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]

DEFECT ORIGIN ASSESSMENT (DOA)

PRE INSPECTION DATE: Sep 10, 2022

POST INSPECTION DATE: December 4, 2024

DEFECT ORIGIN ASSESSMENT DATE: August 26, 2025

INSPECTION PERFORMED BY: George Agapiadis
BEng (Civil)

DOA PERFORMED BY: Michael Metry
BEng (Civil), NER (Civil), RPEQ
Civil / Structural Engineer

SITE ASSESSED: [redacted]

COMMISSIONED BY: [redacted]

ISO 9001 CERTIFIED

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

TABLE OF CONTENTS

COMMISSION AND PURPOSE OF ASSESSMENT

AusDilaps was commissioned by [redacted] to conduct a defect origin assessment for the [redacted] project. This assessment has been undertaken in accordance with standard principles of professional engineering practice, based on visual observations and the documentation provided.

SCOPE OF THIS REPORT

This is a desktop-based engineering review of defects, conducted remotely using available photographs, reports, plans, and related documentation. It provides a professional opinion on the likely origin and contributing factors of the noted defects. No site visit has been conducted, and all findings are based solely on the quality and completeness of the provided materials. This assessment supports preliminary understanding, decision-making, or recommendations for further on-site investigation where greater certainty is required.

ENGINEER SIGNOFF

I, Michael Metry, of AusDilaps Pty Ltd, have reviewed this report in its entirety and certify it is an accurate representation of the property at the time of inspection.

Name	Qualifications	Signature	Date
Michael Metry	BEng (Civil), NER (Civil), RPEQ Civil / Structural Engineer		26/08/2025

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

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.

PREVIOUS REPORT DETAILS:

Previous Survey Name: [redacted]
Previous Survey ID: [redacted]
Date Of Previous Inspection: Sep 10, 2022
Link To Previous Report: [redacted]

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

LIMITATIONS

Desktop review:

- This review provides a professional opinion on the likely origin and contributing factors of defects, based on a comparison of pre- and post-construction condition surveys conducted by AusDilaps.
- The assessment is limited to the visual evidence captured during those inspections and does not include a physical re-inspection of the site.
- While the source data is collected by our qualified inspectors using consistent methodology, this desktop review remains advisory in nature and does not constitute a structural certification or forensic investigation.
- Conclusions are based on visual cues and documented changes observed between inspection periods. Some contributing factors may remain concealed or outside the scope of available data.
- This report is intended to support early decision-making, clarification of potential construction impacts, and identification of where further investigation may be warranted.

EXCLUSIONS

This assessment excludes the following unless specifically stated in the report:

- Conditions influenced by temporary environmental factors (e.g. recent weather, moisture, debris, or lighting) that may obscure or alter observations.
- Verification of service performance or usage history (e.g. plumbing, electrical, or mechanical systems) and their contribution to defects.
- Detection of pests, timber decay, termites, or biological damage.
- Assessment of structural design adequacy, load capacity, or code compliance unless supported by structural calculations and scoped accordingly.
- Identification of illegal or non-compliant building work, unapproved modifications, or issues governed solely by statutory or planning frameworks.
- Inspection or testing of non-building elements such as pools, spas, chimneys, fireplaces, or appliances.
- Subsurface conditions (e.g. soil composition, fill, compaction, or geotechnical risks) and pavement layers not visible or accessible at the time of inspection.
- Material compliance with specifications or standards (e.g. concrete strength, reinforcement details) without supporting documentation or testing.
- Drainage systems and underground services unless surface evidence indicates failure.
- Ancillary infrastructure not directly related to the defect concern (e.g. fencing, lighting, signage, kerbs, or utilities), unless otherwise noted.
- Impacts from dynamic loads, traffic stressors, or vibration unless clearly observable and relevant to the defect.
- Any form of destructive testing, specialist investigation, or analysis beyond the scope of a visual engineering assessment.
- Statutory compliance, council approval status, or conformity with planning/building regulations unless clearly within scope.
- Any testing, specialist investigation, or expert input outside the limits of a visual engineering assessment.

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

TERMS AND CONDITIONS

Any person who relies upon the contents of this report does so acknowledging that the following clauses form an integral part of the report.

Purpose and Use of Report
By engaging AusDilaps to carry out a defect origin assessment, you acknowledge that the assessment is a professional opinion based on a visual inspection and available documentation. It is not a structural certification or full compliance audit, nor is it intended to serve as an exhaustive record of all possible defects or contributing factors.

This report is intended to support informed decision-making and to assist in identifying the likely origin or contributing conditions of observed defects. It does not provide any warranty or guarantee against future issues that may develop with the asset.

Access and Visibility
Only areas that were safely and reasonably accessible at the time of inspection were assessed. Inaccessible, concealed, or obstructed areas were excluded. No destructive, invasive, or dismantling methods were used unless explicitly agreed in writing.

Accordingly, this report does not guarantee that defects or contributing factors do not exist in areas that were not visible or accessible at the time of inspection.

Hazardous Materials Disclaimer
This assessment does not include any inspection, testing, or opinion regarding the presence of asbestos, lead, mould, or other hazardous materials. If the asset was constructed prior to 1990 or if you suspect these materials may be present, you should engage a qualified specialist for further investigation.

Cost Estimating Disclaimer
This report does not include estimates or costings for repairs or remedial works. It is recommended that a licensed and suitably qualified contractor or consultant be engaged for cost estimates or construction advice.

Limitations of Visual Assessment
This assessment is based on visual observations and documentation available at the time. No responsibility is accepted for defects that are latent, concealed, or otherwise not reasonably detectable during the assessment.

Limitation of Liability
No liability will be accepted for any issues arising from conditions in inaccessible or restricted areas, or for problems that were not visible or detectable at the time of inspection.

Third-Party Disclaimer
This report is prepared solely for the use of the named client. No liability is accepted to any third party who may rely on this report, in whole or in part. Any third party doing so does so entirely at their own risk.

COPYRIGHT

Yours faithfully,

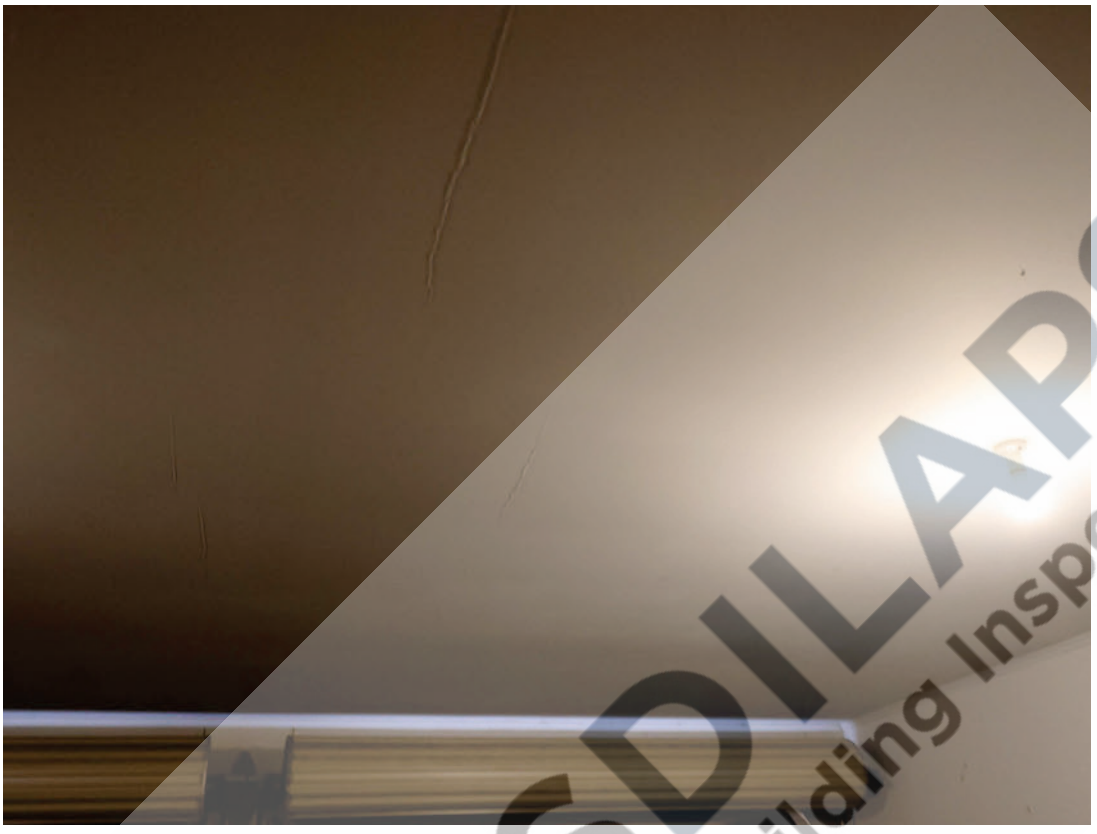
Michael Burford
URBAN PULSE STRATEGIES PTY LTD T/A AUSDILAPS
Office: 1800 DILAPS (345 277)
Email: info@ausdilaps.com.au

[redacted]						
Findings in Building Dilapidations Report	PHOTO NUMBER in Pre-report	PHOTO NUMBER in Post-report	Notes from Post-report	Change that could be linked to the Construction Activities	Potential Cause	Expert Opinion – Structural Engineer of AusDilaps
Defect Description	No.	No.	Comment of defect changes	Likelyhood 1 - Yes 2 - Likely 3 - Unlikely 4 - No	Potential causes that leads to the defect	Reasoning of the likelyhood
Bubbling paint in the ceiling in the garage.	113, 115	113, 115	Defect not previously visible.	No	• The bubbling paint is due to moisture ingress, and surface adhesion failure typically caused by moisture or vapor pressure beneath the paint film. • The location (garage ceiling) is vulnerable to roof drainage issues, Pluming above, or condensation due to limited ventilation.	There is no evidence of cracking, displacement, or vibration-related damage, making the defect is not associated with construction activity or structural movement.
Cracks in the rear wall on the pool area.	256-259	256-259	Not Previously Photographed	Unlikely	Vertical alignment of cracks usually points to foundation settlement, shrinkage, or expansion stress rather than impact or vibration.	• The location near a pool makes soil moisture variation and drainage issues a highly probable factor. • Cracks from vibration or displacement due to construction are usually diagonal or stepped, not clean vertical lines — making construction activity an unlikely cause.
Cracking in the front wall of the house.	262-264	262-264	Not Previously Photographed	Unlikely	• Structural stress and movement concentrated at weak points. • building movement (thermal or settlement) the most probable cause.	• Horizontal cracks typically indicate tensile stress across a continuous line, often linked to thermal movement or structural settlement. • The fact that the cracks are between window openings suggests that stresses are concentrated at these weaker wall sections, rather than being caused by vibration or construction activity.
Cracking in the front wall of the house.	265	265	Not Previously Photographed	Unlikely	• The horizontal crack in the timber column beside the garage door opening is most likely caused by shrinkage, which is common in timber exposed to fluctuating moisture and temperature conditions. • The crack may also be related to stress concentration at the fixing points, where the timber is restrained and tensile forces developed.	• he location beside a garage door opening is critical: garage openings reduce lateral support, and columns at these edges are highly stressed. • A horizontal crack here is more likely due to structural stress, shrinkage, rather than vibration or external displacement.

Appendix – [redacted]

1. Bubbling paint in the ceiling in the garage- (Figures No 113 & 115) in the post-report

Picture 1 - Bubbling paint in the ceiling **in the garage-** *Figure 113*

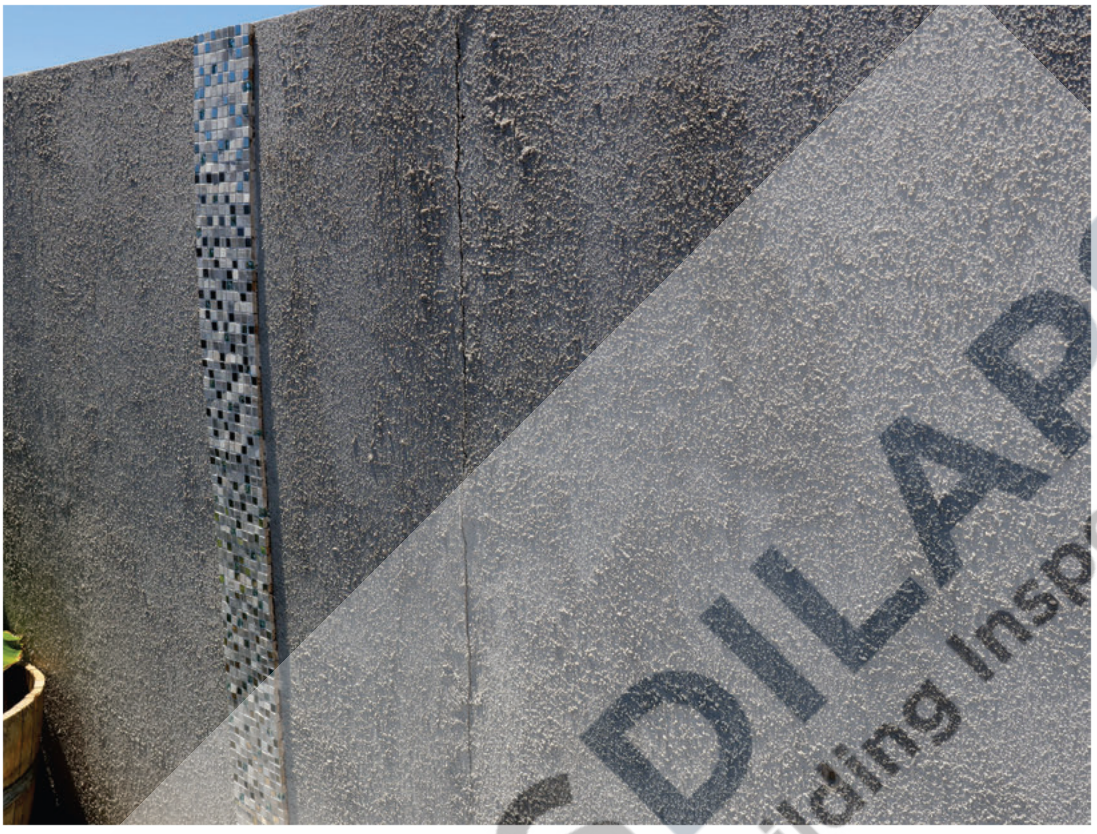


Picture 2 - Bubbling paint in the ceiling in the garage- *Figure 115*

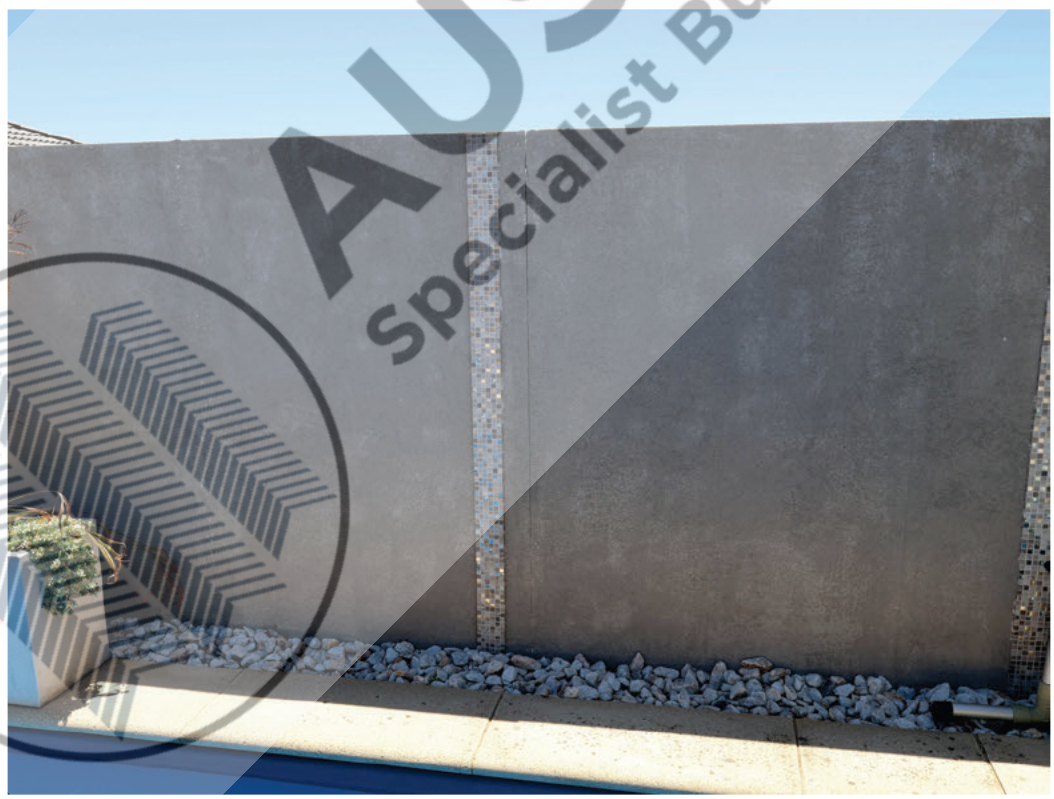
2. Cracks in the wall on the Pool Area (Figures No# 256-259) in the Post-report.

Picture 3 – Vertical alignment of crack- Figure No 256 from the Post report

Picture 4 – Vertical alignment of crack- Figure No 257 from the Post report



Picture 5 – Vertical alignment of crack- Figure No 258 from the Post report



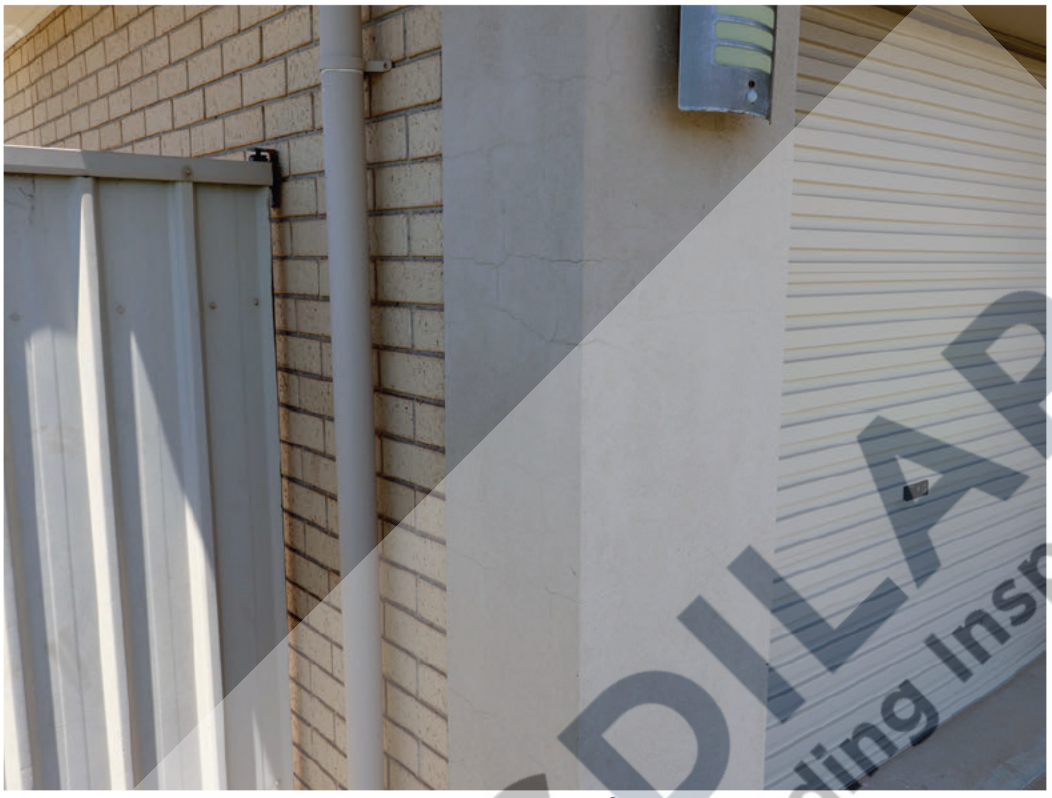
Picture 6 – Vertical alignment of crack- Figure No 259 from the Post report

3. Cracking in the front wall of the house (Figures No# 262-265) from the Post-report.

Picture 7 – Figure 262 in the post-report

Picture 8 – Figure 263 in the post-report

Picture 9 – Figure 264 in the post-report



Picture 10 – Figure 265 in the post-report