



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

**POST-CONSTRUCTION VIDEO CONDITION SURVEY
DEFECT ANALYSIS**

INSPECTION DATE: January 8, 2025

WEATHER: Overcast, 22°C

DOCUMENT ID:

INSPECTOR: Brandon Wang
B.Eng Civil
Structural & Civil Engineer

SITE SURVEYED:

COMMISSIONED BY:





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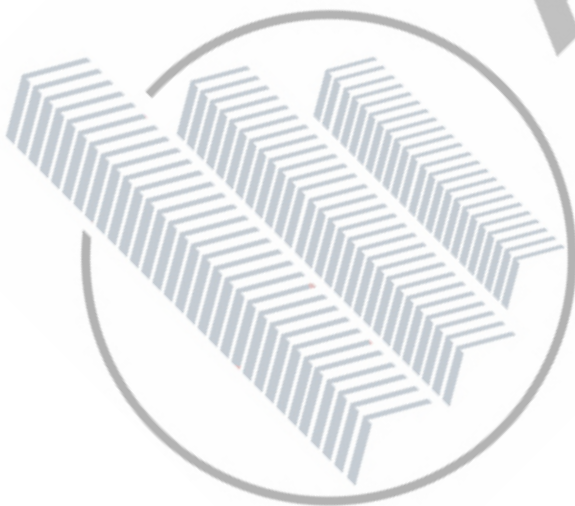
Scope of this Report

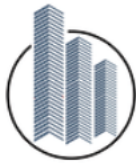
Inspection Summary

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.
- GPS typical accuracy is <4m.
- Cellular network reception and other factors outside of AusDilaps control may affect GPS accuracy.
- If GPS accuracy of < 10 meters cannot be achieved, a standard inspection may be conducted instead.

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: Council Assets
- Building Type: Not applicable

HIGH-RESOLUTION PHOTOS

Download the original high-resolution images below:

- [REDACTED]

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.

VIDEO FILE DETAILS

- Video 1 File Name: [REDACTED]
- URL: [REDACTED]
- Duration: 26 Minutes 9 Seconds



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: [REDACTED]
Previous Survey ID: [REDACTED]
Date Of Previous Inspection: Jul 6, 2023
Link To Previous Report: [REDACTED]



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.2870: 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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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	Road Name	Direction	Defect	Classification
0014	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Edge Cracking	Minor
0031	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Transverse Cracking	Minor
0040	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Longitudinal Cracking	Minor
0045	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Longitudinal Cracking	Minor
0049	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Transverse Cracking	Minor
0061	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Longitudinal Cracking	Minor
0065	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Longitudinal Cracking	Minor
0076	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Longitudinal Cracking	Minor
0090	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Alligator cracking	Minor
0121	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Transverse Cracking	Minor
0122	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Transverse Cracking	Minor
0147	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Failing patch repair	Minor
0148	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Transverse Cracking	Minor
0154-0157	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Longitudinal Cracking	Minor
0162	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Longitudinal Cracking	Minor
0166	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Longitudinal Cracking	Minor
0167	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Longitudinal Cracking	Minor
0171	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Longitudinal Cracking	Minor
0177	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Alligator cracking	Minor
0222	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Chipping	Minor
0232	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Longitudinal Cracking	Minor
0290	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Longitudinal Cracking	Minor
0300	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Longitudinal Cracking	Minor
0318	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Chipping	Minor
0319	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Alligator cracking	Minor
0322	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Longitudinal Cracking	Minor
0323	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Alligator cracking	Minor

0326	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Longitudinal Cracking	Minor
0327	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Longitudinal Cracking	Minor
0329	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Longitudinal Cracking	Minor
0339	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Alligator cracking	Minor
0344	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Alligator cracking	Minor
0345	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Alligator cracking	Minor
0398	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Longitudinal Cracking	Minor
0403	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Pot Hole	Minor
0440	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	North	Longitudinal Cracking	Minor
0584	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	South	Longitudinal Cracking	Minor
0615	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	South	Transverse Cracking	Minor
0656	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Longitudinal Cracking	Minor
0657	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Alligator cracking	Minor
0658	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	East	Alligator cracking	Minor
0670	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	South	Alligator cracking	Minor
0690	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	West	Longitudinal Cracking	Minor
0692	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	West	Longitudinal Cracking	Minor
0804	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	South	Transverse Cracking	Minor
0813	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	South	Longitudinal Cracking	Minor
0814	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	South	Longitudinal Cracking	Minor
0820	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	South	Longitudinal Cracking	Minor
0821	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	South	Longitudinal Cracking	Minor
0822	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	South	Longitudinal Cracking	Minor
0875	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	North	Transverse Cracking	Minor
0876	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	North	Transverse Cracking	Minor
0878	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	North	Transverse Cracking	Minor
0883	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	North	Transverse Cracking	Minor

0890	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	North	Transverse Cracking	Minor
0932	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	North	Longitudinal Cracking	Minor
0934	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	North	Longitudinal Cracking	Minor
0936	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	North	Longitudinal Cracking	Minor
0937	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	North	Longitudinal Cracking	Minor
0938	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	North	Transverse Cracking	Minor
0943	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	North	Longitudinal Cracking	Minor
0944	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	North	Longitudinal Cracking	Minor
0966	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	North	Longitudinal Cracking	Minor
0967	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	North	Alligator cracking	Minor
0969	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	North	Alligator cracking	Minor
0970-0971	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	North	Alligator cracking	Minor
0986	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	South	Longitudinal Cracking	Minor
0987	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	South	Longitudinal Cracking	Minor
0997	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	South	Transverse Cracking	Minor
0999	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	South	Longitudinal Cracking	Minor
1001	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	South	Longitudinal Cracking	Minor
1003	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	South	Longitudinal Cracking	Minor
1042	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	South	Transverse Cracking	Minor
1068	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	South	Longitudinal Cracking	Minor
1090	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	West	Longitudinal Cracking	Minor
1138	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	West	Longitudinal Cracking	Minor
1139	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	West	Longitudinal Cracking	Minor
1144	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	West	Longitudinal Cracking	Minor
1164	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	West	Longitudinal Cracking	Minor
1184	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	West	Longitudinal Cracking	Minor
1194	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	West	Longitudinal Cracking	Minor

1204	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	West	Transverse Cracking	Minor
1207	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	West	Longitudinal Cracking	Minor
1213	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	West	Longitudinal Cracking	Minor
1215	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	West	Transverse Cracking	Minor
1335	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	West	Longitudinal Cracking	Minor
1336	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	West	Alligator cracking	Minor
1458	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	West	Alligator cracking	Minor
1465	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	West	Longitudinal Cracking	Minor
1564	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	West	Longitudinal Cracking	Minor
1565	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	West	Longitudinal Cracking	Minor
1569	Brine Pipeline P1.4 Elizabeth Drive Kemps Creek	West	Longitudinal Cracking	Minor

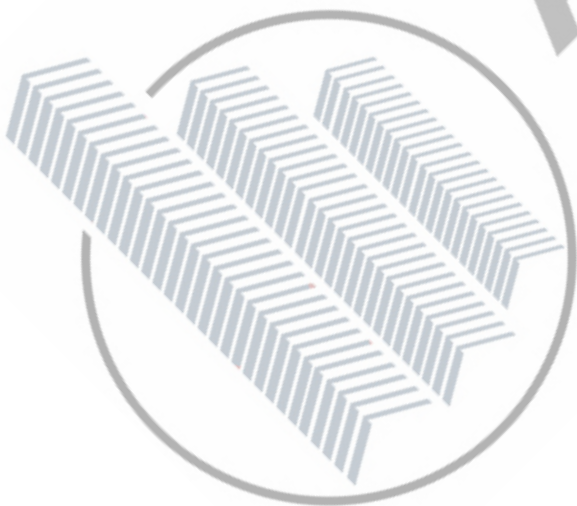


Figure 0001



Figure 0002



Figure 0003



Figure 0004

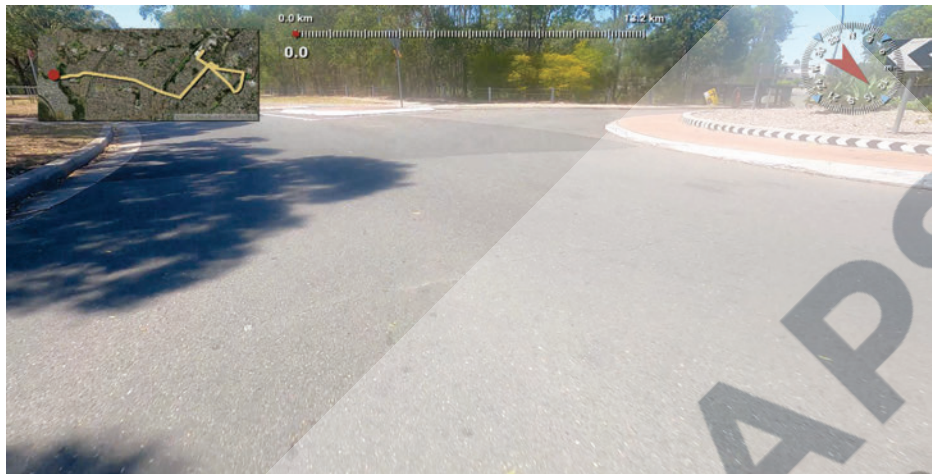


Figure 0005



Figure 0006

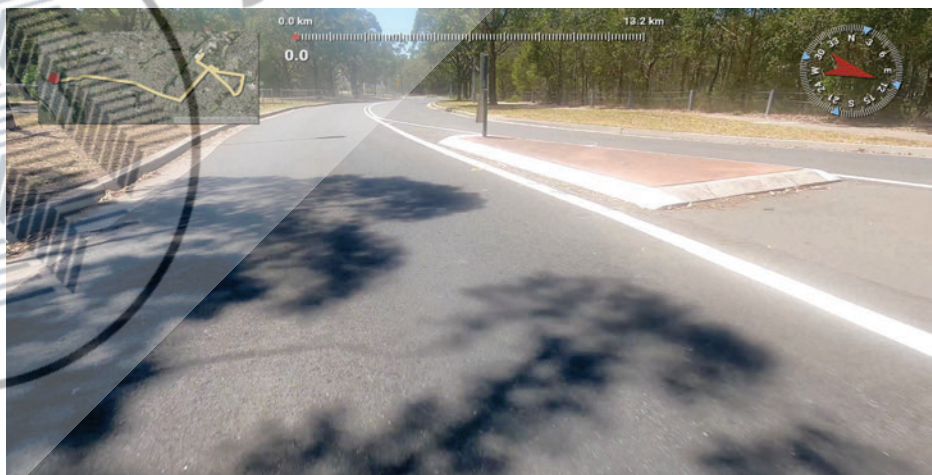


Figure 0007



Figure 0008



Figure 0009



Figure 0010



Figure 0011



Figure 0012



Figure 0013



Figure 0014



Figure 0015

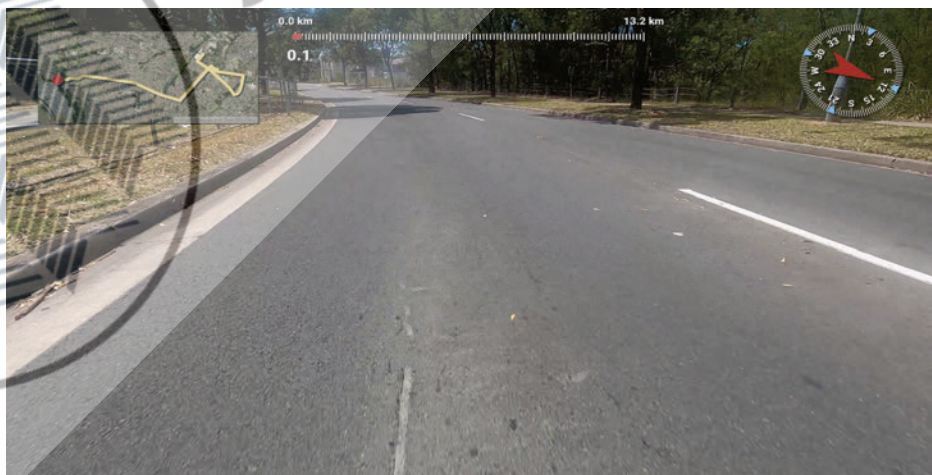


Figure 0016

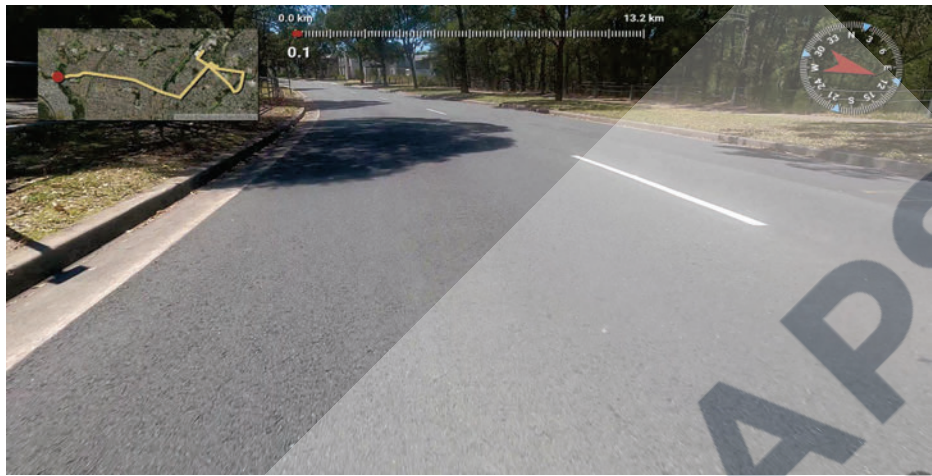


Figure 0017



Figure 0018



Figure 0019



Figure 0020



Figure 0021



Figure 0022



Figure 0023



Figure 0024



Figure 0025



Figure 0026



Figure 0027

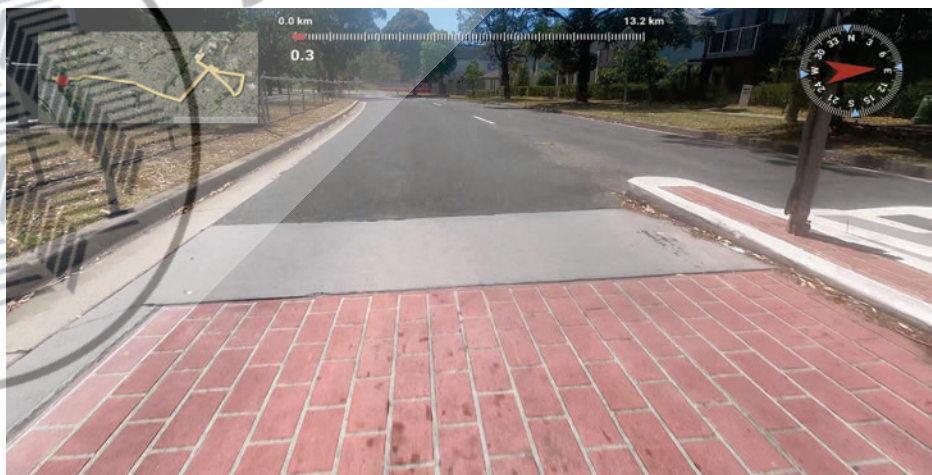


Figure 0028

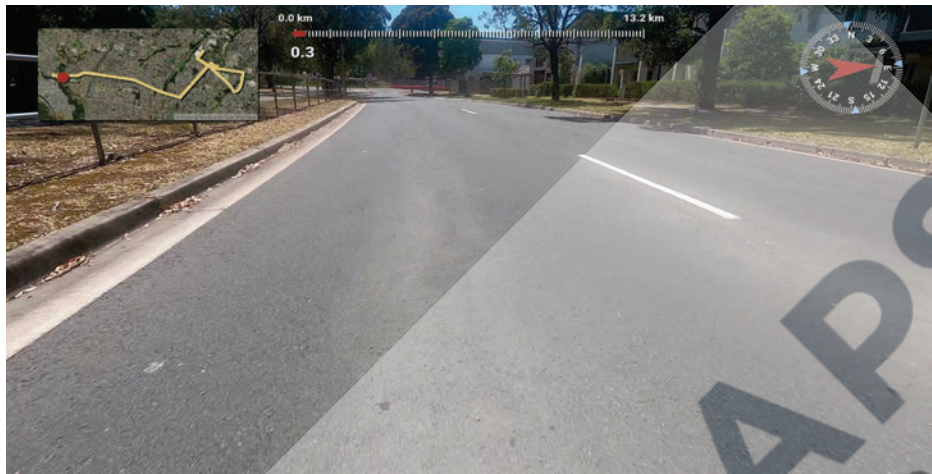


Figure 0029

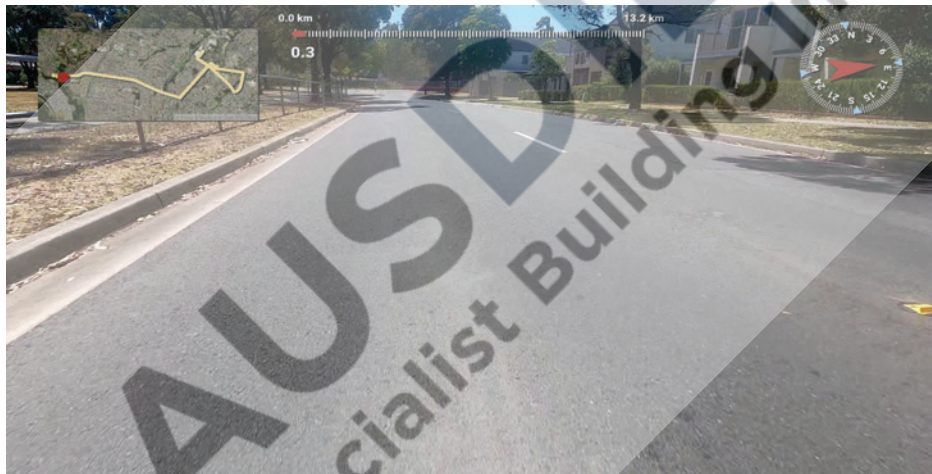


Figure 0030

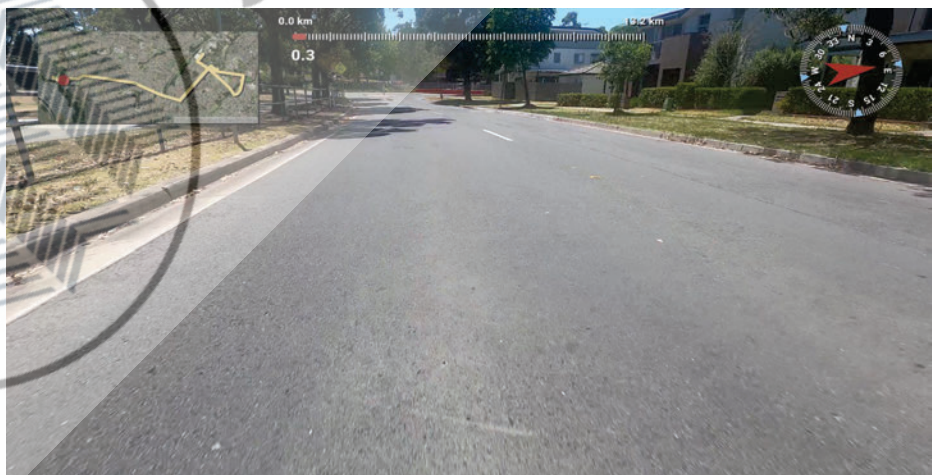


Figure 0031

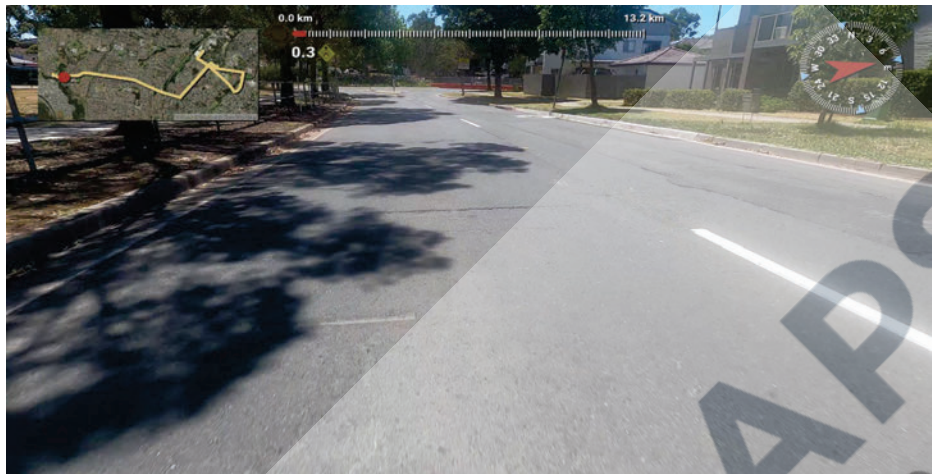


Figure 0032



Figure 0033



Figure 0034



Figure 0035



Figure 0036



Figure 0037



Figure 0038



Figure 0039



Figure 0040



Figure 0041



Figure 0042



Figure 0043



Figure 0044



Figure 0045



Figure 0046



Figure 0047



Figure 0048



Figure 0049



Figure 0050



Figure 0051



Figure 0052



Figure 0053



Figure 0054



Figure 0055



Figure 0056



Figure 0057

