



Dilapidation Survey Report

28 Sample Street Suburb VIC 3008

Plan of Subdivision: PS 123456

- ✓ 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
- ✓ Domestic Unlimited Builders (DB-U 13329)
- ✓ Commercial Unlimited Builders (CB-U 4272)
- ✓ Member - MBAV Platinum Master Builder (5630)
- ✓ Member - Strata Community Australia
- ✓ Member - Australian Institute of Project Management
- ✓ Member - The Real Estate Institute of Australia

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	
Company	Owners Corporation
Address	

Inspected & Compiled by

Inspector ID	
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9 February 2015

Dear XXXX,

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.

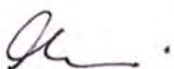
The attached report includes the following:

Part 1	Inspection Notes
Part 2	Introduction
Part 3	Detailed Dilapidation Survey Report
Part 4	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 OC manager to carry out a property dilapidation report 28 Sample Street Suburb VIC 3008

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. 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 28 Sample Street Suburb VIC 3008 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.

Please refer to the attached "Property Photos" document for further evidence of general property condition.



Part 2: Introduction

1. This report is intended to record the current condition of 28 Sample Street Suburb VIC 3008, prior to commencing construction works to 26 Sample Street Suburb VIC 3008.
2. The site inspection was carried out on January 27, 2015. The weather during the course of inspection was dry and overcast during most of the day.
3. This report of condition contains the following definitions and their descriptions are as follows:
 - o **Good** – No signs of wear or tear and able to perform the function for which it was installed.
 - o **Fair** – Showing signs of wear/soiling but still serviceable and functioning adequately.
 - o **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 there 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



Part 3: Detailed Dilapidation Survey Report



Unit 1



Item	Photographic Evidence	Assessments	
1.		Assessment Type: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <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"/>
Location: Unit 1 - Left of front door	Auditors Comments: <ul style="list-style-type: none"> Crack due to building movement on façade wall. Approx. 2-3mm. 		
2.		Assessment Type: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <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"/>
Location: Unit 1 - front door, slab	Auditors Comments: <ul style="list-style-type: none"> Fine crack (Approx. 1mm) in slab and large gap (approx. 20-30mm) between slab and concrete walkway. 		



Item	Photographic Evidence	Assessments	
3.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 1 – Southern wall/ceiling of kitchen	Auditors Comments: <ul style="list-style-type: none"> Buckling of plater ceiling is present and fine cracks in skirting. Approx. 1mm. 		
4.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 1 – Eastern wall of kitchen	Auditors Comments: <ul style="list-style-type: none"> Gaps in skirting are present (ranging from approx. 1-5mm) 		



Item	Photographic Evidence	Assessments	
5.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 1 – Southern wall/ceiling of kitchen	Auditors Comments: <ul style="list-style-type: none"> Skirting has broken away towards the corner and rendering is coming away from the wall. 		
6.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 1 – Northern internal wall	Auditors Comments: <ul style="list-style-type: none"> Fine cracks above window frame near front door. Approx. 1mm. 		



Item	Photographic Evidence	Assessments	
7.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 1 – Western wall of lounge	Auditors Comments: <ul style="list-style-type: none"> Fine crack to the right of venetian blind frame (approx. 1mm) 		
8.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 1 – Western wall of lounge	Auditors Comments: <ul style="list-style-type: none"> Paint blistering occurring which is likely to be cover a crack of the same size beneath. 		



Item	Photographic Evidence	Assessments	
9.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 1 – entrance to bathroom	Auditors Comments: <ul style="list-style-type: none"> Fine crack to left of doorway entrance to bathroom. Approx. 1mm. 		
10.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 1 – bedroom	Auditors Comments: <ul style="list-style-type: none"> Fine cracks above door/window frame in bedroom. Approx. 1mm. 		



Item	Photographic Evidence	Assessments	
11.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 1 – bathroom	Auditors Comments: <ul style="list-style-type: none"> Long fine crack to left of doorway in bathroom. Approx. 1mm. 		
12.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 1 – bedroom	Auditors Comments: <ul style="list-style-type: none"> Fine crack to right of bathroom door frame. Approx. 1mm. 		



Item	Photographic Evidence	Assessments	
13.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 1 – bathroom	Auditors Comments: <ul style="list-style-type: none"> Fine crack to in skirting. Approx. 1mm. 		
14.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 1 – bedroom	Auditors Comments: <ul style="list-style-type: none"> General condition of paint in bathroom is blistered in multiple areas (likely due to excess moisture exposure). 		

Item	Photographic Evidence	Assessments	
15.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 1 – bathroom	Auditors Comments: <ul style="list-style-type: none"> Multiple fine cracks throughout wall near toilet (eastern wall). Approx. 1mm. 		
16.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 1 – bedroom	Auditors Comments: <ul style="list-style-type: none"> Multiple fine cracks throughout wall near toilet (eastern wall). Approx. 1mm. 		



Item	Photographic Evidence	Assessments	
17.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 1 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Fine crack running between concrete fence pillar and western building façade (southern fence). Approx. 2mm. 		
18.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 1 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Crack at south-western corner of building near eaves. Approx. 1mm. 		



Item	Photographic Evidence	Assessments	
19.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 1 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Crack in slab at base of courtyard entry/exit doorway. Approx. 2mm. 		
20.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 1 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Crack between western façade and eaves (near door frame). Approx. 1-2mm. 		



Item	Photographic Evidence	Assessments	
21.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 1 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Crack in façade render under western window. Approx. 2mm. 		
22.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 1 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Fine crack running between concrete fence pillar and western building façade (northern fence). Approx. 1mm. 		

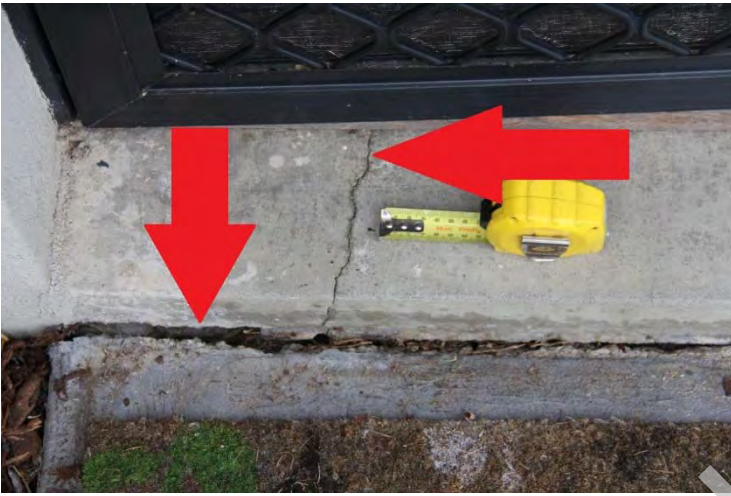

Item	Photographic Evidence	Assessments	
23.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 1 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Crack between western façade and eaves. Crack also present between façade and door frame. Approx. 1-2mm. 		
24.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 1 – Bedroom	Auditors Comments: <ul style="list-style-type: none"> Fine crack running up corner of internal wall. Approx. 1-2mm. 		

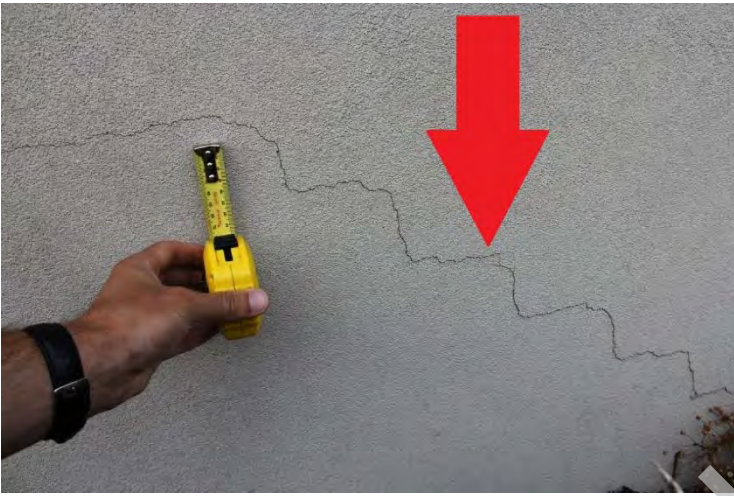

Unit 2



Item	Photographic Evidence	Assessments	
25.		Assessment Type: Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Façade of fencing pillar is broken – most likely due to a vehicle collision. Cracking and indent of approximately 15-20mm. 		
26.		Assessment Type: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Fine crack running up corner of fence pillar (same pillar as noted in Item 25). Approx. 1mm. 		



Item	Photographic Evidence	Assessments	
27.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Fine crack running up corner of fence pillar (same pillar as noted in Item 25 & 26). Approx. 1-2mm. 		
28.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Crack running across external facade of Unit 2 near right side of door entrance. Approx. 3mm. 		



Item	Photographic Evidence	Assessments	
29.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Fine crack running across external facade of Unit 2 near left side of door entrance. Approx. 1mm. 		
30.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Crack running vertically between front door frame and rendered façade. Approx. 2-3mm. 		



Item	Photographic Evidence	Assessments	
31.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Fine crack (Approx. 1-2mm) in slab and large gap (approx. 20-30mm) between slab and concrete walkway. 		
32.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Crack running between eaves & façade and eaves & window frame (northern exterior). Approx. 1-3mm. 		

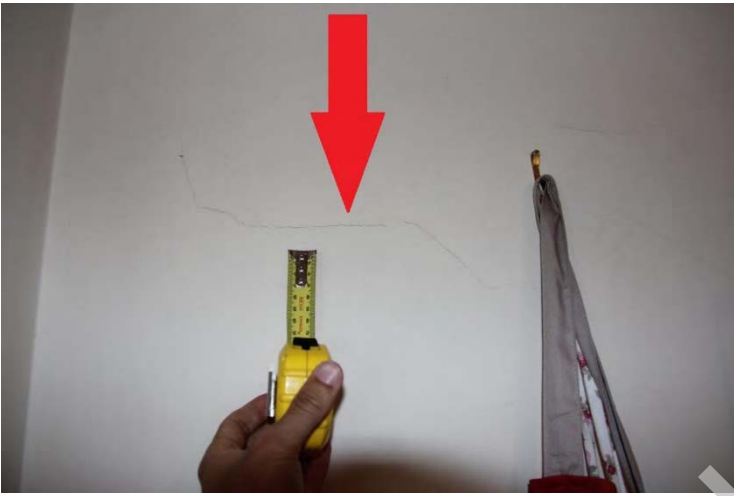

Item	Photographic Evidence	Assessments	
33.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Long crack running along northern façade between Units 1 & 2. Approx. 2mm. 		
34.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Crack running along northern façade between Units 1 & 2. Approx. 1mm. 		

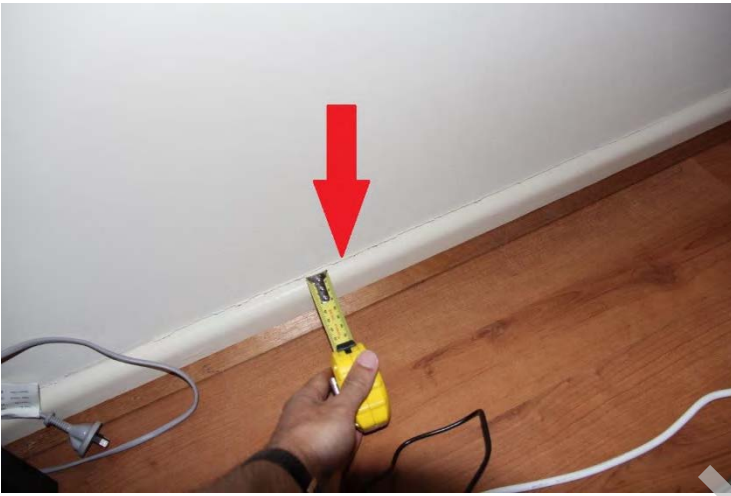

Item	Photographic Evidence	Assessments	
35.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Fine crack to left of window on exterior of northern façade. Approx. 1mm. 		
36.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Façade rendering has broken away between eaves and northern façade. Approx. 5mm. 		



Item	Photographic Evidence	Assessments	
37.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Gap between window frame and northern façade. Approx. 3-5mm. 		
38.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Interior, Lounge	Auditors Comments: <ul style="list-style-type: none"> Fine cracking present to left of entrance door. 		



Item	Photographic Evidence	Assessments	
39.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Interior, lounge	Auditors Comments: <ul style="list-style-type: none"> Crack between wall and skirting board near window with venetian blinds. Approx. 2mm. 		
40.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Interior, kitchen	Auditors Comments: <ul style="list-style-type: none"> Gap between skirting board sections. Approx. 3-5mm. 		



Item	Photographic Evidence	Assessments	
41.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Interior, kitchen	Auditors Comments: <ul style="list-style-type: none"> Crack between skirting board sections. Approx. 1mm. 		
42.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Interior	Auditors Comments: <ul style="list-style-type: none"> Cracking in plaster board ceiling. Approx. 1mm. 		



Item	Photographic Evidence	Assessments	
43.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Interior	Auditors Comments: <ul style="list-style-type: none"> Crack in rendering. Approx. 1mm. 		
44.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Interior	Auditors Comments: <ul style="list-style-type: none"> Cracking in plaster board ceiling and between skirting section join. Approx. 1mm. 		



Item	Photographic Evidence	Assessments	
45.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Interior, lounge & kitchen	Auditors Comments: <ul style="list-style-type: none"> Crack in skirting. Approx. 1mm. 		
46.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Interior, lounge & kitchen	Auditors Comments: <ul style="list-style-type: none"> Cracking in plaster board. Approx. 1mm. 		


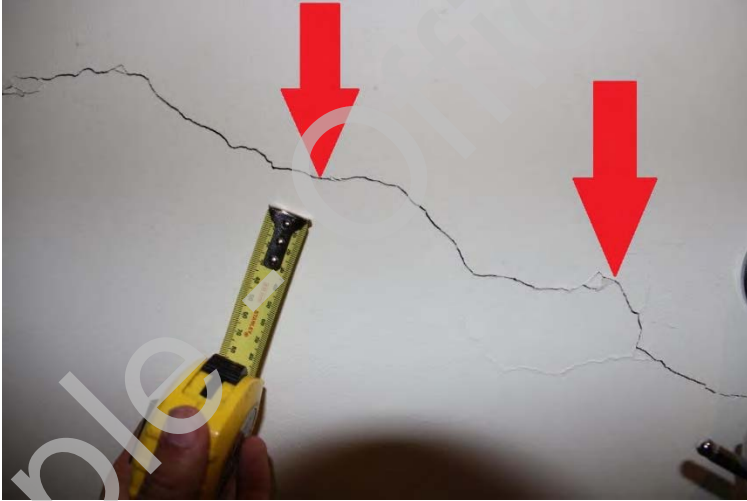
Item	Photographic Evidence	Assessments	
47.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Interior, lounge & kitchen	Auditors Comments: <ul style="list-style-type: none"> Crack between skirting and plaster wall. Approx. 1mm. 		
48.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Interior, lounge & kitchen	Auditors Comments: <ul style="list-style-type: none"> Crack between skirting and plaster wall. Approx. 1mm. 		

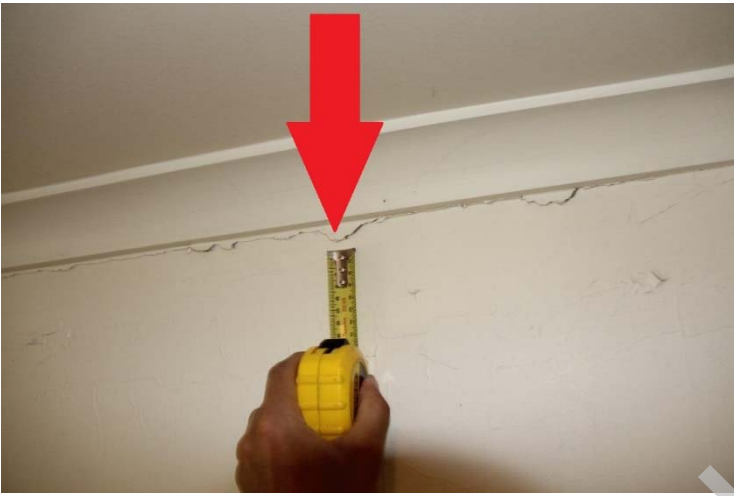

Item	Photographic Evidence	Assessments	
49.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Bedroom	Auditors Comments: <ul style="list-style-type: none"> Gap between skirting and wall. Approx. 2mm. 		
50.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Bedroom	Auditors Comments: <ul style="list-style-type: none"> Gap between skirting and wall. Approx. 2mm. 		


Item	Photographic Evidence	Assessments	
51.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Bedroom	Auditors Comments: <ul style="list-style-type: none"> Gap in door frame skirting. Approx. 1mm. 		
52.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Bedroom	Auditors Comments: <ul style="list-style-type: none"> Gap between skirting and wall and fine crack in skirting board. Both approx. 1mm. 		

Item	Photographic Evidence	Assessments	
53.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Bedroom	Auditors Comments: <ul style="list-style-type: none"> Long cracks running vertically along wall finishing at skirting. Approx. 1mm. 		
54.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Bathroom	Auditors Comments: <ul style="list-style-type: none"> Movement has caused a small area of rendering and paint to push out away from the wall by approx. 3mm. 		


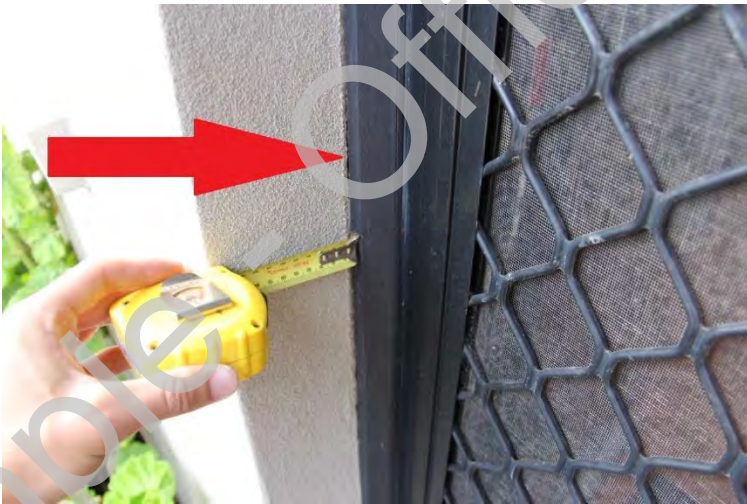
Item	Photographic Evidence	Assessments	
55.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Bathroom	Auditors Comments: <ul style="list-style-type: none"> Paint/render finish is flawed with a line present left of shower cubical. 		
56.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Bathroom	Auditors Comments: <ul style="list-style-type: none"> Cracks above bathroom door frame. Approx. 1mm. 		



Item	Photographic Evidence	Assessments	
57.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Bathroom	Auditors Comments: <ul style="list-style-type: none"> Multiple cracks close to skirting. Approx. 1mm. 		
58.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Bathroom	Auditors Comments: <ul style="list-style-type: none"> Long and significant cracking present near toilet roll dispenser hardware. This crack runs from the corner of the wall to approximately the basin cabinet and has a width of approx. 2mm for most of its length. Please refer to the attached “High Resolution Photos” document for further evidence. 		

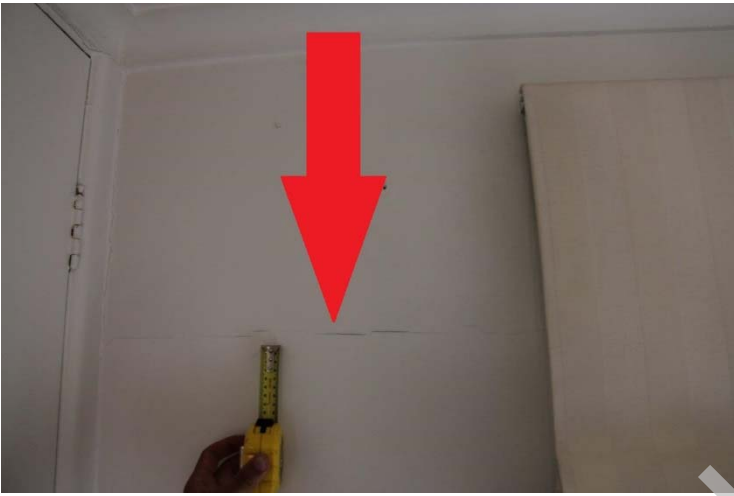

Item	Photographic Evidence	Assessments	
59.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Bathroom	Auditors Comments: <ul style="list-style-type: none"> Cracking and paint flaking between skirting and wall. Approx. 2mm. 		
60.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Courtyard	Auditors Comments: <ul style="list-style-type: none"> Brick has been dislodged by approx. 5-7mm. 		

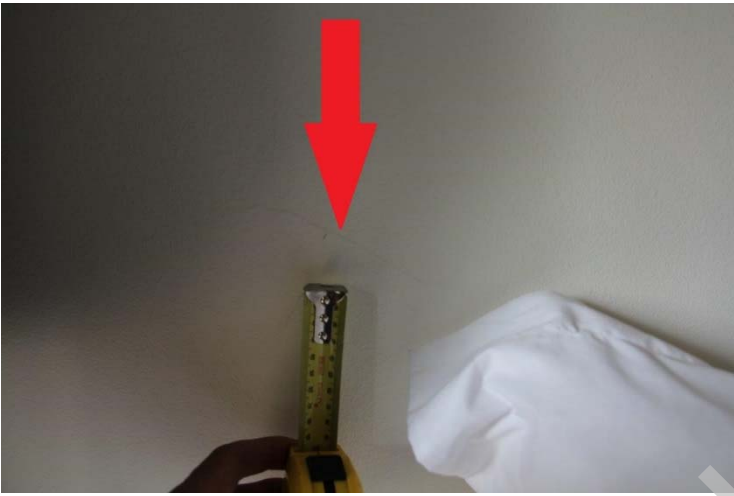

Item	Photographic Evidence	Assessments	
61.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 2 – Courtyard	Auditors Comments: <ul style="list-style-type: none"> Furthest east fence post is leaning toward neighbouring property while the other two posts are more or less vertically straight. An exact measurement of angle was not taken and these photos are simply for general evidence of condition (see "Property Photos" for more general photos including fence railing dislodgement). 		



Unit 3



Item	Photographic Evidence	Assessments	
62.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 3 – Doorway entrance	Auditors Comments: <ul style="list-style-type: none"> Fine crack (Approx. 1mm) in slab and large gap (approx. 20-30mm) between slab and concrete walkway. 		
63.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 3 – Doorway entrance	Auditors Comments: <ul style="list-style-type: none"> Small gap between door frame and façade. Approx. 1mm. 		

Item	Photographic Evidence	Assessments	
64.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 3 – Interior	Auditors Comments: <ul style="list-style-type: none"> Fine crack to right of entrance doorway. Approx. 0.5mm. 		
65.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 3 – Doorway entrance	Auditors Comments: <ul style="list-style-type: none"> Fine cracking near air conditioner. Approx. 1mm. 		



Item	Photographic Evidence	Assessments	
66.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 3 – Bedroom	Auditors Comments: <ul style="list-style-type: none"> Cracking to right of wardrobe. Approx. 1-2mm. 		
67.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 3 – Bedroom	Auditors Comments: <ul style="list-style-type: none"> Crack in skirting to right of doorway to courtyard. Approx. 1-2mm. 		



Item	Photographic Evidence	Assessments	
68.		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 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: Unit 3 – Bedroom	Auditors Comments: <ul style="list-style-type: none"> Fine crack to left of master bed (western wall). Approx. 0.5mm. 		
69.		Assessment Type: Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" 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: Unit 3 – Bathroom	Auditors Comments: <ul style="list-style-type: none"> Long and significant cracking present near toilet roll dispenser hardware. This crack runs from the corner of the wall to approximately the basin cabinet and has a width of approx. 2mm for most of its length. Please refer to the attached "High Resolution Photos" document for further evidence. 		



Item	Photographic Evidence	Assessments	
70.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 3 – Bathroom	Auditors Comments: <ul style="list-style-type: none"> Crack to upper left-hand side of bathroom window frame. Approx. 1mm. 		
71.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 3 – Courtyard	Auditors Comments: <ul style="list-style-type: none"> Bricks dislodged near doorframe. Approx. 5-7mm. 		



Item	Photographic Evidence	Assessments	
72.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 3 – Courtyard	Auditors Comments: <ul style="list-style-type: none"> Crack to left of window frame. Approx. 1mm. 		
73.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 3 – Courtyard	Auditors Comments: <ul style="list-style-type: none"> Gaps present to lower right-hand side of window frame. Approx. 3-5mm. 		

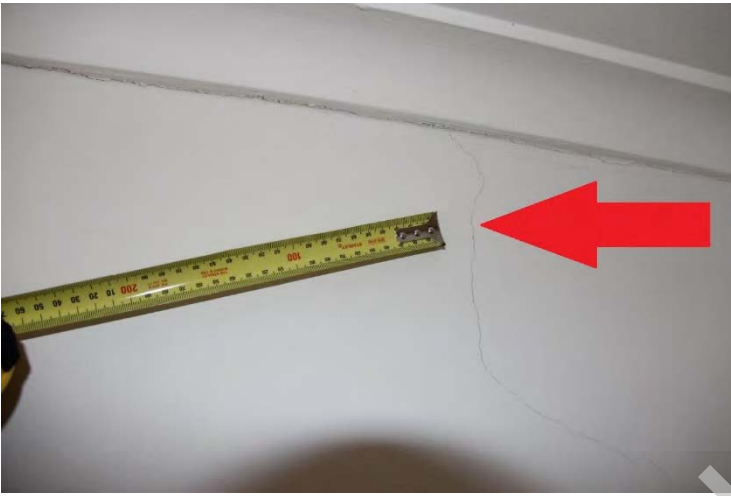

Unit 4

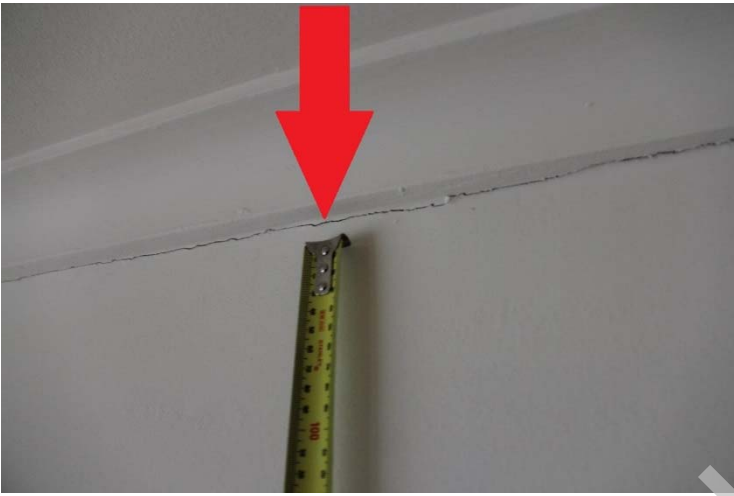
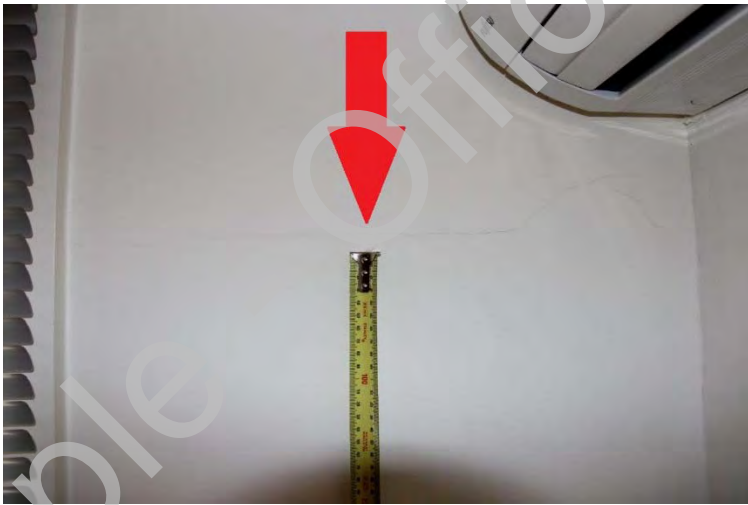
Item	Photographic Evidence	Assessments	
74.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 4 – Northern exterior	Auditors Comments: <ul style="list-style-type: none"> Long running cracking between Unit 4 and 3. Approx. 2mm width. 		
75.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 4 – Northern exterior	Auditors Comments: <ul style="list-style-type: none"> Missing render near window frame has created a gap. Approx. 3-5mm. 		

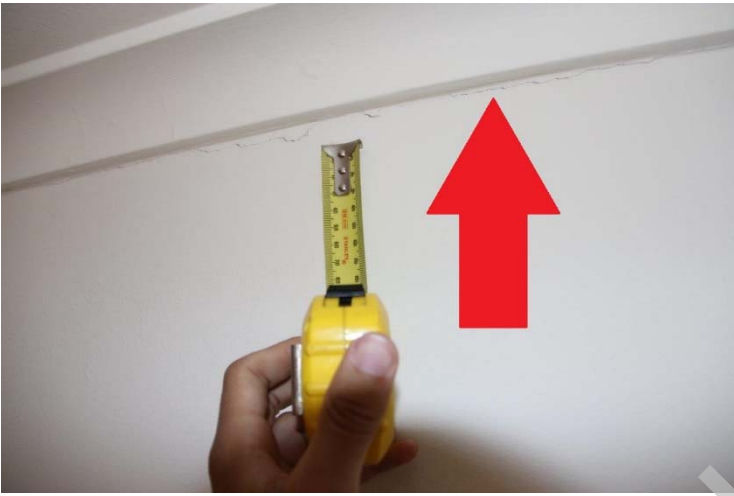
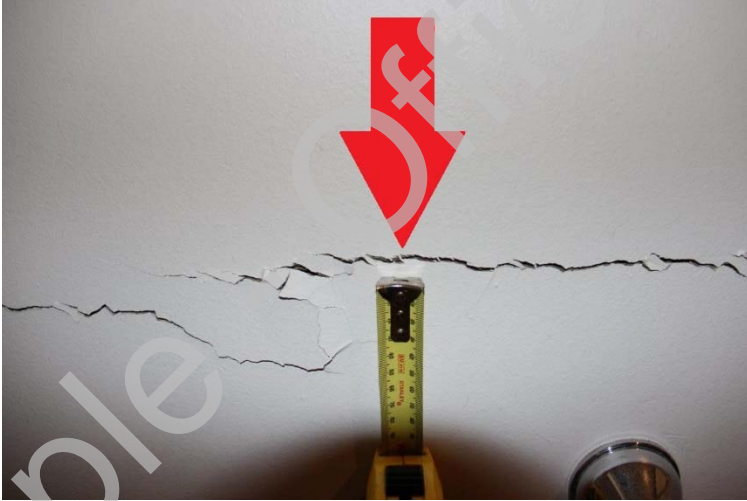
Item	Photographic Evidence	Assessments	
76.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 4 – Northern exterior	Auditors Comments: <ul style="list-style-type: none"> Missing render near door frame has created a gap. Approx. 3-5mm. 		
77.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 4 – Northern exterior	Auditors Comments: <ul style="list-style-type: none"> Gap between floor slab and walkway slab present. Approx. 20mm. 		



Item	Photographic Evidence	Assessments	
78.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 4 – Northern exterior	Auditors Comments: <ul style="list-style-type: none"> Crack present near window sill. Approx. 1-2mm. 		
79.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 4 – Kitchen	Auditors Comments: <ul style="list-style-type: none"> Fine cracking underneath skirting. Approx. 0.5mm. 		

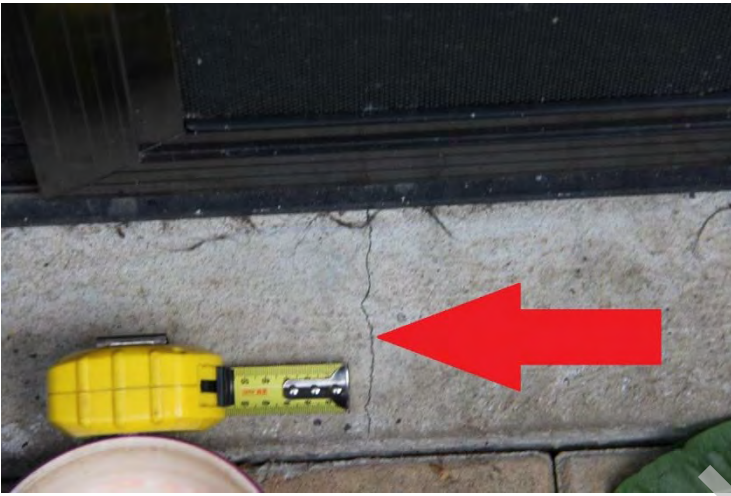

Item	Photographic Evidence	Assessments	
80.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 4 – Kitchen	Auditors Comments: <ul style="list-style-type: none"> Fine crack near right-hand side of door frame. Approx. 0.2-0.5mm. 		
81.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 4 – Kitchen	Auditors Comments: <ul style="list-style-type: none"> Gap between skirting and wall. Approx. 2-3mm. 		

Item	Photographic Evidence	Assessments	
82.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 4 – Kitchen & lounge	Auditors Comments: <ul style="list-style-type: none"> Medium length, fine crack running along wall. Approx. 0.5mm. 		
83.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 4 – Kitchen & lounge	Auditors Comments: <ul style="list-style-type: none"> Cracking near skirting board. Approx. 1mm. 		



Item	Photographic Evidence	Assessments	
84.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 4 – Kitchen & lounge	Auditors Comments: <ul style="list-style-type: none"> Crack underneath skirting board. Approx. 1mm. 		
85.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 4 – Kitchen & lounge	Auditors Comments: <ul style="list-style-type: none"> Fine crack running from window frame to corner of perpendicular wall. Approx. 0.5mm. 		

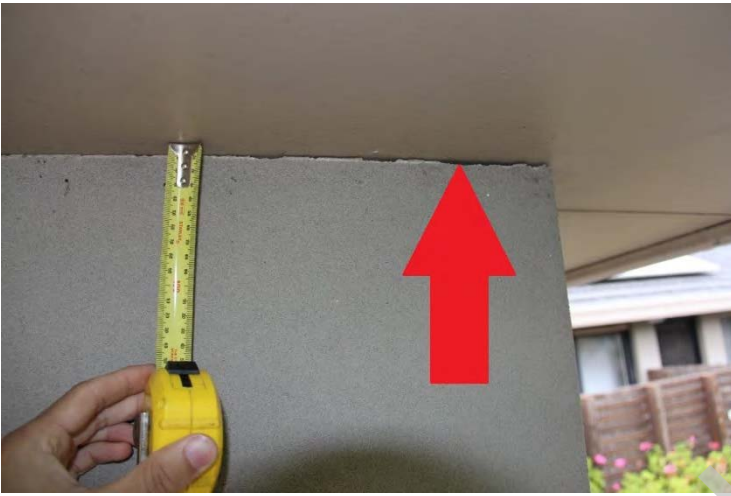

Item	Photographic Evidence	Assessments	
86.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 4 – Bedroom	Auditors Comments: <ul style="list-style-type: none"> Crack underneath skirting board. Approx. 0.5mm. 		
87.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 4 – Bathroom	Auditors Comments: <ul style="list-style-type: none"> Long and significant cracking present near toilet roll dispenser hardware. This crack runs from the corner of the wall to approximately the basin cabinet and has a width of approx. 2-3mm for most of its length. Please refer to the attached “High Resolution Photos” document for further evidence. 		



Item	Photographic Evidence	Assessments	
88.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 4 – Courtyard	Auditors Comments: <ul style="list-style-type: none"> Cracking present in brickwork left of window. Approx. 1-2mm. 		
89.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 4 – Bathroom	Auditors Comments: <ul style="list-style-type: none"> Crack to the right of doorframe between wall and eave. Approx. 1mm. 		



Item	Photographic Evidence	Assessments	
90.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 4 – Courtyard	Auditors Comments: <ul style="list-style-type: none"> Cracking present in floor slab near base of doorframe. Approx. 1mm. 		
91.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 4 – Front entrance	Auditors Comments: <ul style="list-style-type: none"> Secondary lock of Unit 4 door does not close due to misalignment. 		



Unit 5



Item	Photographic Evidence	Assessments	
92.		<u>Assessment Type:</u> Good Fair Poor	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		<u>Impact Category:</u> 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<u>Location:</u> Unit 5 – Exterior	<u>Auditors Comments:</u> <ul style="list-style-type: none"> Crack present below Unit 5 house number and next to window frame of Unit 6. Approx. 5mm. 		
93.		<u>Assessment Type:</u> Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<u>Impact Category:</u> 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<u>Location:</u> Unit 5 – Exterior	<u>Auditors Comments:</u> <ul style="list-style-type: none"> Gap between eave and rendered wall. Approx. 4mm. 		

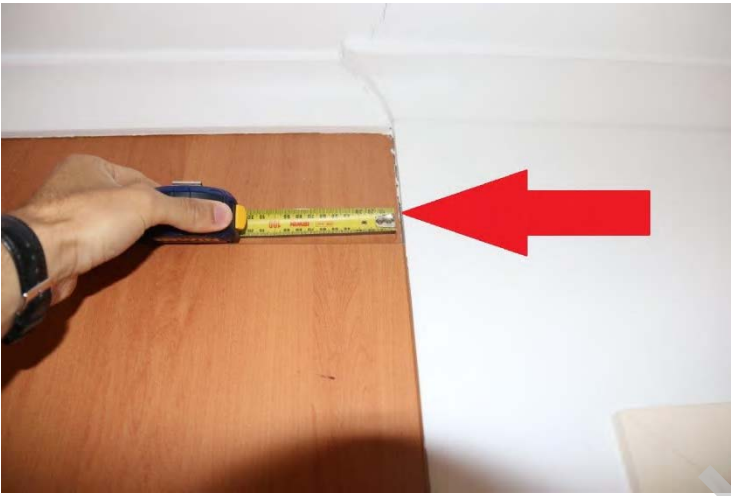

Item	Photographic Evidence	Assessments	
94.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Gap present between eave and rendered wall. Approx. 2mm. 		
95.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Missing render near door frame for Unit 5. Approx. 5mm. 		

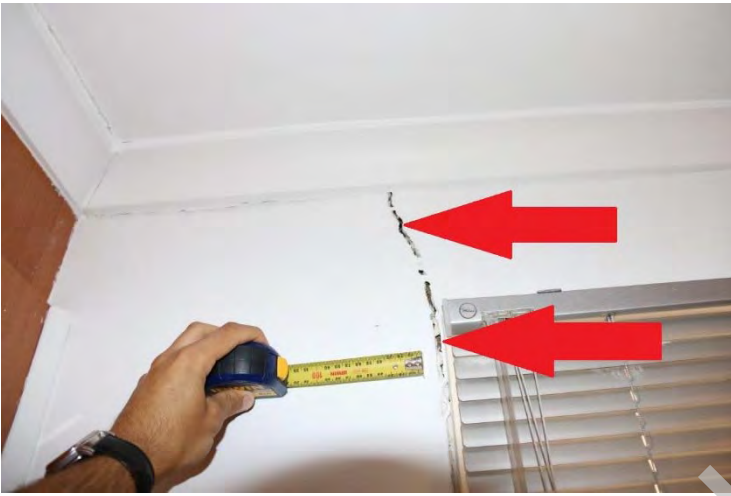
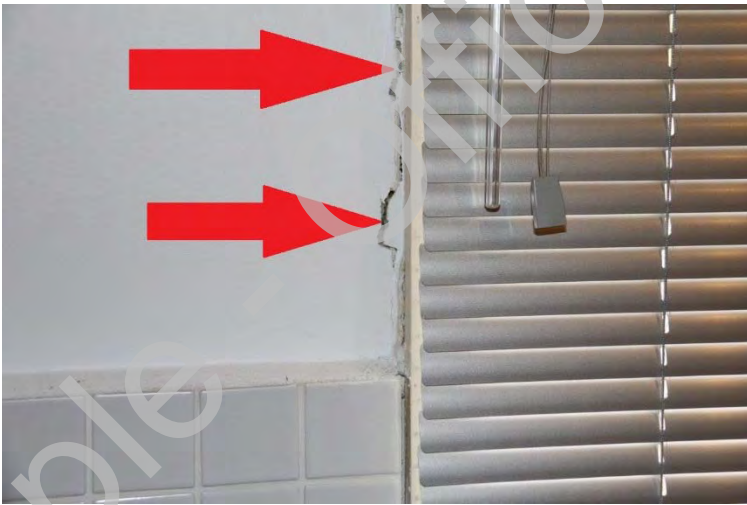
Item	Photographic Evidence	Assessments	
96.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Gap present between eave and door frame. Approx. 5mm. 		
97.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Crack running at base of rendered wall to right of Unit 5 doorway entrance. Approx. 2-3mm. 		



Item	Photographic Evidence	Assessments	
98.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Crack to right of window frame on external of rendered wall. Approx. 2mm. 		
99.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Gaps and cracks between window frame and external façade. Approx. 2mm. 		



Item	Photographic Evidence	Assessments	
100.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – Internal	Auditors Comments: <ul style="list-style-type: none"> Crack to right of door frame running to ceiling and extending along the skirting board. Ranging from approx. 1-5mm. 		
101.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – Interior	Auditors Comments: <ul style="list-style-type: none"> Continuation of crack from Item 100 (see above) under skirting board. Approx. 5-7mm. 		

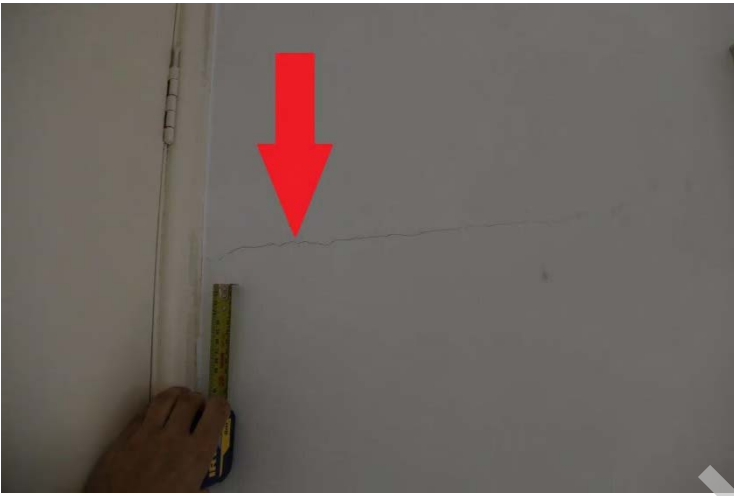
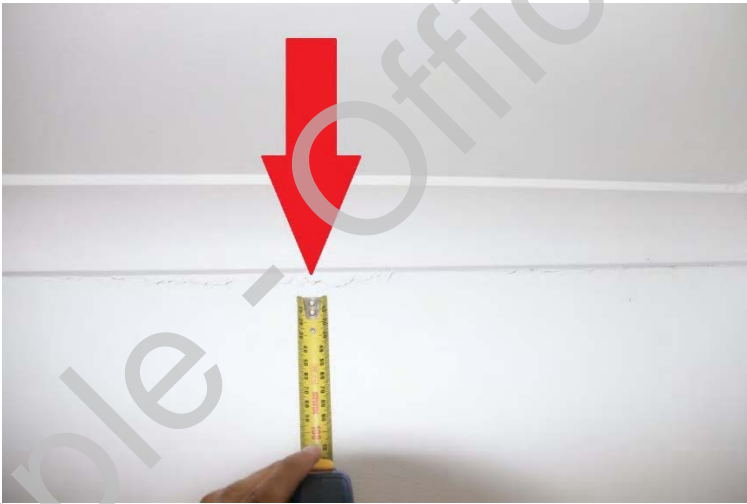
Item	Photographic Evidence	Assessments	
102.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – Internal	Auditors Comments: <ul style="list-style-type: none"> Continuation of crack from Item 101 (see above) under skirting board. Approx. 5-7mm. 		
103.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – Interior	Auditors Comments: <ul style="list-style-type: none"> Crack running outwards from skirting board in kitchen. Approx. 1mm. 		



Item	Photographic Evidence	Assessments	
104.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – Internal	Auditors Comments: <ul style="list-style-type: none"> Gap between mezzanine cupboard and wall. Approx. 3mm. 		
105.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – Interior	Auditors Comments: <ul style="list-style-type: none"> Fine crack under skirting board to right of window frame. Approx. 1mm. 		



Item	Photographic Evidence	Assessments	
106.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – Internal	Auditors Comments: <ul style="list-style-type: none"> Crack to left of window frame. Approx. 5-7mm. 		
107.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – Interior	Auditors Comments: <ul style="list-style-type: none"> Crack to left of window frame. Approx. 5-7mm. 		



Item	Photographic Evidence	Assessments	
108.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – Internal	Auditors Comments: <ul style="list-style-type: none"> Gap between skirting board and cupboard. Approx. 5mm. 		
109.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – Interior	Auditors Comments: <ul style="list-style-type: none"> Crack under skirting board. Approx. 3mm. 		



Item	Photographic Evidence	Assessments	
110.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – Internal lounge/ kitchen	Auditors Comments: <ul style="list-style-type: none"> Crack below skirting board. Approx. 1mm. 		
111.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Crack under skirting board of window frame. 		



Item	Photographic Evidence	Assessments	
112.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – Internal lounge/ kitchen	Auditors Comments: <ul style="list-style-type: none"> Crack to right of door frame. Approx. 1mm. 		
113.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Crack under skirting board. Approx. 1mm. 		

Item	Photographic Evidence	Assessments	
114.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – External	Auditors Comments: <ul style="list-style-type: none"> Sunken tiled area approx. 30mm below architecturally designed FFL (finished floor level). 		
115.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Gap between bricks to top right of door frame. Approx. 5mm. 		



Item	Photographic Evidence	Assessments	
116.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – External	Auditors Comments: <ul style="list-style-type: none"> Gap between bricks to top left of door frame. Approx. 5mm. 		
117.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Cracking below window frame on external façade. Approx. 3mm. 		

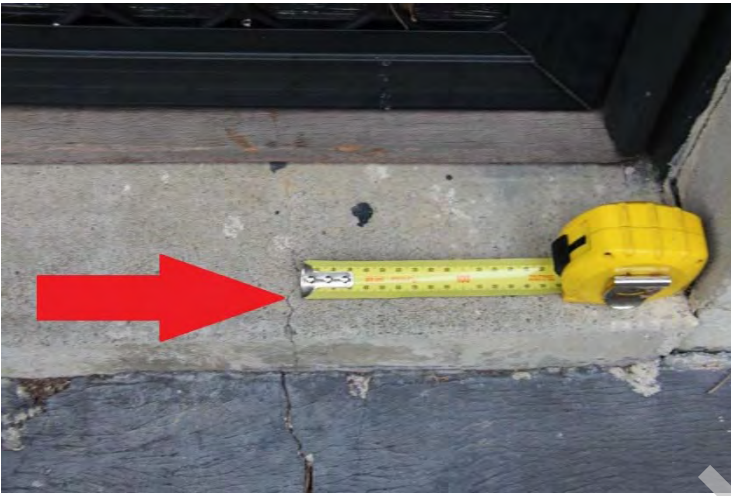

Item	Photographic Evidence	Assessments	
118.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – External	Auditors Comments: <ul style="list-style-type: none"> Continued cracking (from Item 117) below window frame on external façade. Approx. 3mm. 		
119.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Cracking on external façade. Approx. 2mm. 		

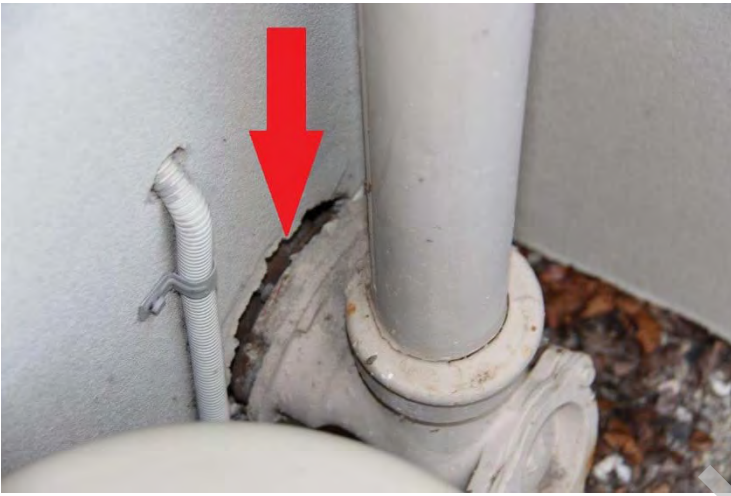

Item	Photographic Evidence	Assessments	
120.		Assessment Type: Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		Impact Category: 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – External	Auditors Comments: <ul style="list-style-type: none"> Cracking of greywater housing and at base of façade. Approx. 5-10mm. 		
121.		Assessment Type: Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		Impact Category: 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> 5 <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
Location: Unit 5 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Gap present between wastewater piping and façade. Approx. 15mm. 		



Item	Photographic Evidence	Assessments	
122.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Storeroom	Auditors Comments: <ul style="list-style-type: none"> Cracking in storeroom. Approx. 1mm. 		
123.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Storeroom	Auditors Comments: <ul style="list-style-type: none"> Gap between skirting board and ceiling. Approx. 2mm. 		



Unit 6



Item	Photographic Evidence	Assessments	
124.		Assessment Type: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	Impact Category: 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>
Location: Unit 6 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Gap present between veneered wall and founding slab. Approx. 25mm. 		
125.		Assessment Type: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <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"/>
Location: Unit 6 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Crack between wall and fence pillar. Approx. 3-5mm. 		

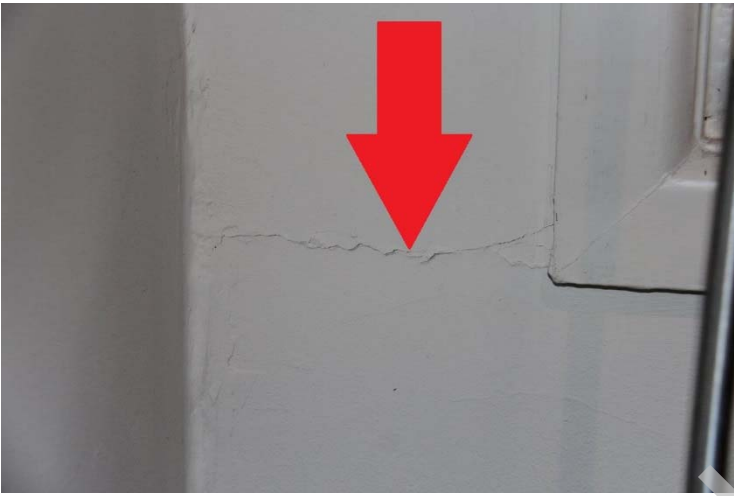

Item	Photographic Evidence	Assessments	
126.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 6 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Small crack in floor slab (and adjoining walkway slab) at front entrance. Approx. 1mm. 		
127.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 6 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Cracking and pieces of veneer missing from wall near front entrance. 		



Item	Photographic Evidence	Assessments	
128.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 6 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Significant gap present between water piping and façade. 		
129.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 6 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Long crack present near water tap. Approx. 1-2mm. 		

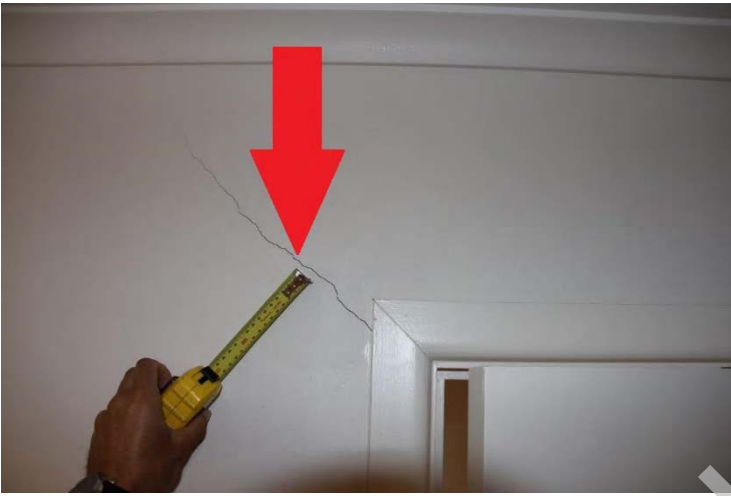

Item	Photographic Evidence	Assessments	
130.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 6 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Cracking continuing mentioned in previous Item. 		
131.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 6 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Cracking near bottom right-hand side of door frame. Approx. 1mm. 		

Item	Photographic Evidence	Assessments	
132.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 6 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Cracking to bottom right-hand side of window frame. Approx. 1mm. 		
133.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 6 – Exterior	Auditors Comments: <ul style="list-style-type: none"> Cracking near small water utility pipe. Approx. 1mm. 		

Item	Photographic Evidence	Assessments	
134.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 6 – Interior	Auditors Comments: <ul style="list-style-type: none"> Fine crack to right of entrance doorframe. Approx. 0.5mm. 		
135.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 6 – Interior	Auditors Comments: <ul style="list-style-type: none"> Fine crack to left of entrance doorframe. Approx. 0.5mm. 		

Item	Photographic Evidence	Assessments	
136.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 6 – Interior, lounge	Auditors Comments: <ul style="list-style-type: none"> Fine crack to left of western window frame. Approx. 0.5mm. 		
137.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 6 – Kitchen	Auditors Comments: <ul style="list-style-type: none"> Cracking of ceiling to eastern corner of kitchen. Approx. 1mm. 		


Item	Photographic Evidence	Assessments	
138.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 6 – Interior, kitchen	Auditors Comments: <ul style="list-style-type: none"> Gap is skirting. Approx. 3-5mm. 		
139.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 6 – Bedroom	Auditors Comments: <ul style="list-style-type: none"> Fine crack to right of bedroom doorway. Approx. 0.2-0.5mm. 		

Item	Photographic Evidence	Assessments	
140.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 6 – Bathroom	Auditors Comments: <ul style="list-style-type: none"> Crack at top left of bathroom doorframe. Approx. 2mm. 		
141.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Unit 6 – Bedroom	Auditors Comments: <ul style="list-style-type: none"> Slight line flaw in wall finish. Approx. 1-2mm. 		

Item	Photographic Evidence	Assessments	
142.		Assessment Type: Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Sample - Office Use Only

General Common Area Photos

Item	Photographic Evidence	Assessments	
143.		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: Driveway	Auditors Comments: <ul style="list-style-type: none"> Extensive cracking of the common driveway is present with long cracks ranging in width from <1mm up to 2mm. Please refer to "Property Photos" document for further evidence of current condition and other minor gaps and cracks between pillars, walls and the driveway. 		

Part 4: 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.

Roscon Property Services

Offices 150 Sydney Road Coburg VIC 3058 | Level 50, 120 Collins Street Melbourne VIC 3000

Tel 1800 767 266 | **Email** info@roscon.com | **Web** roscon.com.au

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