

AUSDILAPS
Specialist Building Inspections

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PRE-CONSTRUCTION CONDITION SURVEY

INSPECTION DATE: 6 June 2025

WEATHER: Clear, 19°C

DOCUMENT ID: [REDACTED]

INSPECTOR: Martin Weng
B.Eng (Hons) | Civil
Structural & Civil Engineer

SITE SURVEYED: [REDACTED]

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





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Scope of this Report

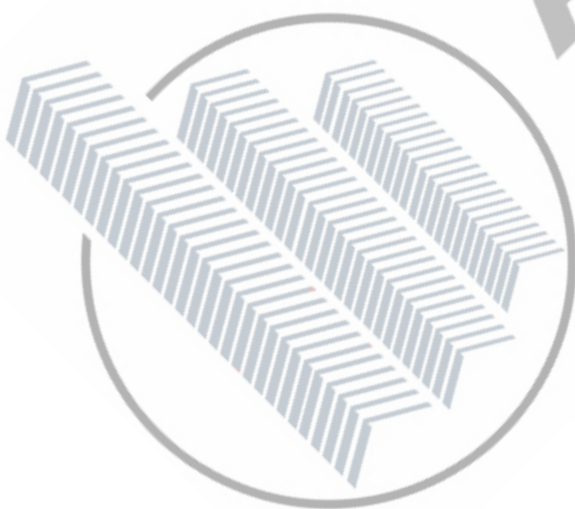
Inspection Summary

Defect Assessment

Terms & Conditions

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0036 - 0063	Culvert 190 - Pipe 2	Facing South
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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 assets 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 asset; 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 asset, 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 asset 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 unless explicitly stated, 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 or asset
- Whether the ground on which the building or asset 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
- Asset Type: Culvert
- Traveling Direction: East to West

HIGH-RESOLUTION PHOTOS

Download the original high-resolution images below:

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EXPLANATION OF REVISIONS

- Not applicable

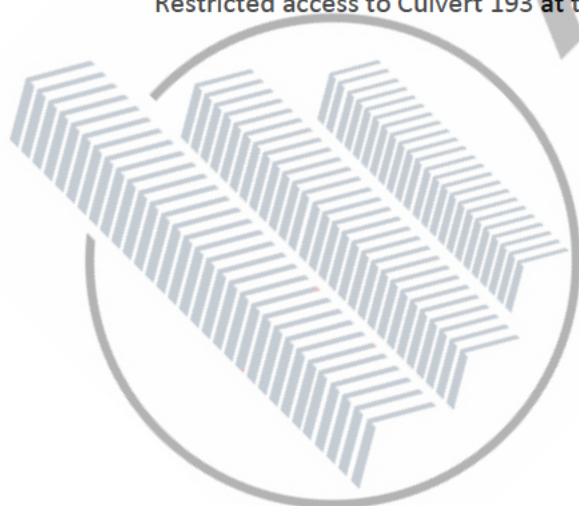
STAKEHOLDER CONCERNS

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

Restricted access to Culvert 193 at the time of inspection.



DEFECT ASSESSMENT

Any crack/damage identified during an on foot visual inspection of the asset is measured using a crack gauge and is described for each location as per the crack classification table.

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.

CRACK CLASSIFICATION

Hairline cracks.	<0.1 mm	0 Hairline
Fine cracks that do not need repair.	<1 mm	1 Fine
Cracks noticeable but easily filled.	<5 mm	2 Slight
Crack can be repaired and possibly a small amount of wall/paving will need to be replaced.	<5 mm to 15 mm, or several cracks > 3mm	3 Moderate
Extensive repair work involving breaking out and replacing sections of walls/paving. Walls lean or bulge noticeably. Some loss of bearing in beams. Realignment work may be required for paving.	<15 mm to 25 mm, depends on number of cracks	4 Severe

*Referred to in AS.2870: Residential slabs and footings - Construction, Table C1

* Defect Coverage: While AusDilaps takes care to document the condition of all accessible assets, some defects may go undetected due to obstructions, inaccessibility, or the inherent limitations of visual inspections. Comprehensive photographic coverage is provided to support detailed review and identification of potential issues, including those not explicitly 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 assets 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.



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 of a property or asset, 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 or asset.

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 asset 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 asset, and no professional report on the presence or absence of them is provided. If asbestos is noted as present within the asset, or if the asset was built prior to 1990 and you are concerned they may be present within it - 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 and suitably qualified professional 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,

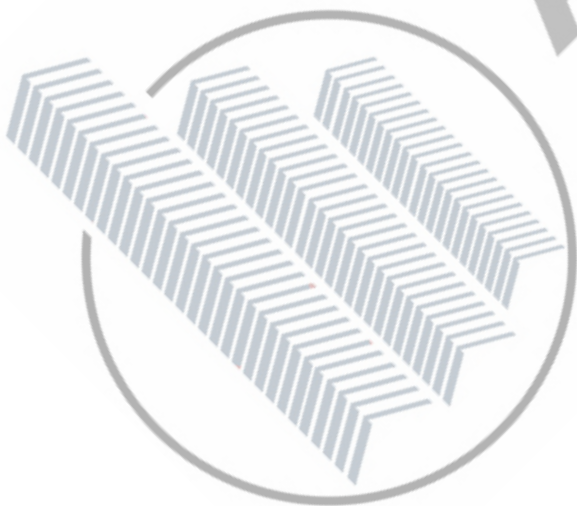
Michael Burford

AUSTRALIAN DILAPIDATIONS

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Figure	Culvert Name	Latitude	Longitude	Defect	Classification
0008	Culvert 190 - Pipe 1	32°15'48.3"S	149°36'32.6"E	Spalling / Delamination	Minor
0012-0035	Culvert 190 - Pipe 1	32°15'48.3"S	149°36'32.6"E	Sediment Build-up	Minor
0017-0023	Culvert 190 - Pipe 1	32°15'48.3"S	149°36'32.6"E	Longitudinal Cracking	Minor
0028	Culvert 190 - Pipe 1	32°15'48.3"S	149°36'32.6"E	Spalling / Delamination	Minor
0030-0031	Culvert 190 - Pipe 1	32°15'48.3"S	149°36'32.6"E	Spalling / Delamination	Minor
0040	Culvert 190 - Pipe 2	32°15'48.3"S	149°36'32.6"E	Spalling / Delamination	Minor
0042-0043	Culvert 190 - Pipe 2	32°15'48.3"S	149°36'32.6"E	Spalling / Delamination	Minor
0053	Culvert 190 - Pipe 2	32°15'48.3"S	149°36'32.6"E	Spalling / Delamination	Minor
0055	Culvert 190 - Pipe 2	32°15'48.3"S	149°36'32.6"E	Spalling / Delamination	Minor
0058	Culvert 190 - Pipe 2	32°15'48.3"S	149°36'32.6"E	Spalling / Delamination	Minor
0064	Culvert 186	32°16'53.1"S	149°36'29.5"E	Debris Accumulation	Minor
0069	Culvert 186	32°16'53.1"S	149°36'29.5"E	Spalling / Delamination	Minor
0074-0077	Culvert 186	32°16'53.1"S	149°36'29.5"E	Longitudinal Cracking	Minor
0083-0084	Culvert 186	32°16'53.1"S	149°36'29.5"E	Longitudinal Cracking	Minor
0144-0150	Culvert 177 - Pipe 1	32°17'36.9"S	149°36'23.8"E	Longitudinal Cracking	Minor
0151-0155	Culvert 177 - Pipe 1	32°17'36.9"S	149°36'23.8"E	Sediment Build-up	Minor
0153	Culvert 177 - Pipe 1	32°17'36.9"S	149°36'23.8"E	Transverse Cracking	Minor
0156	Culvert 177 - Pipe 1	32°17'36.9"S	149°36'23.8"E	Transverse Cracking	Minor
0162-0164	Culvert 177 - Pipe 1	32°17'36.9"S	149°36'23.8"E	Sediment Build-up	Minor
0165	Culvert 177 - Pipe 1	32°17'36.9"S	149°36'23.8"E	Longitudinal Cracking	Minor
0169-0170	Culvert 177 - Pipe 1	32°17'36.9"S	149°36'23.8"E	Debris Accumulation	Minor
0171-0178	Culvert 177 - Pipe 2	32°17'36.9"S	149°36'23.8"E	Longitudinal Cracking	Minor



CULVERT 190 : PIPE 1 - LEFT PIPE (FACING SOUTH)

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

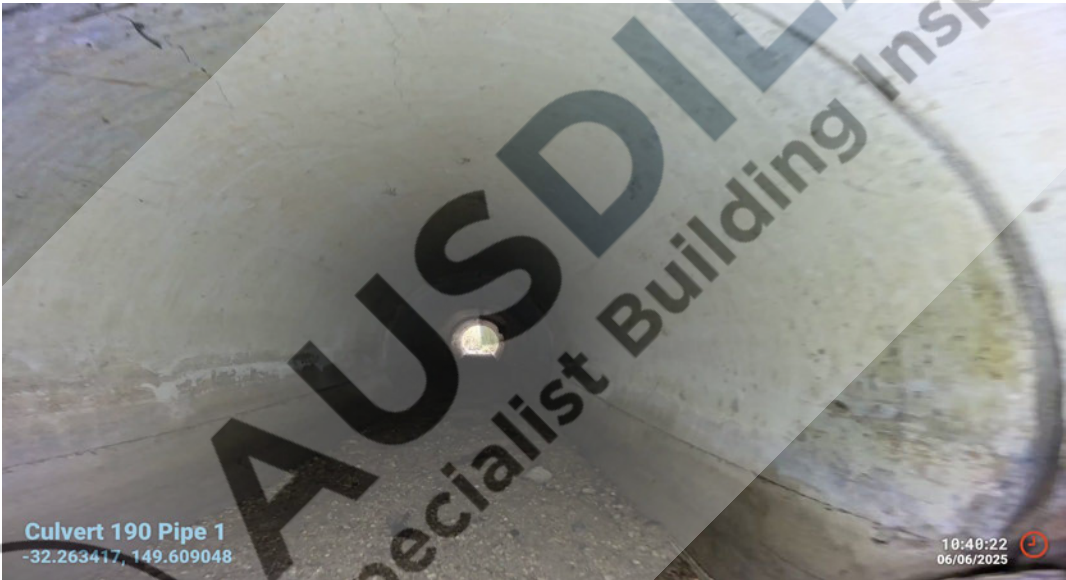


Figure 0024



Figure 0025



Figure 0026

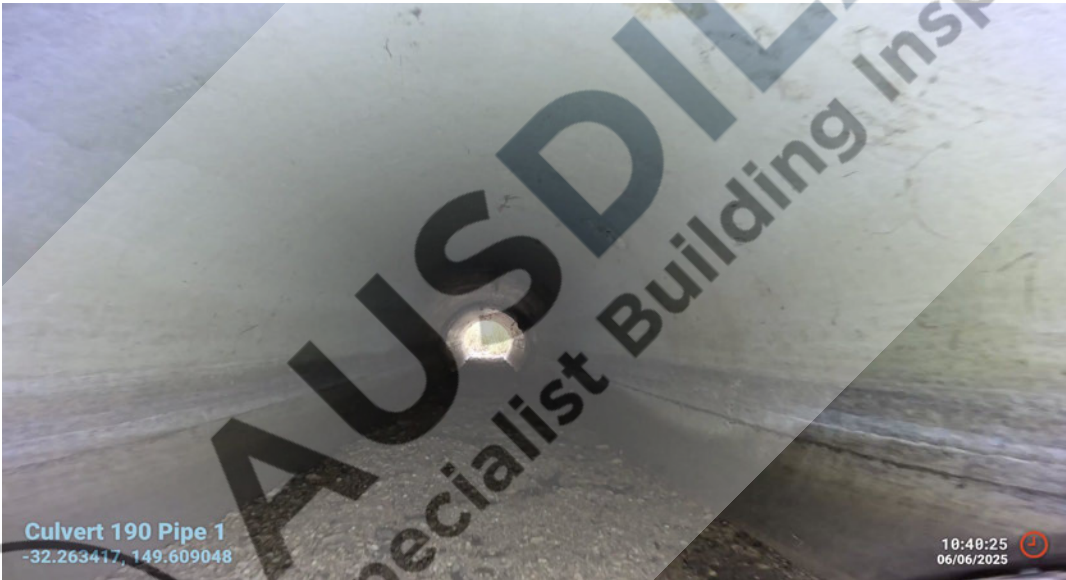


Figure 0027



Figure 0028



Figure 0029



Figure 0030

