



Dilapidation Survey Report

1 Sample Street, Melbourne VIC 3022

- ✓ 30+ Years' Experience In Reporting Services
- ✓ Our Quality Reports Make Roscon The Number #1 Choice
- ✓ We conduct onsite audits including photos, not desktop audits
- ✓ ISO 9001 Accredited Systems & Procedures
- ✓ Member - MBAV Platinum Master Builder (5630)
- ✓ Member - Strata Community Australia
- ✓ Member - Australian Institute of Project Management

Roscon Property Services

Roscon Property Services is the first property services provider to introduce central streamlined systems integrating property maintenance and quality controlled reporting services accredited by International Certifications, dedicated to support Owners Corporation managers.

Since 1987 we have evolved from our history of developing and constructing prestigious residential and high profile commercial/ industrial landmark projects. We have extended our service capabilities through our extensive construction, strata management and professional property services experience gained over 25 years, and filled the void between three property industries.

Built on solid foundations our clients rest assured in the comfort of knowing they're supported by Registered Building Practitioners, qualified professionals, fully insured and committed in protecting their responsibility to valued clients.

Mission Statement

"It is the policy of Roscon Property Services to deliver property Maintenance services to its clients in the most efficient and timely manner while respecting legal and statutory requirements. Roscon Property Services Pty Ltd operates under ISO 9001-2000 in the completion of its services. All staff & sub-contractors are expected to work according to our policies and procedures. The system employed by Roscon Property Services Pty Ltd is reviewed annually in order to ensure its consistency".

Instructed By

Name	XXX
Company	Owners Corporation
Address	XXX

Inspected & Compiled by

Inspector ID	ALE - 910
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10 February 2016

Dear XXX,

Thank you for using Roscon Property Services Pty Ltd for your Property Dilapidation Survey Report. I have attached a copy of the report that has been compiled by an experienced auditor.

Should you require further assistance or need clarification of anything that is contained within the report then please do not hesitate to contact us.

The attached report includes the following:

Part 1	Inspection Notes
Part 2	Introduction
Part 3	Detailed Dilapidation Survey Report – 1 Sample Street, Melbourne VIC 3022
Part 4	General Condition Photos – 1 Sample Street, Melbourne VIC 3022
Part 5	Terms and Conditions

The team at Roscon Property Services are available to assist you with any rectification concern that may eventuate and look forward to your call. Thank you for your continued business.

Yours Sincerely

Roscon Property Services Pty Ltd



Paul Cummaudo
Managing Director
AREI, RBP, CRE, Licensed Estate Agent
Registered Building Practitioner DB-U 13329, CB-U 4272
Member REIV, MBAV, SCA, NCTI

Part 1: Inspection Notes

Roscon Property Services was commissioned by XXX of Owners Corporation to carry out a property dilapidation report at 1 Sample Street, Melbourne VIC 3022.

The purpose of the report is to record the condition of the property or areas surveyed at the time of the inspection and prior to construction works commencing adjacent to the property. This report is not a structural report; however it does include a photographic record of the main structural defects visible at the time of the survey. The report intendeds to contain an exhaustive list of minor defects that are found in nearly all buildings (general wear and tear, minor cracking, unevenness and blemishes). We have also reported on finishes to the building such as paint, ceiling, floor boards, window frames.

This report is not to be used for any other purpose. The report is for the exclusive use of the Owners Corporation of 1 Sample Street, Melbourne VIC 3022. No responsibility/liability is accepted as the result of the use of this report by any other party.

During the inspection we have not moved objects that could be covering defects in the structure. No testing has been carried out. Pit lids have not been lifted to inspect pit interiors. The buildings at the time of the inspection were fully furnished. There were wall and floor areas which were concealed by the furnishings, stored goods. Vegetation concealed some part of the property. The existence of asbestos products or other hazardous material has not been reported on.

Some photographs provided in this report are of general areas that may be affected by the proposed construction works and do not necessarily show defects. This report mainly records the existing conditions of the surrounding areas of the building adjoining the property where the construction works are taking place and also the existing conditions of the footpaths, street and nearby fences.

This report shall not be construed as a certificate of warranty of the building. The report does not cover issues such as building services, hazardous materials, fire safety, drainage, plant, machinery, illegal building works, nor does it consider requirements of the National Construction Code. Certification of any building or road works is excluded from this report.



Part 2: Introduction

1. This report is intended to record the current condition of 1 Sample Street, Melbourne VIC 3022, prior to construction works commencing next door at 2 Sample St, the rear of which backs onto Sample Lane.
2. The site inspection was carried out on Monday 7th Feb 2016. The weather during the course of inspection was fine with clear skies for the most part of the day.
3. This report of condition contains the following definitions and their descriptions are as follows:
 - **Good** – No signs of wear of tear and able to perform the function for which it was installed.
 - **Fair** – Showing signs of wear/soiling but still serviceable and functioning adequately.
 - **Poor** – Subject to hard and long term wear with repair and/or renovation generally necessary.
4. The below tables identify the classification of cracks and their sizes in relation to building elements.

a) Classification of Identified Defects with Reference to Walls


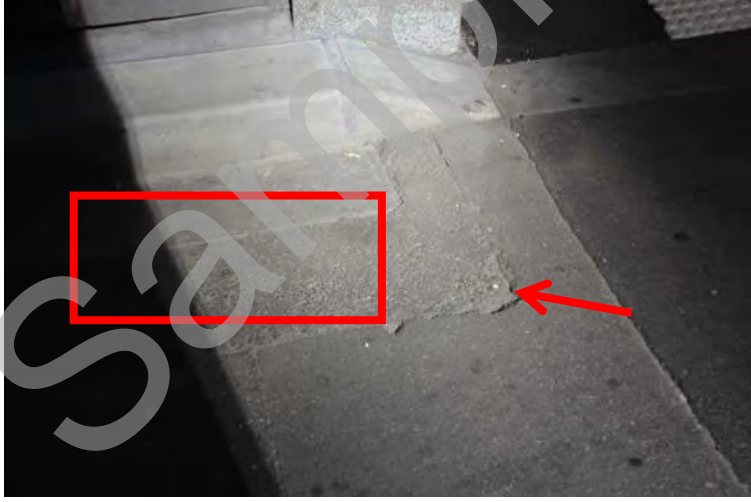
Impact Category	Description of typical defect to walls	Approximate crack width limit
0	Hairline cracks	< 0.1 mm
1	Fine cracks which do not need repair	0.1 mm to 1.0 mm
2	Cracks noticeable but easily filled. Doors and windows stick slightly.	1 mm to 5 mm
3	Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weather-tightness often impaired	5 mm to 15 mm, or a number of cracks 3 mm to 5 mm in one group
4	Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window or door frames distort. Walls lean or bulge noticeably. Some loss of bearing in beams. Service pipes disrupted.	15 mm to 25 mm but also depends on number of cracks
5	As above but worse, and requiring partial or complete rebuilding. Roof and floor beams lose bearing and need shoring up. Windows broken with distortion. If compressive damage, severe buckling and bulging of the roof and walls.	> 25 mm



b) Classification of Damage to Concrete Floors



Impact Category	Description of typical damage	Approximate crack width limit in floor	Change of offset from 3m straight placed over defect
0	Hairline crack, insignificant movement of slab from level	< 0.3 mm	< 8mm
1	Fine but noticeable cracks. Slab reasonably level	< 1.0 mm	< 10mm
2	Distinct cracks, Slab noticeable curved or change in level	< 2.0 mm	< 15mm
3	Wide cracks. Obvious curvature or change in level	2mm – 4mm	15mm – 25mm
4	Gaps in slab. Disturbing curvature or change in level	4mm – 10mm	> 25 mm


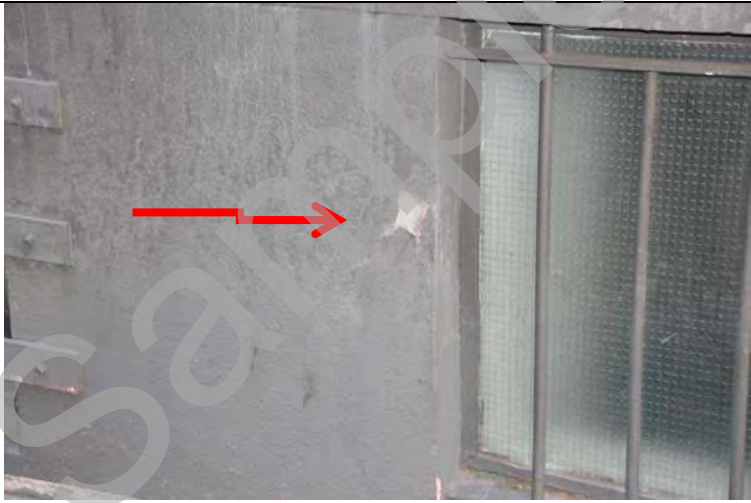
Sample Only



Part 3: Detailed Dilapidation Survey Report 1 Sample Street, Melbourne VIC 3022



Item	Photographic Evidence	Assessments	
1.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>Location: Sample 1 Lane</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> • Minor imperfections on wall of building at entrance of Sample 1 Lane. • Wall is dirty and contains minor cracks • Discolouration is also visible 		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
2.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>Location: Sample 1 Lane</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> • Differences in level on asphalt ground to entrance on laneway • Discolouration is evident on asphalt ground • Indentations and staining is clearly visible 		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>



Item	Photographic Evidence	Assessments	
3.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Sample 1 Lane</p>		<p>Auditors Comments:</p> <ul style="list-style-type: none"> • General condition of Sample 1 Lane, dirty • Asphalt discoloured • Stains evident on ground • Kerb is in cracking and showing signs of wear and tear 	
4.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Sample 1 Lane</p>		<p>Auditors Comments:</p> <ul style="list-style-type: none"> • General condition of Sample 1 Lane, dirty • Asphalt discoloured • Stains evident on ground • Kerb is in cracking and showing signs of wear and tear 	



Item	Photographic Evidence	Assessments	
5.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>Location: Sample 1 Lane</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> Asphalt ground is uneven and discoloured Kerb is cracking and contains indentations Windows all along Sample 1 Lane are dirty and dusty 		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
6.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>Location: Sample 1 Lane</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> Asphalt ground is uneven and discoloured Kerb is cracking and contains indentations Windows all along Sample 1 Lane are dirty and dusty 		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>



Item	Photographic Evidence	Assessments	
7.		Assessment Type: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Sample 1 Lane	Auditors Comments: <ul style="list-style-type: none"> Asphalt ground is uneven and discoloured Kerb is cracking and contains indentations Windows all along Sample 1 Lane are dirty and dusty 		
8.		Assessment Type: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Sample 1 Lane	Auditors Comments: <ul style="list-style-type: none"> Walls are generally dirty and paint is peeling off in certain areas Windows along Sample 1 Lane are dusty and dirty 		



Item	Photographic Evidence	Assessments	
9.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>Location: Sample 1 Lane</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> • Patchwork is evident on asphalt lane way • Kerb is cracking and is discoloured. • Mortar on in kerb joints is dirty and rough • Walls are generally dirty and dusty 		
10.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>Location: Eastern Elevation</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> • Kerb is cracking and is discoloured. • Mortar on in kerb joints is dirty and rough • Walls are generally dirty and dusty 		


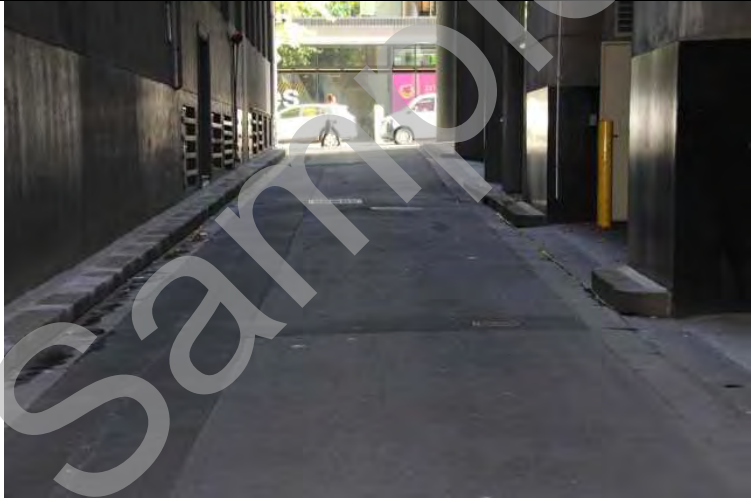
Item	Photographic Evidence	Assessments	
11.		Assessment Type: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
Location: Sample 1 Lane		Auditors Comments: <ul style="list-style-type: none"> General view of Sample 1 Lane 	
12.		Assessment Type: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
Location: Sample 1 Lane		Auditors Comments: <ul style="list-style-type: none"> Patchwork is evident on asphalt lane way Kerb is cracking and is discoloured. Mortar on in kerb joints is dirty and rough Walls are generally dirty and dusty 	



Item	Photographic Evidence	Assessments	
13.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>Location: Sample 1 Lane</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> • Patchwork is evident on asphalt lane way • Kerb is cracking and is discoloured. • Mortar on in kerb joints is dirty and rough • Walls are generally dirty and dusty 		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input checked="" type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
14.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>Location: Sample 1 Lane</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> • Patchwork is evident on asphalt lane way • Kerb is cracking and is discoloured. • Mortar on in kerb joints is dirty and rough • Walls are generally dirty and dusty 		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>



Item	Photographic Evidence	Assessments	
15.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>Location: Sample 1 Lane Lane</p>		<p>Auditors Comments:</p> <ul style="list-style-type: none"> • General view of Sample 1 Lane. • Laneway shows signs of minor cracking and is discoloured and uneven 	
16.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>Location: Sample 1 Lane</p>		<p>Auditors Comments:</p> <ul style="list-style-type: none"> • General view of Sample 1 Lane. • Laneway shows signs of minor cracking and is discoloured and uneven 	


Item	Photographic Evidence	Assessments	
17.		Assessment Type: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Sample 1 Lane	Auditors Comments: <ul style="list-style-type: none"> • Windows along Sample 1 Lane are quite dirty and dusty • Walls are also generally dirty and show signs of dust residue 		
18.		Assessment Type: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Sample 1 Lane	Auditors Comments: <ul style="list-style-type: none"> • Windows along Sample 1 Lane are quite dirty and dusty • Walls are also generally dirty and show signs of dust residue 		



Item	Photographic Evidence	Assessments	
19.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Sample 1 Lane</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> • Windows along Sample 1 Lane are quite dirty and dusty • Walls are also generally dirty and show signs of dust residue 		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
20.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Sample 1 Lane</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> • Concrete kerb is discoloured and shows signs of cracking • Wall near roller door is chipped on the corner • Aggregate is showing through concrete driveway 		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input checked="" type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>



Item	Photographic Evidence	Assessments	
21.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Sample 1 Lane</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> Concrete kerb is discoloured and shows signs of cracking Wall near roller door is chipped on the corner Aggregate is showing through concrete driveway 		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input checked="" type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
22.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Sample 1 Lane</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> General view of Sample 1 Lane 		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>



Item	Photographic Evidence	Assessments	
23.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input checked="" type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>Location: Sample 1 Lane</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Concrete kerb is discoloured and shows signs of cracking Wall near roller door is chipped on the corner Roller door is dirty and discoloured 		
24.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>Location: Sample 1 Lane</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Wall is dirty with minor indentations visible on the surface Stains are also visible underneath the no standing sign 		



Item	Photographic Evidence	Assessments	
27.		Assessment Type: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Sample Lane	Auditors Comments: <ul style="list-style-type: none"> • Kerb shows major signs of wear and tear with large indentations and cracks • Asphalt laneway is discoloured and uneven • Stains are evident on wall near bins 		
28.		Assessment Type: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: North Elevation	Auditors Comments: <ul style="list-style-type: none"> • Small indentations are visible at the base of the column to the entrance of the building. • Footpath is dirty and discoloured and there are minor cracks in the concrete. • Cracks are also evident to the column and rendered wall junction. 		

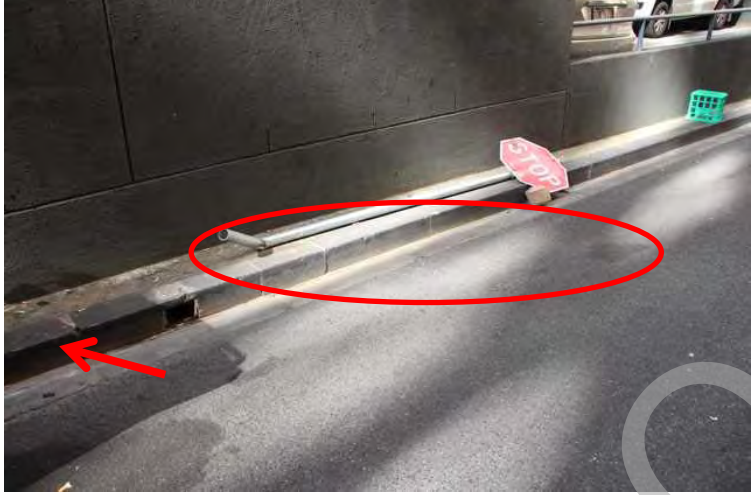

Item	Photographic Evidence	Assessments	
29.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Sample Lane</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> General view of Sample Lane 		
30.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Corner of Sample Lane & Sample 1 Lane</p>	<p>Auditors Comments:</p> <p>General view of Sample/Sample 1 Lane</p>		



Item	Photographic Evidence	Assessments	
31.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>Location: Sample Lane</p>		<p>Auditors Comments:</p> <ul style="list-style-type: none"> View of rear Sample lane 	
32.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>Location: Sample Lane</p>		<p>Auditors Comments:</p> <ul style="list-style-type: none"> Concrete kerb is dirty, cracking and dents are visible on the surface Asphalt lane is discoloured and uneven Driveway is uneven and cracking 	

Item	Photographic Evidence	Assessments	
33.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Rear Sample Lane</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> General view of rear of Sample Lane 		
34.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Corner Sample & Sample 1 Lane</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Asphalt laneway is discoloured, uneven and shows signs of minor cracking Kerb is dirty and uneven 		

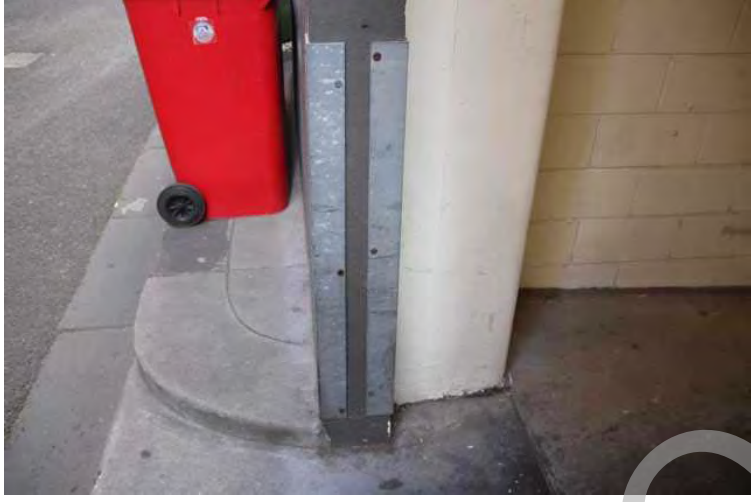

Item	Photographic Evidence	Assessments	
35.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input checked="" type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Sample Lane</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> • Concrete kerb is dirty, cracking and dents are visible on the surface • Asphalt lane is discoloured and uneven • Driveway is uneven and cracking 		
36.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Rear Sample Lane</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> • Concrete kerb is dirty, cracking and dents are visible on the surface • Asphalt lane is discoloured and uneven • Driveway is uneven and cracking • Concrete in front of doors is dirty, cracking and uneven 		



Item	Photographic Evidence	Assessments	
37.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>Location: Sample Lane</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> • Concrete kerb is dirty, cracking and dents are visible on the surface • Asphalt lane is discoloured and uneven • Driveway is uneven and cracking 		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input checked="" type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
38.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>Location: Rear Sample Lane</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> • Doors leading into building are dirty • Concrete floor in front of doors is dirty, cracking and uneven • Corners of building show signs of minor cracking 		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>



Item	Photographic Evidence	Assessments	
39.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Sample Laneway</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> • Concrete kerb is dirty, cracking and dents are visible on the surface • Asphalt lane is discoloured and uneven • Driveway is uneven and cracking • Stop sign is laying on the ground 		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
40.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Sample Lane</p> <p>Auditors Comments: General view of Sample Lane</p>		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>



Item	Photographic Evidence	Assessments	
41.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Sample Lane</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Concrete kerb is dirty, cracking and dents are visible on the surface Asphalt lane is discoloured and uneven Driveway is uneven and cracking Stop sign is laying on the ground 		
42.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Sample Lane Rear Driveway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Concrete driveway contains black stains and also shows signs of minor cracking 		



Item	Photographic Evidence	Assessments	
43.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Sample Laneway – rear Driveway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> • General view of rear driveway 		
44.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: West Elevation & Driveway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> • Corner guards to edge of building are scratched and dirty • Concrete driveway is stained and shows signs of cracking • Concrete kerb is dirty, cracking and dents are visible on the surface • Asphalt lane is discoloured and uneven 		



Item	Photographic Evidence	Assessments	
45.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>Location: Sample Lane – rear Driveway</p>		<p>Auditors Comments:</p> <ul style="list-style-type: none"> • Corner guards to edge of building are scratched and dirty • Concrete driveway is stained and shows signs of cracking 	
46.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>Location: Sample Lane</p>		<p>Auditors Comments:</p> <ul style="list-style-type: none"> • Window frames are dirty and discoloured • Windows are generally dirty along Sample Lane • Walls are stained and show signs of minor cracking 	

Item	Photographic Evidence	Assessments	
47.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>Location: Corner Sample and private laneway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> • Windows and frames are generally dirty with scuff marks • Wall to Sample lane is also generally dirty with stains and marks evident throughout 		
48.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>Location: Corner Sample and private laneway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> • Kerb is cracked, chipped and uneven • Walls are dirty and stained 		



Item	Photographic Evidence	Assessments	
49.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input checked="" type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private Laneway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Private laneway asphalt ground is cracking in certain areas Large indentations and chips are evident throughout Ground is generally dirty and stained 		
50.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input checked="" type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private laneway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Concrete is cracking on either side of the drainage grate. Aggregate is exposed confirming normal wear and tear and stains are evident throughout. 		



Item	Photographic Evidence	Assessments	
51.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private laneway</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> Private laneway asphalt ground is cracking in certain areas Large indentations and chips are evident throughout Ground is generally dirty and stained Concrete footpath has exposed aggregate and very dirty 		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	
52.		<p>Assessment Type:</p> <p>Good <input checked="" type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private laneway</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> General view of private laneway 		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	



Item	Photographic Evidence	Assessments	
53.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private laneway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> • General view of private laneway • Concrete path has aggregate exposed, is uneven and dirty throughout • Asphalt laneway contains stains and shows signs of normal wear and tear 		
54.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input checked="" type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private laneway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> • Close up of private laneway containing large indentation and cracking 		



Item	Photographic Evidence	Assessments	
55.		<p>Assessment Type:</p> <p>Good <input checked="" type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private laneway</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> • General condition of concrete footpath in private laneway is dirty, stained and has aggregate exposed in certain areas. • Minor cracking and normal wear and tear is also visible. 		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	
56.		<p>Assessment Type:</p> <p>Good <input checked="" type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private laneway</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> • General condition of concrete footpath in private laneway is dirty, stained and has aggregate exposed in certain areas. • Minor cracking and normal wear and tear is also visible. 		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	



Item	Photographic Evidence	Assessments	
57.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private Laneway</p>		<p>Auditors Comments:</p> <ul style="list-style-type: none"> • General condition of concrete footpath in private laneway is dirty, stained and has aggregate exposed in certain areas. • Minor cracking and normal wear and tear is also visible. 	
58.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private Laneway</p>		<p>Auditors Comments:</p> <ul style="list-style-type: none"> • General condition of concrete footpath in private laneway is dirty, stained and has aggregate exposed in certain areas. • Minor cracking and normal wear and tear is also visible. • Walls along laneway are also dirty and stained 	


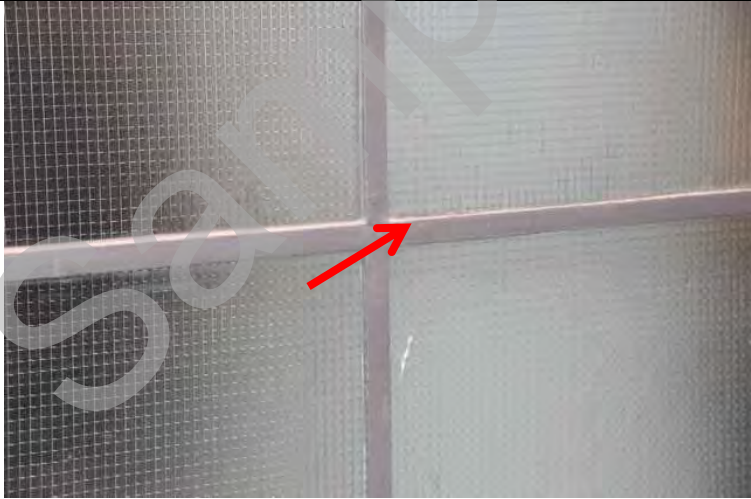
Item	Photographic Evidence	Assessments	
59.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private laneway</p>		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> • Wall along private laneway contains some minor imperfections to the surface. • Windows are dirty and dusty 	
60.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Sample Lane</p>		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> • General view of Sample lane. • Kerb is chipped and shows signs of wear and tear 	



Item	Photographic Evidence	Assessments	
61.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private Laneway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> • General condition of concrete footpath in private laneway is dirty, stained and has aggregate exposed in certain areas. • Minor cracking and normal wear and tear is also visible. 		
62.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private Laneway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> • General condition of concrete footpath in private laneway is dirty, stained and has aggregate exposed in certain areas. • Minor cracking and normal wear and tear is also visible. 		



Item	Photographic Evidence	Assessments	
63.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>Location: Private Laneway</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> • General condition of concrete footpath in private laneway is dirty, stained and has aggregate exposed in certain areas. • Minor cracking and normal wear and tear is also visible. 		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
64.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>Location: Private Laneway</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> • Asphalt ground in laneway shows signs of wear and tear with minor indentations and stains evident throughout 		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>



Item	Photographic Evidence	Assessments	
65.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>Location: Private laneway</p>		<p>Auditors Comments:</p> <ul style="list-style-type: none"> • General condition of asphalt in private laneway is dirty, stained and has aggregate exposed in certain areas. • Minor cracking and normal wear and tear is also visible. • Kerb is chipped and uneven 	
66.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>Location: Private laneway</p>		<p>Auditors Comments:</p> <ul style="list-style-type: none"> • General condition of asphalt in private laneway is dirty, stained and is showing signs of minor cracking throughout • Minor cracking and normal wear and tear is also visible. • Kerb is chipped and uneven 	



Item	Photographic Evidence	Assessments	
67.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private laneway</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> • General condition of concrete footpath in private laneway is dirty, stained and has aggregate exposed in certain areas. • Minor cracking and normal wear and tear is also visible. 		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
68.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private laneway</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> • General condition of concrete footpath in private laneway is dirty, stained and has aggregate exposed in certain areas. • Minor cracking and normal wear and tear is also visible. 		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>



Item	Photographic Evidence	Assessments	
69.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private laneway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> • Wall along private laneway contains some minor imperfections to the surface. • Windows are dirty and dusty 		
70.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private laneway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> • Wall along private laneway contains some minor imperfections to the surface. • Windows are dirty and dusty • Window frames are also dirty and have minor scuff marks on the surface 		



Item	Photographic Evidence	Assessments	
71.		Assessment Type: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
Location: Private laneway Auditors Comments: <ul style="list-style-type: none"> • Wall along private laneway contains some minor imperfections to the surface. • Windows are dirty and dusty • Window frames are also dirty and have minor scuff marks on the surface • Concrete path is dirty and contains minor stains 		Impact Category: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
72.		Assessment Type: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
Location: Private Laneway Auditors Comments: <ul style="list-style-type: none"> • Wall along private laneway contains some minor imperfections to the surface. • Windows are dirty and dusty • Window frames are also dirty and have minor scuff marks on the surface • Concrete path is dirty and contains minor stains 		Impact Category: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>



Item	Photographic Evidence	Assessments	
73.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private laneway</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> • Wall along private laneway contains some minor imperfections to the surface. • Windows are dirty and dusty • Window frames are also dirty and have minor scuff marks on the surface • Concrete path is dirty and contains minor stains 		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
74.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private laneway</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> • General view of private laneway 		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>



Item	Photographic Evidence	Assessments	
75.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private laneway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Asphalt is dirty and showing signs of minor cracking throughout Concrete path is dirty and contains minor stains 		
76.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private laneway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Wall along private laneway contains some minor imperfections to the surface. Concrete path is dirty and contains minor stains Concrete kerb has aggregate exposed and contains chips throughout 		

Item	Photographic Evidence	Assessments	
77.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>Location: Private laneway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> • Wall along private laneway contains some minor imperfections to the surface. • Concrete path is dirty and contains minor stains • Concrete kerb has aggregate exposed and contains chips throughout 		
78.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>Location: Private laneway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> • Close up of substation doors in private laneway 		



Item	Photographic Evidence	Assessments	
79.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>Location: Private laneway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Concrete path is showing signs of normal wear and tear with minor cracking and discolouration Kerb is chipped in certain areas and also dirty and discoloured Concrete pit lids are stained and contain minor cracks 		
80.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>Location: Private laneway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Concrete path is showing signs of normal wear and tear with minor cracking and discolouration Kerb is chipped in certain areas and also dirty and discoloured Concrete pit lids are stained and contain minor cracks 		

Item	Photographic Evidence	Assessments	
81.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private laneway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Concrete path is showing signs of normal wear and tear with minor cracking and discolouration Kerb is chipped in certain areas and also dirty and discoloured Concrete pit lids are stained and contain minor cracks 		
82.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private laneway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Concrete path is showing signs of normal wear and tear with minor cracking and discolouration Kerb is chipped in certain areas and also dirty and discoloured Concrete pit lids are stained and contain minor cracks 		



Item	Photographic Evidence	Assessments	
83.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private laneway</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> • Wall along private laneway contains some minor imperfections to the surface. • Concrete path is dirty and contains minor stains • Concrete kerb has aggregate exposed and contains chips throughout 		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
84.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private laneway</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> • Wall along private laneway contains some minor imperfections to the surface. • Concrete path is dirty and contains minor stains • Concrete kerb has aggregate exposed and contains chips throughout 		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>



Item	Photographic Evidence	Assessments	
85.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>Location: Private laneway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> • Wall along private laneway contains some minor imperfections to the surface. • Concrete path is dirty and contains minor stains • Concrete kerb has aggregate exposed and contains chips throughout 		
86.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>Location: Private laneway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> • Small indentation evident on private laneway wall 		

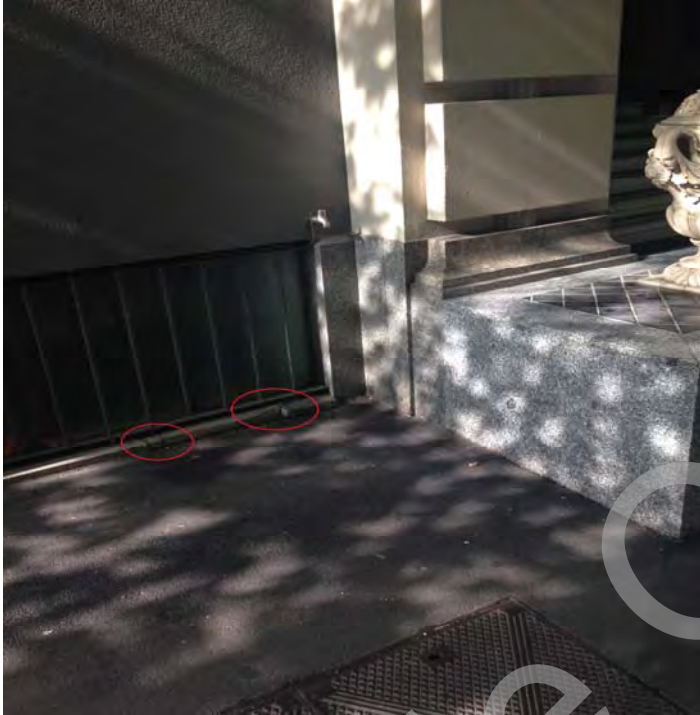

Item	Photographic Evidence	Assessments	
87.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private laneway</p>		<p>Auditors Comments:</p> <ul style="list-style-type: none"> Concrete path is dirty and contains minor stains Concrete kerb has aggregate exposed and contains chips throughout 	
88.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private laneway</p>		<p>Auditors Comments:</p> <ul style="list-style-type: none"> Concrete path is dirty and contains minor stains Concrete kerb has aggregate exposed and contains chips throughout 	



Item	Photographic Evidence	Assessments	
89.		<p>Assessment Type:</p> <p>Good <input checked="" type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private lane</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> General view of private laneway asphalt 		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
90.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Private laneway</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> Wall along private laneway contains some minor imperfections to the surface. Concrete path is dirty and contains minor stains Concrete kerb has aggregate exposed and contains chips throughout 		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input checked="" type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>



Item	Photographic Evidence	Assessments	
91.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>Location: Sample Lane</p>		<p>Auditors Comments:</p> <ul style="list-style-type: none"> General view of Sample lane 	
92.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>Location: Sample Lane</p>		<p>Auditors Comments:</p> <ul style="list-style-type: none"> General view of Sample lane 	



Item	Photographic Evidence	Assessments	
93.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Sample Lane</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> General view of Private laneway from Sample lane corner 		
94.		<p>Assessment Type:</p> <p>Good <input checked="" type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Sample/Sample 1 Lane</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> General view of intersection of Sample/Sample 1 Lane 		

Item	Photographic Evidence	Assessments	
95.		Assessment Type: Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Sample St	Auditors Comments: <ul style="list-style-type: none"> General view of front façade on Sample Street 		
96.		Assessment Type: Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Sample St	Auditors Comments: <ul style="list-style-type: none"> General view of front entrance from Sample 		

Item	Photographic Evidence	Assessments	
97.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input checked="" type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Sample St</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Cracks are visible on the front façade Part of the ground marble panel has a giant chip piece missing 		
98.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Sample St</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Multiple indentations on cement wall 		



Item	Photographic Evidence	Assessments	
99.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input checked="" type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Sample St</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Corner part of cement wall has been damaged and has pieces missing from it 		
100.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input checked="" type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Entry Stairs</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> 4th stair shows multiple cracks on the tiles 		

Item	Photographic Evidence	Assessments	
101.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Entry Stairs</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Multiple chips present on the tiles on the stairs 		
102.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input checked="" type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Entry Stairs</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Damaged tiles and metal sticking out from cement floor 		

Item	Photographic Evidence	Assessments	
103.		<p>Assessment Type:</p> <p>Good <input checked="" type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>Location: Entry Stairs</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> • Damage to one of the tiles 		
104.		<p>Assessment Type:</p> <p>Good <input checked="" type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>Location: Entry Stairs</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> • Damage to one of the tiles 		

Item	Photographic Evidence	Assessments	
105.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input checked="" type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Front Door - Ceiling</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Cracks a visible on the ceiling to the front door 		
106.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Front Door</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> General view of entry to complex 		


Item	Photographic Evidence	Assessments	
107.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>Location: Front Door</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> General view of entry to complex 		
108.		<p>Assessment Type:</p> <p>Good <input checked="" type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>Location: Front Door</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Long crack on floor marble 		



Item	Photographic Evidence	Assessments	
109.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input checked="" type="checkbox"/></p>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
<p>Location: Front Door</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> Large crack on floor tiles near front entry 		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input checked="" type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
110.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>Location: Front Door</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> Crack on floor tiles near front entry 		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>



Item	Photographic Evidence	Assessments	
111.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input checked="" type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Front Door</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Part of the floor tile has been chipped 		
112.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Lobby</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> General view of lobby 		

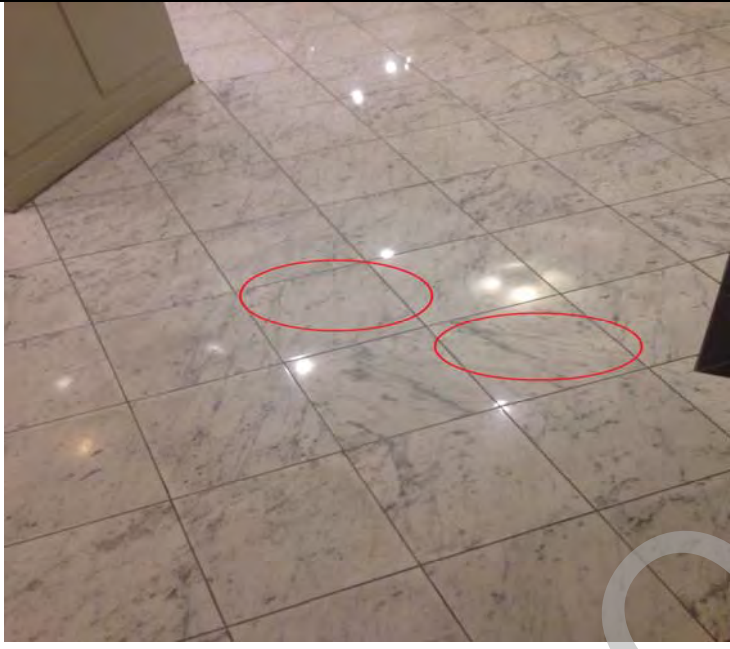

113.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>Location: Lobby</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> General view of lobby 		
114.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input checked="" type="checkbox"/></p>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input checked="" type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>Location: Lobby</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Crack in the ceiling near the column closest to the front door 		



Item	Photographic Evidence	Assessments	
115.		Assessment Type: Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Lobby	Auditors Comments: <ul style="list-style-type: none"> Small crack above elevators 		
116.		Assessment Type: Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Lobby	Auditors Comments: <ul style="list-style-type: none"> Small crack on the column closest to the elevators 		



Item	Photographic Evidence	Assessments	
117.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	
		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	
<p>Location: Hallway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> General view of ground floor apartments hallway 		
118.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	
		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	
<p>Location: Hallway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> General view of apartment G02 		


Item	Photographic Evidence	Assessments	
119.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Hallway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Minor crack between skirting board and ceiling on the entrance to the hallway 		
120.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input checked="" type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Hallway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Crack in ceiling near apartment G02 		



Item	Photographic Evidence	Assessments	
121.		<p>Assessment Type:</p> <p>Good <input checked="" type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Lobby</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Small crack on floor tiles near the entrance to the hallway 		
122.		<p>Assessment Type:</p> <p>Good <input checked="" type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Lobby</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Small crack on floor tiles near the entrance to the hallway 		


Item	Photographic Evidence	Assessments	
123.		Assessment Type: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
Location: Lobby		Auditors Comments: <ul style="list-style-type: none"> Multiple cracks present on floor tiles near the entrance to the hallway 	
124.		Assessment Type: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
Location: Lobby		Auditors Comments: <ul style="list-style-type: none"> Long crack next to the column closest to the elevators 	


Item	Photographic Evidence	Assessments	
125.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Lobby</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Long crack next to the column closest to the elevators 		
126.		<p>Assessment Type:</p> <p>Good <input checked="" type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Lobby</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Crack on the western side of the building near the couch 		

Item	Photographic Evidence	Assessments	
127.		<p>Assessment Type:</p> <p>Good <input checked="" type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	
<p>Location: Hallway</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Gap in skirting board near apartment G02 		
128.		<p>Assessment Type:</p> <p>Good <input checked="" type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	
<p>Location: Front Door</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Crack in cornice strip in the front door area near the ceiling 		

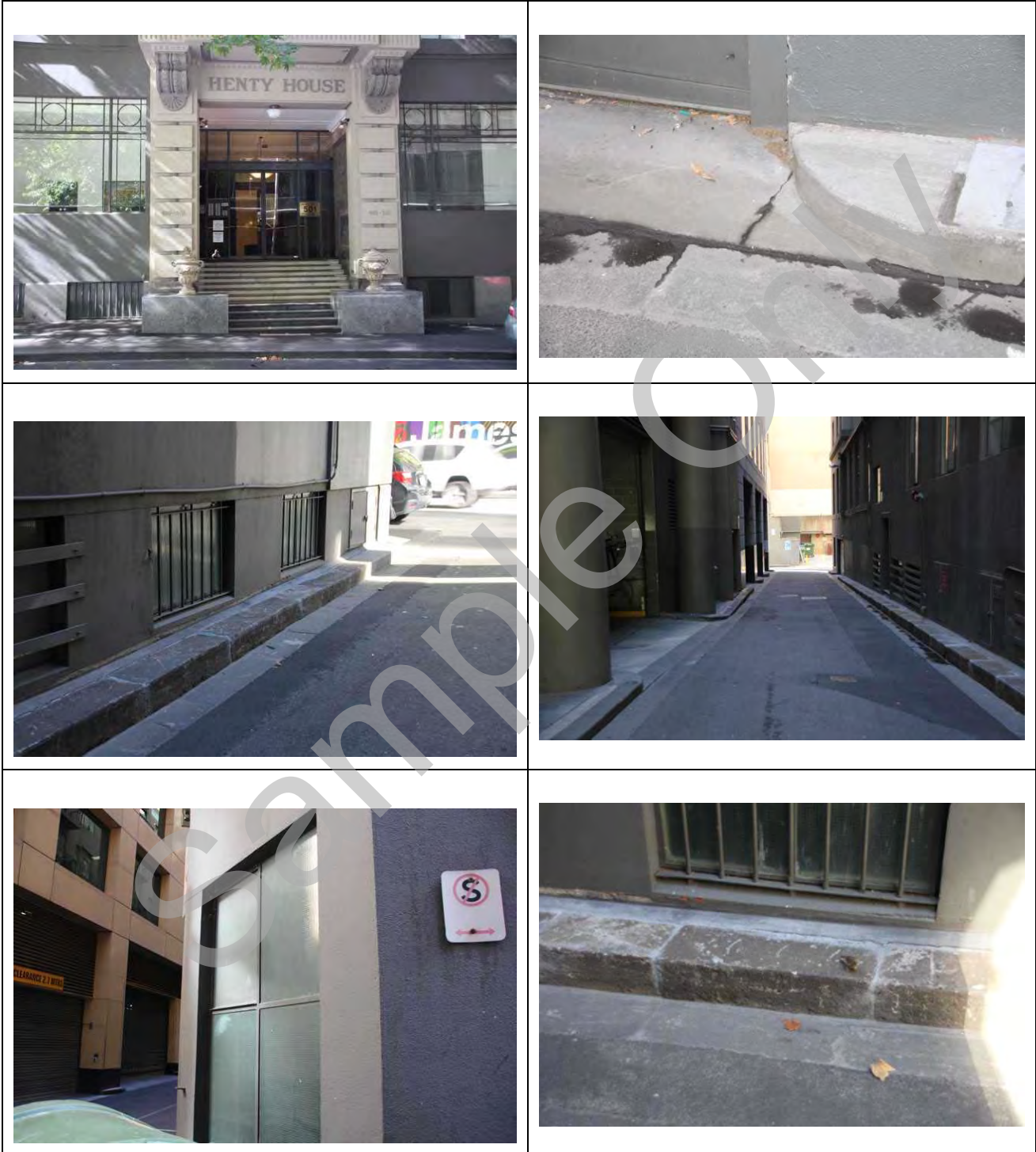
Item	Photographic Evidence	Assessments	
129.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input checked="" type="checkbox"/></p>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
<p>Location: Front Stairs</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> Damaged tiles 		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input checked="" type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
130.		<p>Assessment Type:</p> <p>Good <input checked="" type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>Location: Front Stairs</p> <p>Auditors Comments:</p> <ul style="list-style-type: none"> Tiles on bottom step are slightly damaged 		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Item	Photographic Evidence	Assessments	
131.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input checked="" type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Sample St</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Part of the ceiling near the entrance sign is damaged 		
132.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Sample St</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Concrete splatter near numbering of building 		

Item	Photographic Evidence	Assessments	
133.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	
		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input checked="" type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	
<p>Location: Sample St</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> • Crack present on facade • Rusting present on metal supports 		
134.		<p>Assessment Type:</p> <p>Good <input checked="" type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	
		<p>Impact Category:</p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	
<p>Location: Sample St</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> • Crack present under metal grill. 		

Item	Photographic Evidence	Assessments	
135.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input checked="" type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Sample St</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Crack on front façade on left side of front entrance 		
136.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>
		<p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input checked="" type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Location: Sample St</p>	<p>Auditors Comments:</p> <ul style="list-style-type: none"> Multiple cracks front façade above front entrance 		

Part 4: General Condition Photos



Part 5: Terms and Conditions

The following information is very important and forms an integral part of this report.

Before you decide to purchase this property you should read and understand the following important information. It will help explain what is involved in a Standard Property Inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report. The general adequacy of site drainage is not included in the Standard Property Inspection Report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection. It is recommended that a Smoke Test be obtained to determine any illegal connections, blocked or broken drains.

This is a Visual Inspection only and in Accordance with AS4349.1

This visual inspection is limited to those areas and sections of the property fully accessible and visible to the Inspector at the time and on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sarking membrane, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The Inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, or other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any invasive procedures. In an occupied property it must be understood that furnishings or household items may conceal defects which may only be revealed when the items are removed. No detailed inspection is inferred to external areas over 3.6 metres above the natural ground level.

Scope of Report

The Standard Property Report is not intended as a certificate of compliance of the property within the requirements of any Act, regulation, ordinance or by-law, or, as a warranty or an insurance policy against problems developing with the building in the future.

Limitations

Nothing contained in the Report implies that any inaccessible or partly inaccessible area(s) or section(s) of the property being inspected by the Inspector on the date of the inspection were free from defects latent or otherwise.

No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures or fittings within the building.

This Standard Property Report does not contain any assessment or opinion in relation to any item, which is the subject of a Special Purpose Property Report (as defined in AS4349.1), or any matter where the inspection or assessment of which is solely regulated by Statute. Special Purpose Property Reports include comment on the following: Common property areas, environmental concerns such as sunlight, privacy, streetscape and views. Proximity of property to flight paths, railways and busy traffic or other neighbourhood issues. Noise levels, health and safety issues including the presence of asbestos or lead. Heritage concerns. Security or fire protection. Analysis of site drainage apart from surface water drainage. Swimming pools and spas. Detection and identification of illegal and unauthorised building and plumbing work. Durability of exposed finishes.

This report does not constitute a building survey, and is only intended to record the current condition of the building fabric and exposed finishes. In preparation of this report no tests have been carried out on any service installations such as heating, alarm systems, emergency lighting, and smoke or heat detectors. Where the terms 'left hand' and 'right hand' are used, it is assumed that the observer is facing the element being described. We advise that we have not inspected parts of the building built-in, covered up or otherwise made inaccessible, and therefore cannot comment as to whether they are free from defect or infestation. We also advise that we have not tested services or carried out tests for any deleterious materials. We have not commented on any environmental issues, hazardous materials and the like and did not form part of the brief.

Important Information

Any person who relies upon the contents of this Report does so acknowledging that the above clauses, definitions and disclaimers that follow define the Scope and Limitations of the inspection and form an integral part of the report.

Disclaimer of Liability

No liability shall be accepted on account of failure of the Report to notify any problems in any area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the Inspector (including but not limited to any area(s) or section(s) so specified by the Report.

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.

Report Definition

This report is limited to a visual inspection of areas where reasonable access is available at the time of inspection. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase.

As the date of this report we have identified the items as listed herein, we do not accept any responsibility for items which may be damaged after the inspection has been completed.

As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor. This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding specifically named within the report.

This Report attempts to assist in judging a building according to its age and level of maintenance and in providing relative comparisons. This inspection and report is not to be considered all encompassing dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any significant defects visible at the time of the inspection. It is unrealistic to expect comment on minor defects or imperfections in the Standard Property Report. If this is required, a Special Purpose Property Report is recommended.

Whilst buildings may have many pleasing features there are few without defects and many are due naturally to age deterioration. Subject to the level of maintenance on the building it is common for the number of faults to have increased with age.

All items that are considered to be concealed or latent defects are excluded.

Shower Recesses: Tests may be made on shower recesses to detect leaks (if water is connected). The tests may not reveal leaks or show incorrect waterproofing if silicone liquid or masonry sealant has been applied prior to the inspection. Such application is a temporary waterproofing measure and may last for some months before breaking down. The tests on shower recesses are limited to running water within the recesses and visually checking for leaks. As showers are only checked for a short period of time, prolonged use may reveal leaks that were not detected at the time of inspection. If there is no evidence of a current leak during inspection that does not necessarily mean that the shower does not leak.

Glass Caution: Glazing in older houses (built before 1978) may not necessarily comply with current glass safety standards AS1288. In the interests of safety, glass panes in doors and windows especially in trafficable areas should be replaced with safety glass or have shatterproof film installed unless they already comply with the current standard.

Stairs & Balustrades: Specifications have been laid down by the Australian Building Code - Section 3.9 covering stairs, landings and balustrades to ensure the safety of all occupants and visitors in a building. Many balustrades and stairs built before 1996 may not comply with the current standard. You must upgrade all such items to the current standard to improve safety.

Swimming Pools: If a swimming pool is present it should be the subject of a Special Purpose Property Report. A detailed inspection on the status or serviceability of any swimming pool or associated pool equipment has not been carried out and is not within the scope of this report. Additionally, to adequately inspect a swimming pool, the water must be completely drained and all internal surfaces must be fully accessible.

This report may contain notable observations, together with what is considered to be helpful information and advice.

This report does not identify timber-destroying pests. A timber pest inspection report should be obtained from a qualified timber pest inspector.

If any cost of work estimates is given, these are merely opinions and should be taken as a general guide only. In the building industry, experience has shown that prices vary considerably and you must obtain independent quotations on any significant notable item from several contractors prior to purchase.

The operation of fireplaces, chimneys, alarm systems, intercom systems, electrical and mechanical appliances, air conditioning systems, smoke detectors and residual current devices have not been tested and are the subject of a Special Purpose Property Report. Should you require an inspection to be carried out on any item not specifically covered by this report, please request a Special Purpose Property Report on the specific item required.

No report is made on the presence, operation, installation or cabling of any free to air or pay television system.

Lighting Installations

It should be noted that this inspection was done during daylight hours and therefore the adequacy of lighting in darkness could not be directly assessed.

Electrical Installations

We have carried out a thorough visual inspection of the common property and assets visible from the common property areas. If there were any visible electrical installation issues they have been included in this section of the report. We have not carried out a thorough inspection of electrical installation and the main switchboard, as we are not qualified to do so, please ensure that a suitably qualified electrical contractor carries out a thorough visual inspection at least every 2 years, this inspection can be incorporated with the testing of the Residual Current Device if Community Circuits are present.

Plumbing, Gutters & Downpipes and Roofs

We have carried out a thorough visual inspection of the common property and assets visible from the common property areas. If there were any visible plumbing, gutters and downpipes or roof issues they have been included in this section of the report. We have not carried out a thorough inspection of the plumbing, gutters and downpipes and roof, as we are not qualified to do so, please ensure that a suitably qualified plumbing contractor (who is qualified to undertake roof inspections) carries out a thorough regular inspection. We will recommend a qualified plumber to inspect if an issue is found.

Glass

This report only addresses glass requiring obvious replacement. It does not cover the Building Code, Australian Standard and safety requirements of glass installed in the common property.

Balcony Balustrades

Wherever balcony balustrades are installed, please be advised that a comprehensive inspection of balcony railings was not carried out as part of this report. Also this report is only a visual inspection of areas accessible from the common property; therefore all balcony balustrades are not viewed. If there are any visible signs of corrosion on the balustrade including fixings and/or if the balustrades are over 10 years old a detailed inspection and testing of balustrades should be undertaken.

Pest Reports

If there are any visible signs of termite damage it is included in this report. We have not carried out a pest inspection of the site; as we are not qualified to do so, please ensure that a suitably qualified pest inspection contractor carries out thorough regular inspections.

Services

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment.

Sample Only

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Service | Quality | Value