: [redacted]

INSPECTOR:

Niroshan Rudrakumar
B.Eng, MIEAust | Civil
Civil Engineer

Michael Metry
BEng (Civil)
Civil / Structural Engineer

SITE SURVEYED: [redacted]

COMMISSIONED BY: [redacted]

AUSDILAPS
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GLOBAL COMPLIANCE CERTIFICATION
GCC
ISO 9001 Certified

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TABLE OF CONTENTS

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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.

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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 a 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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PHOTO COMPARISON OVERVIEW

Photo comparison reports are conducted to detect changes between sequential inspections. While our inspectors aim to replicate initial report images accurately, unforeseen obstructions may occasionally prevent this. For clarity on the annotations used, please consult the accompanying table. These comments pertain exclusively to defects identified in the initial report or newly discovered in the subsequent report. If no change has been identified, no reference or comment will be provided in the report.

State	Change Comment	Description
1	No changes noted	No notable changes have been identified by the inspector.
	Present but not noted previously	Defect is visible in the pre-report but not noted, this applies to defects that appear to have not changed.
2	New condition	The area/item has been changed to the extent that one-to-one comparison is no longer reasonable. I.e. The item has been removed or new building element constructed.
	Showing minor repair	Defect has had minor repairs such as patching since the pre-construction inspection was completed but still visible.
	Size and detail of changes	The note contains observation of the inspector on the changes i.e., fine cracking below the window.
	Showing exacerbated	Defect noted in the original report has deteriorated further.
	Defect no longer visible	Defect previously noted in the pre-report can no longer be located during post inspection. This could be due to minor cosmetic changes such as painting or repair to the defect.
3	Not previously photographed	Any new photos in the report because of the area not being previously photographed, areas previously obstructed/inaccessible but accessible at the time of post-construction inspection.
	Compromised visibility	Unable to provide detailed comparison due to compromised visibility, typically caused by physical or lighting obstructions.

PREVIOUS REPORT DETAILS:

Previous Survey Name: M8 Eastbound Tunnel
Previous Survey ID: ADN21330C
Date Of Previous Inspection: Oct 12, 2021
Link To Previous Report: https://ausdilaps.box.com/s/hadua6vj71pxncrggq40mn1vxl0ng5zj

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PROPERTY TYPE

- Property Type: Commercial
- Building Type: Not applicable

GENERAL INSPECTION RESTRICTIONS

None noted at the time of inspection

PROPERTY SITES INSPECTED

- Internal Elements; Fences/Gates/Boundary Walls; Roadways;

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.

SAFETY CONCERNS

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.

EXPLANATION OF REVISIONS

- Not applicable

Minor Defects:

Pg#	Description	Changes
27	S1, EB, XP335-334, Ch 7094, L1, Spalling at joints, Length: 140 mm Width: 5-10 mm Depth: 5-10 mm	Refer to figure 27 - No changes noted.
34	A2, EB, XP334-333, Ch 7131, L1, Abraded wearing surface.	Refer to figure 47 - No changes noted.
37	Other, EB, XP334-333, Ch 7166, NS. Cracking in the barrier.	Refer to figure 55 - No changes noted.
49	Other, EB, XP333-332, Ch 7251, NS. Cracking in the barrier.	Refer to figure 92 - No changes noted.
85	Other, EB, XP330-329, Ch 7584, NS. Patched crack opened.	Refer to figure 201 - No changes noted.
86	Other, EB, XP330-329, Ch 7584, NS. Patched crack opened.	Refer to figure 202 - No changes noted.
91	Other, EB, XP330-329, Ch 7625.5, NS. Cracking in the barrier.	Refer to figure 218 - No changes noted.
91	S1, EB, XP330-329, Ch 7626.5, NS, Spalling at joints, Length: 150 mm Width: 5-10 mm Depth: 5 mm	Refer to figure 219 - No changes noted.
92	S1, EB, XP330-329, Ch 7626.5, NS, Spalling at joints, Length: 150 mm Width: 5-10 mm Depth: 5 mm	Refer to figure 220 - No changes noted.
92	D1, EB, XP330-329, Ch 7655.5, L1, Drip on pavement.	Refer to figure 221 - No changes noted.
95	D1, EB, XP329-328, Ch 7658.5, NS, Drip on pavement.	Refer to figure 230 - No changes noted.
95	Other, EB, XP329-328, Ch 7657.5, . Cracking in the barrier.	Refer to figure 231 - No changes noted.
98	D2, EB, XP329-328, Ch 7676, NS, Drip on the architectural panel and posts.	Refer to figure 239 - No changes noted.
98	D2, EB, XP329-328, Ch 7676, NS, Drip on the architectural panel and posts.	Refer to figure 240 - No changes noted.
99	D2, EB, XP329-328, Ch 7668, NS, Drip on the architectural panel and posts.	Refer to figure 241 - No changes noted.
101	B1, EB, XP329-328, Ch 7686, NS, Water ingress through barrier.	Refer to figure 249 - Defect no longer visible.
102	B1, EB, XP329-328, Ch 7692, NS, Water ingress through barrier.	Refer to figure 250 - Defect no longer visible.
102	D2, EB, XP329-328, Ch 7684, NS, Drip on the architectural panel and posts.	Refer to figure 251 - No changes noted.
102	B1, EB, XP329-328, Ch 7692, NS, Water ingress through barrier.	Refer to figure 252 - Defect no longer visible.
103	D2, EB, XP329-328, Ch 7692, NS, Drip on the architectural panel and posts.	Refer to figure 253 - No changes noted.
105	D1, EB, XP329-328, Ch 7714, L1, Drip on pavement.	Refer to figure 261 - Defect no longer visible.
110	D2, EB, XP329-328, Ch 7735, NS, Drip on the architectural panel and posts.	Refer to figure 276 - No changes noted.
113	D1, EB, XP329-328, Ch 7764, L1, Drip on pavement.	Refer to figure 284 - Defect no longer visible.

AUSDLAPS Specialist Building Inspections

116	Other, EB, XP328-327, Ch 7778.7, NS. Cracking in the barrier.	Refer to figure (1 mm) 293 - No changes noted.
116	Other, EB, XP328-327, Ch 7778.7, NS. Cracking in the barrier.	Refer to figure (1 mm) 294 - No changes noted.
117	Other, EB, XP328-327, Ch 7778.7, NS. Cracking in the barrier.	Refer to figure (1 mm) 295 - No changes noted.
117	D2, EB, XP328-327, Ch 7780, NS, Drip on the architectural panel and posts.	Refer to figure 296 - No changes noted.
117	B2, EB, XP328-327, Ch 7780, NS, Water pooling behind barrier and flowing over the top of barriers. Non-active.	Refer to figure 297 - No changes noted.
118	B2, EB, XP328-327, Ch 7780, NS, Water pooling behind barrier and flowing over the top of barriers. Non-active.	Refer to figure 298 - No changes noted.
121	A2, EB, XP328-327, Ch 7807, L1, Abraded wearing surface.	Refer to figure 309 - No changes noted.
122	A2, EB, XP328-327, Ch 7807, L1, Abraded wearing surface.	Refer to figure 310 - No changes noted.
122	B2, EB, XP328-327, Ch 7810, NS, Water pooling behind barrier and flowing over the top of barriers. Non-active.	Refer to figure 312 - No changes noted.
126	SD1, EB, XP328-327, Ch 7817.8, NS, Water from functioning strip drain causing corrosion on steelwork.	Refer to figure 322 - No changes noted.
126	SD1, EB, XP328-327, Ch 7817.8, NS, Water from functioning strip drain causing corrosion on steelwork.	Refer to figure 323 - No changes noted.
126	SD1, EB, XP328-327, Ch 7817.8, NS, Water from functioning strip drain causing corrosion on steelwork.	Refer to figure 324 - No changes noted.
130	A2, EB, XP328-327, Ch 7833, L1, Abraded wearing surface.	Refer to figure 334 - No changes noted.
130	D1, EB, XP328-327, Ch 7842, L1, Drip on pavement.	Refer to figure 335 - No changes noted.
130	B2, EB, XP328-327, Ch 7845, NS, Water pooling behind barrier and flowing over the top of barriers.	Refer to figure 336 - No changes noted.
131	D1, EB, XP328-327, Ch 7856, L1, Drip on pavement.	Refer to figure 337 - No changes noted.
131	D1, EB, XP328-327, Ch 7856, L1, Drip on pavement.Cable tray..	Refer to figure 338 - No changes noted.
131	D1, EB, XP328-327, Ch 7856, L1, Drip on pavement.Cable tray..	Refer to figure 339 - No changes noted.
134	SD1/D2, EB, XP328-327, Ch 7859-7875, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 348 - No changes noted.
135	SD1/D2, EB, XP328-327, Ch 7859-7875, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 349 - No changes noted.
135	SD1/D2, EB, XP328-327, Ch 7859-7875, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 350 - No changes noted.
135	SD1/D2, EB, XP328-327, Ch 7859-7875, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 351 - No changes noted.

AUSDEFAPS Specialist Building Inspections

136	SD1/D2, EB, XP328-327, Ch 7859-7875, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 352 - No changes noted.
136	SD1/D2, EB, XP328-327, Ch 7859-7875, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 353 - No changes noted.
136	SD1/D2, EB, XP328-327, Ch 7859-7875, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 354 - No changes noted.
137	SD1/D2, EB, XP328-327, Ch 7859-7875, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 355 - No changes noted.
137	SD1/D2, EB, XP328-327, Ch 7859-7875, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 356 - No changes noted.
137	SD1/D2, EB, XP328-327, Ch 7859-7875, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 357 - No changes noted.
138	SD1/D2, EB, XP328-327, Ch 7859-7875, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 358 - No changes noted.
140	B2, EB, XP328-327, Ch 7875, NS, Water pooling behind barrier and flowing over the top of barriers. Non-active.	Refer to figure 366 - No changes noted.
141	B2, EB, XP328-327, Ch 7875, NS, Water pooling behind barrier and flowing over the top of barriers. Non-active.	Refer to figure 367 - No changes noted.
141	A2, EB, XP328-327, Ch 7882, L1, Abraded wearing surface.	Refer to figure 368 - No changes noted.
141	B2, EB, XP328-327, Ch 7882, NS, Water pooling behind barrier and flowing over the top of barriers. Non-active.	Refer to figure 369 - No changes noted.
142	B2, EB, XP328-327, Ch 7888, NS, Water pooling behind barrier and flowing over the top of barriers. Non-active.	Refer to figure 370 - No changes noted.
142	B2, EB, XP328-327, Ch 7888, NS, Water pooling behind barrier and flowing over the top of barriers. Non-active.	Refer to figure 371 - No changes noted.
142	B2, EB, XP328-327, Ch 7888, NS, Water pooling behind barrier and flowing over the top of barriers. Non-active.	Refer to figure 372 - No changes noted.
143	B2, EB, XP328-327, Ch 7888, NS, Water pooling behind barrier and flowing over the top of barriers. Non-active.	Refer to figure 373 - No changes noted.
146	D1, EB, XP327-326, Ch 7895.5, NS, Drip on pavement from uncontrolled strip drain.	Refer to figure 382 - No changes noted.
146	D1, EB, XP327-326, Ch 7895.5, NS, Drip on pavement from uncontrolled strip drain.	Refer to figure 383 - No changes noted.
146	D1, EB, XP327-326, Ch 7895.5, NS, Drip on pavement from uncontrolled strip drain.	Refer to figure 384 - No changes noted.
147	B1, EB, XP327-326, Ch 7896.5, NS, Water ingress through barrier.	Refer to figure 385 - No changes noted.
147	D2, EB, XP327-326, Ch 7898, NS, Drip on the architectural panel and posts.	Refer to figure 386 - No changes noted.
147	D2, EB, XP327-326, Ch 7898, NS, Drip on the architectural panel and posts.	Refer to figure 387 - No changes noted.

148	D2, EB, XP327-326, Ch 7898, NS, Drip on the architectural panel and posts.	Refer to figure 388 - No changes noted.
148	D2, EB, XP327-326, Ch 7898, NS, Drip on the architectural panel and posts.	Refer to figure 389 - No changes noted.
148	D1, EB, XP327-326, Ch 7906.5, L1, Drip on pavement.	Refer to figure 390 - No changes noted.
149	D1, EB, XP327-326, Ch 7906.5, L1, Drip on pavement. Deluge array.	Refer to figure 391 - No changes noted.
149	D1, EB, XP327-326, Ch 7906.5, L1, Drip on pavement from uncontrolled strip drain.	Refer to figure 392 - No changes noted.
149	SD1/D2, EB, XP327-326, Ch 7906.5, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 393 - No changes noted.
150	SD1/D2, EB, XP327-326, Ch 7906.5, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 394 - No changes noted.
150	SD1/D2, EB, XP327-326, Ch 7906.5, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 395 - No changes noted.
150	SD1/D2, EB, XP327-326, Ch 7906.5, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 396 - No changes noted.
151	SD1/D2, EB, XP327-326, Ch 7906.5, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 397 - No changes noted.
151	SD1/D2, EB, XP327-326, Ch 7906.5, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 398 - No changes noted.
151	SD1/D2, EB, XP327-326, Ch 7906.5, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 399 - No changes noted.
152	D1, EB, XP327-326, Ch 7914, L1, Drip on pavement.	Refer to figure 400 - No changes noted.
152	D1, EB, XP327-326, Ch 7914, L1, Drip on pavement.	Refer to figure 401 - No changes noted.
152	D2, EB, XP327-326, Ch 7914, NS, Drip on the architectural panel and posts.	Refer to figure 402 - No changes noted.
155	SD1/D2, EB, XP326-325, Ch 7915, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 411 - Showing compromised view.
156	SD1/D2, EB, XP326-325, Ch 7915, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 412 - Showing compromised view.
156	SD1/D2, EB, XP326-325, Ch 7915, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 413 - Showing compromised view.
156	SD1/D2, EB, XP326-325, Ch 7915, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 414 - Showing compromised view.

AUSDLAPS Specialist Building Inspections

157	SD1/D2, EB, XP326-325, Ch 7915, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 415 - Showing compromised view.
157	R1, EB, XP326-325, Ch 7915, NS, Failure of existing joint or surface repair.	Refer to figure 416 - Showing compromised view.
157	B1, EB, XP326-325, Ch 7918.7, NS, Water ingress through barrier.	Refer to figure 417 - Showing compromised view.
158	SD1/D2, EB, XP326-325, Ch 7921.5, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 418 - No changes noted.
158	SD1/D2, EB, XP326-325, Ch 7921.5, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 419 - Showing compromised view.
158	SD1/D2, EB, XP326-325, Ch 7921.5, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 423 - No changes noted.
159	SD1/D2, EB, XP326-325, Ch 7921.5, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 422 - No changes noted.
159	B1, EB, XP326-325, Ch 7925, NS, Water ingress through barrier.	Refer to figure 423 - No changes noted.
159	D2, EB, XP326-325, Ch 7925, NS, Drip on the architectural panel and posts.	Refer to figure 424 - No changes noted.
160	D2, EB, XP326-325, Ch 7925, NS, Drip on the architectural panel and posts.	Refer to figure 425 - No changes noted.
160	D2, EB, XP326-325, Ch 7925, NS, Drip on the architectural panel and posts.	Refer to figure 426 - No changes noted.
160	D2, EB, XP326-325, Ch 7925, NS, Drip on the architectural panel and posts.	Refer to figure 427 - No changes noted.
161	B1, EB, XP326-325, Ch 7935, NS, Water ingress through barrier.	Refer to figure 428 - No changes noted.
161	D2, EB, XP326-325, Ch 7935, NS, Drip on the architectural panel and posts.	Refer to figure 429 - No changes noted.
161	D2, EB, XP326-325, Ch 7935, NS, Drip on the architectural panel and posts.	Refer to figure 430 - No changes noted.
164	B1, EB, XP326-325, Ch 7939, NS, Water ingress through barrier.	Refer to figure 438 - No changes noted.
164	SD1, EB, XP326-325, Ch 7939, NS, Water from functioning strip drain causing corrosion on steelwork.	Refer to figure 439 - No changes noted.
165	SD1, EB, XP326-325, Ch 7939, NS, Water from functioning strip drain causing corrosion on steelwork.	Refer to figure 441 - No changes noted.
165	SD1, EB, XP326-325, Ch 7939, NS, Water from functioning strip drain causing corrosion on steelwork.	Refer to figure 442 - No changes noted.
165	SD1, EB, XP326-325, Ch 7937, NS, Water from functioning strip drain causing corrosion on steelwork.	Refer to figure 443 - No changes noted.
166	SD1, EB, XP326-325, Ch 7937, NS, Water from functioning strip drain causing corrosion on steelwork.	Refer to figure 444 - No changes noted.

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166	SD1, EB, XP326-325, Ch 7937, NS, Water from functioning strip drain causing corrosion on steelwork.	Refer to figure 445 - No changes noted.
166	SD1/D2, EB, XP326-325, Ch 7943, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 446 - No changes noted.
167	SD1/D2, EB, XP326-325, Ch 7943, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 447 - No changes noted.
167	SD1/D2, EB, XP326-325, Ch 7943, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 448 - No changes noted.
167	SD1/D2, EB, XP326-325, Ch 7943, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 449 - No changes noted.
168	SD1/D2, EB, XP326-325, Ch 7943, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 450 - No changes noted.
168	SD1/D2, EB, XP326-325, Ch 7943, NS, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 450 - No changes noted.
168	B2, EB, XP326-325, Ch 7952, , Water pooling behind barrier and flowing over the top of barriers. Non-active.	Refer to figure 451 - No changes noted.
169	SD1, EB, XP326-325, Ch 7952, NS, Water from functioning strip drain causing corrosion on steelwork.	Refer to figure 452 - No changes noted.
169	SD1, EB, XP326-325, Ch 7952, NS, Water from functioning strip drain causing corrosion on steelwork.	Refer to figure 453
169	SD1, EB, XP326-325, Ch 7952, NS, Water from functioning strip drain causing corrosion on steelwork.	Refer to figure 454 - No changes noted.
170	SD1, EB, XP326-325, Ch 7952, NS, Water from functioning strip drain causing corrosion on steelwork.	Refer to figure 455 - No changes noted.
172	TC, EB, XP326-325, Ch 7951-7958, L1/L2, Nonconforming transverse crack spacing. Width: 0.5-1 mm	Refer to figure 463 - No changes noted.
173	TC, EB, XP326-325, Ch 7951-7958, L1/L2, Nonconforming transverse crack spacing. Width: 0.5-1 mm	Refer to figure 464 - No changes noted.
173	TC, EB, XP326-325, Ch 7951-7958, L1/L2, Nonconforming transverse crack spacing. Width: 0.5-1 mm	Refer to figure 465 - No changes noted.
173	TC, EB, XP326-325, Ch 7951-7958, L1/L2, Nonconforming transverse crack spacing. Width: 0.5-1 mm	Refer to figure 466 - No changes noted.
174	TC, EB, XP326-325, Ch 7951-7958, L1/L2, Nonconforming transverse crack spacing. Width: 0.5-1 mm	Refer to figure 467 - No changes noted.
174	TC, EB, XP326-325, Ch 7951-7958, L1/L2, Nonconforming transverse crack spacing. Width: 0.5-1 mm	Refer to figure 468 - No changes noted.
174	TC, EB, XP326-325, Ch 7951-7958, L1/L2, Nonconforming transverse crack spacing. Width: 0.5-1 mm	Refer to figure 469 - No changes noted.
176	D1, EB, XP326-325, Ch 7975, L1/L2, Drip on pavement from uncontrolled strip drain.	Refer to figure 474 - No changes noted.
176	D1, EB, XP326-325, Ch 7975, L1/L2, Drip on pavement from uncontrolled strip drain.	Refer to figure 475 - No changes noted.

177	D1, EB, XP326-325, Ch 7977, NS, Drip on pavement.	Refer to figure 476 - No changes noted.
182	General View, EB, XP326-325, Ch , New M6. Showing water ingress	Refer to figure 493 - No changes noted.
183	General View, EB, XP326-325, Ch , New M6. Showing water ingress.	Refer to figure 494 - No changes noted.
183	General View, EB, XP326-325, Ch , New M6. Showing water ingress.	Refer to figure 496 - No changes noted.
185	B1, EB, XP326-325, Ch , New M6, Water ingress through barrier. Non-active.	Refer to figure 499 - No changes noted.
185	D2, EB, XP326-325, Ch , New M6, Drip on the architectural panel and posts. Non-active.	Refer to figure 500 - No changes noted.
185	D2, EB, XP326-325, Ch , New M6, Drip on the architectural panel and posts. Non-active.	Refer to figure 501 - No changes noted.
186	D2, EB, XP326-325, Ch , New M6, Drip on the architectural panel and posts. Non-active.	Refer to figure 502 - No changes noted.
186	D2, EB, XP326-325, Ch , New M6, Drip on the architectural panel and posts. Non-active.	Refer to figure 503 - No changes noted.
187	D1, EB, XP326-325, Ch , New M6, Drip on pavement.	Refer to figure 508 - No changes noted.
188	D1, EB, XP326-325, Ch , New M6, Drip on pavement.	Refer to figure 509 - No changes noted.
188	D1, EB, XP326-325, Ch , New M6, Drip on pavement.Cable tray..	Refer to figure 510 - No changes noted.
188	SD1/D2, EB, XP326-325, Ch , New M6, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 511 - No changes noted.
189	SD1/D2, EB, XP326-325, Ch , New M6, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 512 - No changes noted.
189	SD1/D2, EB, XP326-325, Ch , New M6, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 513 - No changes noted.
189	SD1/D2, EB, XP326-325, Ch , New M6, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 514 - No changes noted.
190	SD1/D2, EB, XP326-325, Ch , New M6, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 515 - No changes noted.
190	SD1/D2, EB, XP326-325, Ch , New M6, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 516 - No changes noted.
190	SD1/D2, EB, XP326-325, Ch , New M6, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 517 - No changes noted.
191	SD1/D2, EB, XP326-325, Ch , New M6, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 518 - No changes noted.

AUSDEAPS Specialist Building Inspections

191	SD1/D2, EB, XP326-325, Ch , New M6, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 519 - No changes noted.
191	SD1/D2, EB, XP326-325, Ch , New M6, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 520 - No changes noted.
192	SD1/D2, EB, XP326-325, Ch , New M6, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 521 - No changes noted.
192	SD1/D2, EB, XP326-325, Ch , New M6, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 522 - No changes noted.
192	SD1/D2, EB, XP326-325, Ch , New M6, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 523 - No changes noted.
193	SD1/D2, EB, XP326-325, Ch , New M6, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 524 - No changes noted.
193	SD1/D2, EB, XP326-325, Ch , New M6, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 525 - No changes noted.
195	SD1, EB, XP326-325, Ch , New M6, Water from functioning strip drain causing corrosion on steelwork.	Refer to figure 530 - No changes noted.
195	SD1, EB, XP326-325, Ch , New M6, Water from functioning strip drain causing corrosion on steelwork.	Refer to figure 531 - No changes noted.
195	SD1, EB, XP326-325, Ch , New M6, Water from functioning strip drain causing corrosion on steelwork.	Refer to figure 532 - No changes noted.
196	SD1, EB, XP326-325, Ch , New M6, Water from functioning strip drain causing corrosion on steelwork.	Refer to figure 533 - No changes noted.
196	SD1, EB, XP326-325, Ch , New M6, Water from functioning strip drain causing corrosion on steelwork.	Refer to figure 534 - No changes noted.
196	SD1, EB, XP326-325, Ch , New M6, Water from functioning strip drain causing corrosion on steelwork.	Refer to figure 535 - No changes noted.
197	B1, EB, XP326-325, Ch , New M6, Water ingress through barrier.	Refer to figure 536 - No changes noted.
197	SD1/D2, EB, XP326-325, Ch , New M6, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 537 - No changes noted.
197	SD1/D2, EB, XP326-325, Ch , New M6, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 538 - No changes noted.
198	SD1/D2, EB, XP326-325, Ch , New M6, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.from uncontrolled strip drain.	Refer to figure 539 - No changes noted.
198	D1, EB, XP326-325, Ch , New M6, Drip on pavement.	Refer to figure 540 - No changes noted.
198	D1, EB, XP326-325, Ch , New M6, Drip on pavement.	Refer to figure 541 - No changes noted.

199	SD1/D2, EB, XP326-325, Ch , New M6, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 542 - No changes noted.
199	SD1/D2, EB, XP326-325, Ch , New M6, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 543 - No changes noted.
199	SD1/D2, EB, XP326-325, Ch , New M6, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 544 - No changes noted.
200	SD1/D2, EB, XP326-325, Ch , New M6, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 545 - No changes noted.
200	SD1/D2, EB, XP326-325, Ch , New M6, Drip on architectural panels and posts from strip drain and walls causing corrosion to the steelwork.	Refer to figure 546 - No changes noted.
200	B1, EB, XP326-325, Ch , New M6, Water ingress through barrier.	Refer to figure 547 - No changes noted.
203	D1, EB, XP326-325, Ch , New M6, Drip on pavement.	Refer to figure 555 - No changes noted.
211	S3, EB, XP335-334, Ch 7112, L2, Surface spalling. Length: 75mm, Width: 50mm, Depth: 10mm	Refer to figure 622 - No changes noted.
212	S3, EB, XP334-333, Ch 7115.5, L2, Surface spalling. Length: 40mm, Width: 55mm, Depth: 10mm	Refer to figure 625 - No changes noted.
213	C1, EB, XP334-333, Ch 7128.8, L2, Cracking, Length: 4000mm, Width: 15mm	Refer to figure 628 - No changes noted.
215	S3, EB, XP334-333, Ch 7208, FS, Surface spalling.	Refer to figure 637 - No changes noted.
216	S3, EB, XP334-333, Ch 7208, FS, Surface spalling.	Refer to figure 638 - No changes noted.
222	D1, EB, XP333-332, Ch 7300.3, L2, Drip on pavement.	Refer to figure 651 - No changes noted.
222	D1, EB, XP333-332, Ch 7306.2, L2, Drip on pavement.	Refer to figure 652 - No changes noted.
228	A1, EB, XP331-330, Ch 7470.3, FS, Distress to pavement core hole.	Refer to figure 673 - No changes noted.
232	C1, EB, XP331-330, Ch 7572.1, L2, Cracking, 684 - No changes noted.	
235	D1, EB, XP330-329, Ch 7651.2, L2, Drip on pavement.	Refer to figure 693 - No changes noted.
236	D1, EB, XP329-328, Ch 7662.3, L2, Drip on pavement.	Refer to figure 697 - No changes noted.
237	D1, EB, XP329-328, Ch 7680.9, L2, Drip on pavement.	Refer to figure 700 - No changes noted.
238	L1, EB, XP329-328, Ch 26.2, Damage to linemarking.	Refer to figure 701 - No changes noted.
245	B1, EB, XP328-327, Ch 7850.2, FS, Water ingress through barrier.	Refer to figure 723 - No changes noted.

AUSDILAPS Specialist Building Inspections

246	B1, EB, XP328-327, Ch 7854.6, FS, Water ingress through barrier.	Refer to figure 724 - No changes noted.
246	B1, EB, XP328-327, Ch 7854.6, FS, Water ingress through barrier.	Refer to figure 725 - No changes noted.
248	S3, EB, XP328-327, Ch 7883.9, L2, Surface spalling.	Refer to figure 730 - No changes noted.
249	B2, EB, XP327-326, Ch 7893, FS, Water pooling behind barrier and flowing over the top of barriers.	Refer to figure 734 - No changes noted.
249	B2, EB, XP327-326, Ch 7893, FS, Water pooling behind barrier and flowing over the top of barriers.	Refer to figure 735 - No changes noted.
250	L1, EB, XP327-326, Ch 3.8, Damage to linemarking.	Refer to figure 736 - No changes noted.
250	S3, EB, XP327-326, Ch 7900.5, FS, Surface spalling. Length: 70mm, Width: 80mm, Depth: 5mm	Refer to figure 737 - No changes noted.
252	L1, EB, XP326-325, Ch 2.5, Damage to line marking.	Refer to figure 743 - No changes noted.
252	B1, EB, XP326-325, Ch 7926.4, FS, Water ingress through barrier.	Refer to figure 744 - No changes noted.
253	B1, EB, XP326-325, Ch 7930.5, FS, Water ingress through barrier.	Refer to figure 745 - No changes noted.
253	Rust, EB, XP326-325, Ch 7930.5, FS, Rust in steel element.	Refer to figure 746 - No changes noted.
254	L1, EB, XP326-325, Ch 26.2, Damage to line marking.	Refer to figure 749 - No changes noted.
254	TC, EB, XP326-325, Ch 7942.3, L2, Nonconforming transverse crack spacing.	Refer to figure 750 - No changes noted.
255	TC, EB, XP326-325, Ch 7947.4, L2, Nonconforming transverse crack spacing.	Refer to figure 751 - No changes noted.
256	TC, EB, XP326-325, Ch 7956.6, L2, Nonconforming transverse crack spacing.	Refer to figure 754 - No changes noted.
256	Rust, EB, XP326-325, Ch 7961.7, FS, Rust in steel element.	Refer to figure 755 - No changes noted.
256	Rust, EB, XP326-325, Ch 7961.7, FS, Rust in steel element.	Refer to figure 756 - No changes noted.
263	L1, EB, XP325, Ch 0, Damage to line marking.	Refer to figure 778 - No changes noted.

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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.

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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.

Click the link below to download the original high-resolution images:

- https://ausdilaps.box.com/s/d0i1dp2xoe84slke33jxepz16cu9tdrz

Yours faithfully

Michael Burford

AUSTRALIAN DILAPIDATIONS
Office: 1800 DILAPS (345 277)
Email: info@ausdilaps.com.au

Figure: 0001

EASTBOUND

General View, EB, XP335-334, Ch 6994, NS.
Refer to figure 1 - No changes noted.

Figure: 0002

General View, EB, XP335-334, Ch 6994, L1.
Refer to figure 2 - No changes noted.

Figure: 0003

General View, EB, XP335-334, Ch 6994, NS. Architectural panels.
Refer to figure 3 - No changes noted.

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Figure: 0004

General View, EB, XP335-334, Ch 6994, NS. Architectural panels.
Refer to figure 4 - No changes noted.

Figure: 0005

General View, EB, XP335-334, Ch 7014, NS.
Refer to figure 5 - No changes noted.

Figure: 0006

General View, EB, XP335-334, Ch 7014, L1.
Refer to figure 6 - No changes noted.

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Figure: 0007

General View, EB, XP335-334, Ch 7014, L1.
Refer to figure 7 - No changes noted.

Figure: 0008

General View, EB, XP335-334, Ch 7014, NS.
Refer to figure 8 - No changes noted.

Figure: 0009

General View, EB, XP335-334, Ch 7034, L1.
Refer to figure 9 - No changes noted.

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Figure: 0010

General View, EB, XP335-334, Ch 7034, NS.
Refer to figure 10 - No changes noted.

Figure: 0011

General View, EB, XP335-334, Ch 7034, NS.
Refer to figure 11 - No changes noted.

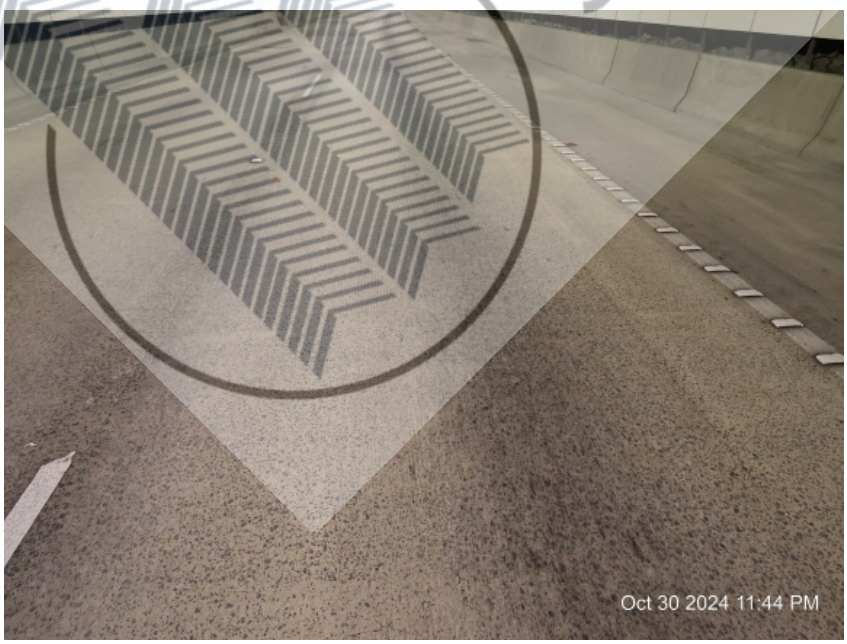

Figure: 0012

General View, EB, XP335-334, Ch 7034, L1.
Refer to figure 12 - No changes noted.

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Figure: 0013

General View, EB, XP335-334, Ch 7034, NS. Architectural panels.
Refer to figure 13 - No changes noted.

Figure: 0014

General View, EB, XP335-334, Ch 7034, NS. Architectural panels.
Refer to figure 14 - No changes noted.

Figure: 0015

General View, EB, XP335-334, Ch 7034, NS. Architectural panels.
Refer to figure 15 - No changes noted.

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Figure: 0016

General View, EB, XP335-334, Ch 7054, L1.
Refer to figure 16 - No changes noted.

Figure: 0017

General View, EB, XP335-334, Ch 7054, NS.
Refer to figure 17 - No changes noted.

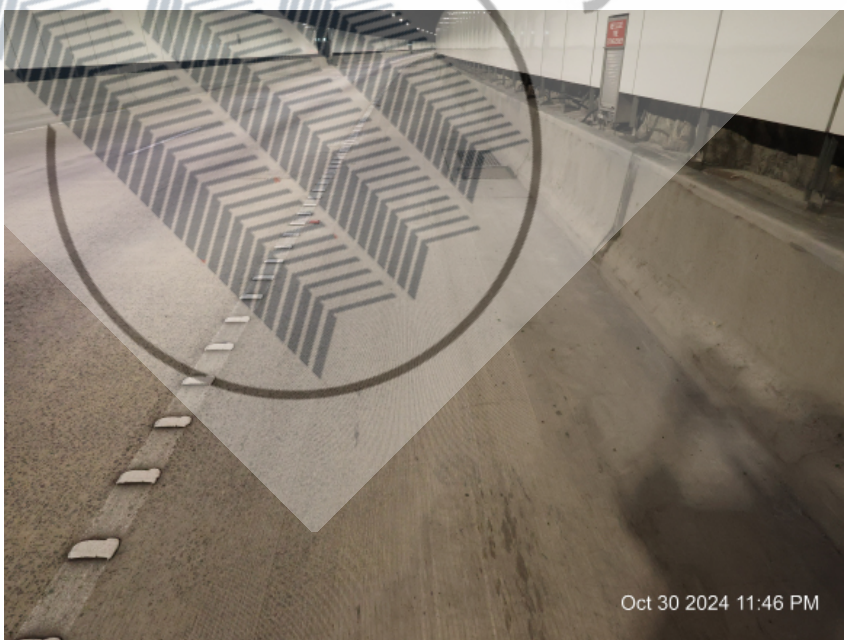

Figure: 0018

General View, EB, XP335-334, Ch 7054, NS.
Refer to figure 18 - No changes noted.

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Figure: 0019

General View, EB, XP335-334, Ch 7054, L1.
Refer to figure 19 - No changes noted.

Figure: 0020

General View, EB, XP335-334, Ch 7054, NS. Architectural panels.
Refer to figure 20 - No changes noted.

Figure: 0021

General View, EB, XP335-334, Ch 7054, NS. Architectural panels.
Refer to figure 21 - No changes noted.

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Figure: 0022

General View, EB, XP335-334, Ch 7054, NS. Architectural panels.
Refer to figure 22 - No changes noted.

Figure: 0023

General View, EB, XP335-334, Ch 7084, L1.
Refer to figure 23 - No changes noted.

Figure: 0024

General View, EB, XP335-334, Ch 7084, NS.
Refer to figure 24 - No changes noted.

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Figure: 0025

General View, EB, XP335-334, Ch 7084, NS.
Refer to figure 25 - No changes noted.

Figure: 0026

General View, EB, XP335-334, Ch 7084, L1.
Refer to figure 26 - No changes noted.

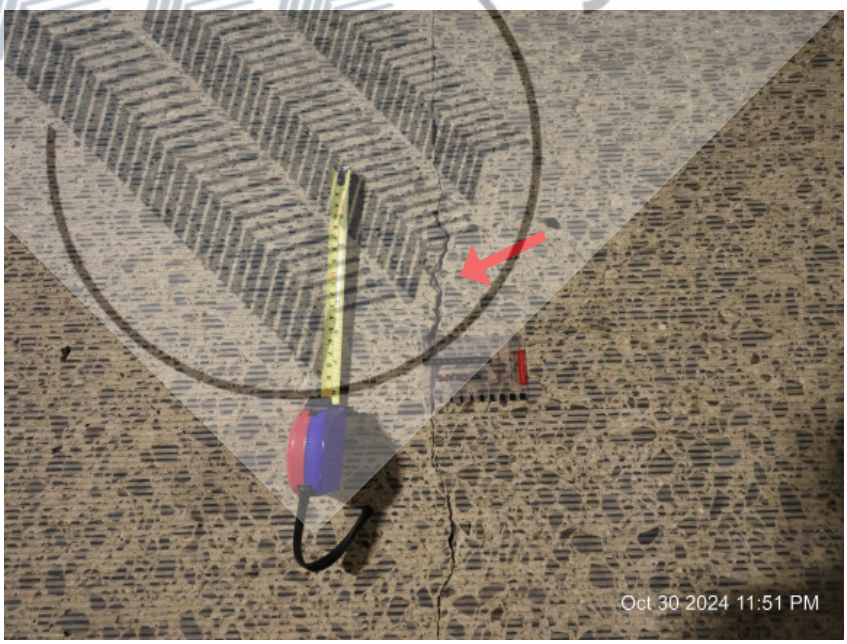

Figure: 0027

S1, EB, XP335-334, Ch 7094, L1,
Spalling at joints, Length: 140 mm
Width: 5-10 mm Depth: 5-10 mm
Refer to figure 27 - No changes noted.

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Figure: 0028

General View, EB, XP335-334, Ch 7104, L1.
Refer to figure 28 - No changes noted.

Figure: 0029

General View, EB, XP335-334, Ch 7104, NS.
Refer to figure 29 - No changes noted.

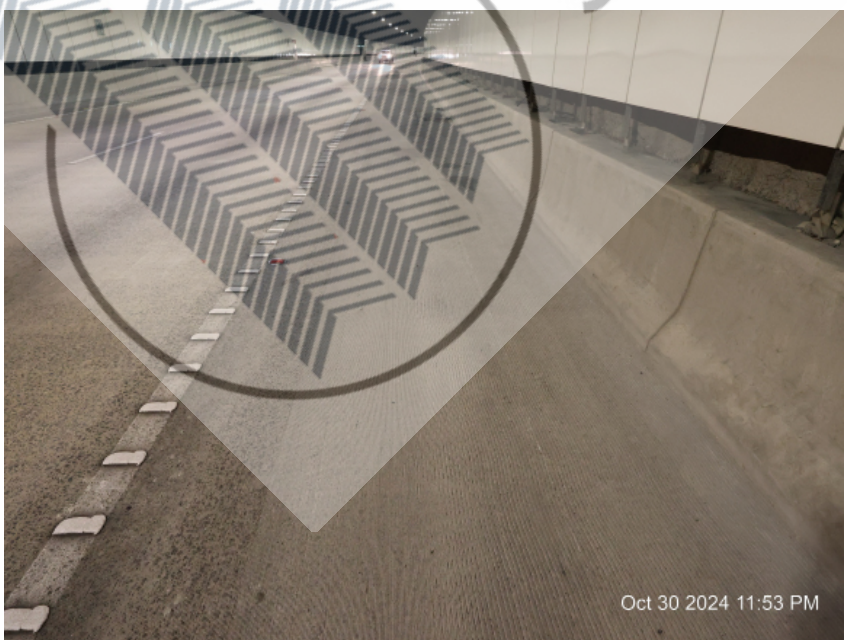

Figure: 0030

General View, EB, XP335-334, Ch 7104, NS.
Refer to figure 30 - No changes noted.

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Figure: 0031

General View, EB, XP335-334, Ch 7104, L1.
Refer to figure 31 - No changes noted.

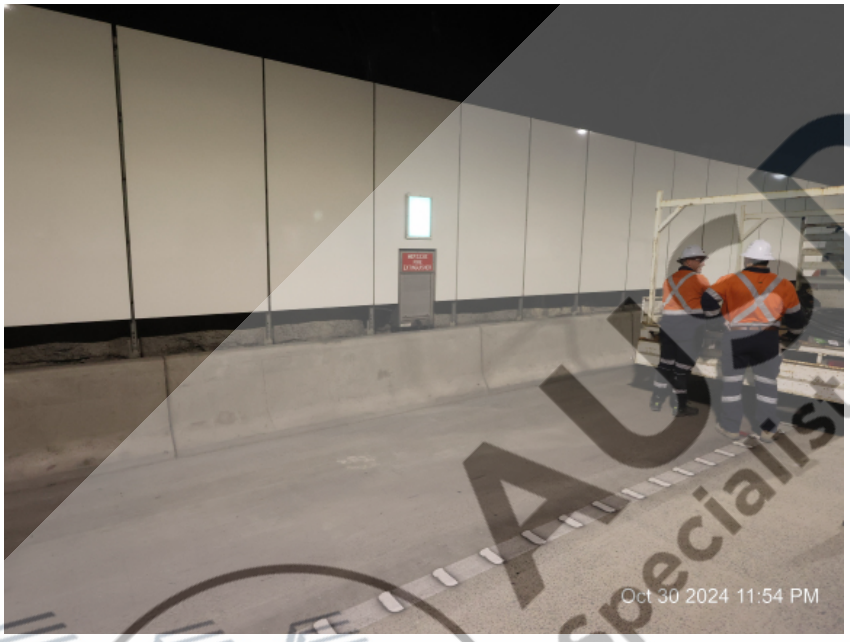

Figure: 0032

General View, EB, XP335-334, Ch 7104, NS. Architectural panels.
Refer to figure 32 - No changes noted.

Figure: 0033

General View, EB, XP335-334, Ch 7104, NS. Architectural panels.
Refer to figure 33 - No changes noted.

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Figure: 0034

General View, EB, XP335-334, Ch 7104, NS. Architectural panels.
Refer to figure 34 - No changes noted.

Figure: 0035

General View, EB, XP334-333, Ch 7112, L2.
Refer to figure 35 - No changes noted.

Figure: 0036

General View, EB, XP334-333, Ch 7112, L1.
Refer to figure 36 - Showing compromised visibility.

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