



Dilapidation Survey Report

76 Sample St Suburb VIC 3107

- ✓ 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	
Address	

Inspected & Compiled by

Inspector ID	CHI - 606
--------------	-----------

13 June 2014

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	General Condition Photos
Part 5	Terms and Conditions

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

Yours Sincerely

Roscon Property Services Pty Ltd



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

Part 1: Inspection Notes

Roscon Property Services was commissioned by owners corporation to carry out a property dilapidation report at 76 Sample St Suburb VIC 3107.

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 intends 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 and window frames etc.

This report is not to be used for any other purpose. The report is for the exclusive use of the Owners Corporation of 76 Sample St Suburb VIC 3107. No responsibility/liability is accepted, if this report is used by any other party.

During the inspection we have not moved objects that could be covering defects in the structure. No testing has been undertaken and pit lids have not been lifted to inspect pit interiors. The buildings at the time of the inspection were fully furnished. This resulted in wall and floor areas being concealed by furnishings or stored goods. The existence of asbestos products or other hazardous material has not been reported on in this dilapidation report.

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 and it does not consider requirements of the National Construction Code. Certification of any building or road works is also excluded from this report.



Part 2: Introduction

1. This report is intended to record the current condition of 76 Sample St Suburb VIC 3107, prior to the commencement of construction works at 78 Sample St Suburb VIC 3107.
2. The site inspection was carried out on the 7th of June 2014. The weather for the duration of the inspection was fine and partly cloudy. The construction site at 78 Sample St Suburb VIC 3107, was at an initial phase of construction; as the site was cleared of vegetation and temporary construction fencing was erected around the site. The power lines along Belford Street were also marked with hazardous / safety tape. This site inspection heavily focuses on the rear of the site; as the construction works will be located at 78 Sample St Suburb VIC 3107, which is at the rear of 76 Sample St Suburb VIC 3107.
3. This report of condition contains the following definitions and their descriptions are as follows:
 - **Good** – No signs of wear or tear and able to perform the function for which it was installed.
 - **Fair** – Showing signs of wear/soiling but still serviceable and functioning adequately.
 - **Poor** – Subject to hard and long term wear with repair and/or renovation generally necessary.
4. The below tables identify the classification of cracks and their sizes in relation to building elements.

a) Classification of Identified Defects with Reference to Walls



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

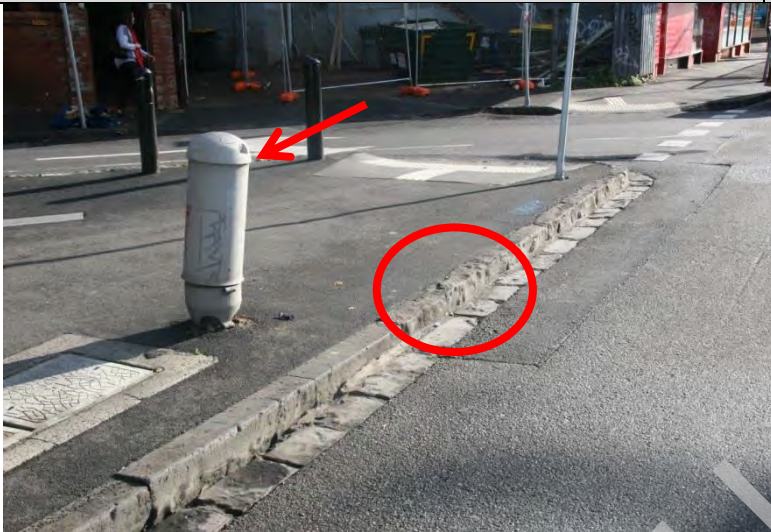

b) Classification of Damage to Concrete Floors



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



Part 3: Detailed Dilapidation Survey Report



76 Sample St Suburb VIC 3107



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:	Auditors Comments: <ul style="list-style-type: none"> Brick lined kerb and channel has lowered or sunk. Road is also dirty and contains stains with fine cracks. Scuffed asphalt footpath from environmental wear and lifespan. 		
2.		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:	Auditors Comments: <ul style="list-style-type: none"> Telstra Pit has depressed at its centre and is not finishing "at level" with the current surrounding concrete and asphalt. Concrete around Telstra Pit has fine cracks that extend to the surrounding asphalt from the Telstra Pit. Rainwater may pool around this Telstra Pit due to uneven levels. Concrete kerb is uneven and discoloured. This is the typical condition of the concrete kerbs in the whole street. Asphalt is discoloured in certain areas but is in serviceable condition. 		


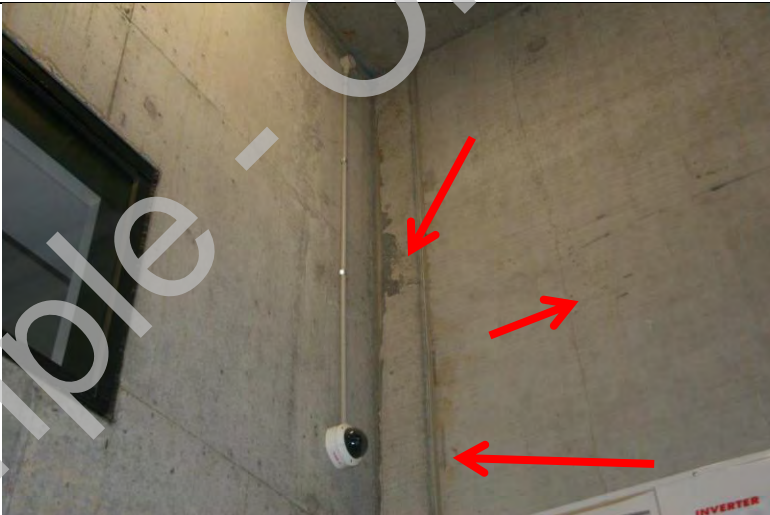
Item	Photographic Evidence	Assessments
3.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p> <p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input checked="" type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>
Location:	<p>Auditors Comments:</p> <ul style="list-style-type: none"> • Saw cut section of asphalt does not finish at appropriate level with existing asphalt. • The concrete kerb is typically dirty, cracked and uneven. • Concrete kerb shows signs of wear and tear with chips taken off the top section of kerb. • Concrete services post is bent and leaning towards Belford Street. 	
4.		<p>Assessment Type:</p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p> <p>Impact Category:</p> <p>1 <input type="checkbox"/></p> <p>2 <input checked="" type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>
Location:	<p>Auditors Comments:</p> <ul style="list-style-type: none"> • There is a raised asphalt section that leads to the kerb and channel. This asphalt does not finish at the level of the existing asphalt. • Water is ponding in the centre of the road pavement • Poor and uneven finish of asphalt around concrete services pit lid in centre of road pavement. • Concrete kerb shows signs of wear and tear with chips taken off the top section of kerb. 	

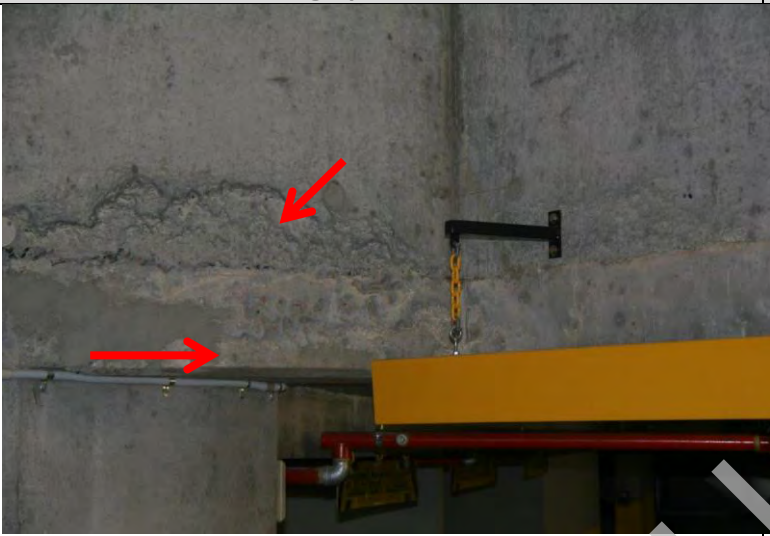
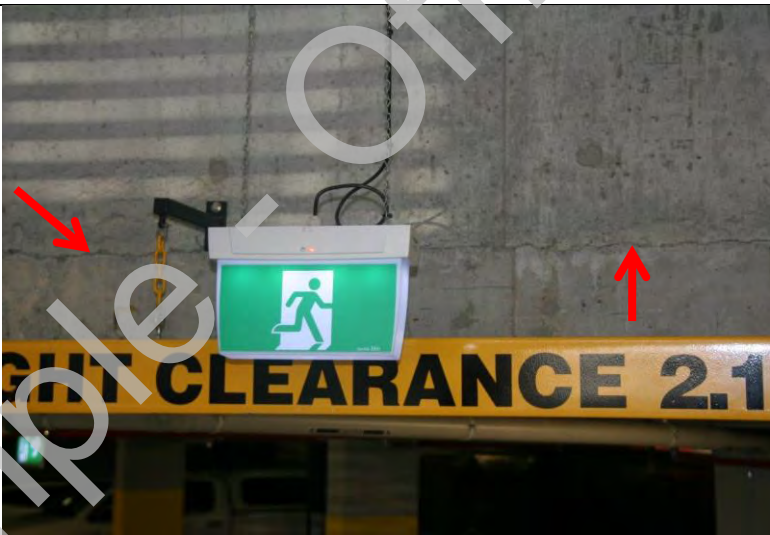
Item	Photographic Evidence	Assessments	
5.		Assessment Type: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 <input type="checkbox"/> 2 <input 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:	Auditors Comments: <ul style="list-style-type: none"> Saw cutting has been utilised to safely install pram crossing. This has clearly led to a poor finish with existing asphalt and water is ponding on the asphalt at the exit /entrance of the pram crossing. Concrete kerb shows signs of wear and tear with chips taken off the top section of kerb. The concrete kerb is typically dirty, cracked and uneven. 		
6.		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 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:	Auditors Comments: <ul style="list-style-type: none"> The concrete wall has been significantly damaged and has been chipped on both sides of this small roller door. Scraping marks are also evident along the length of the concrete side wall. 		



Item	Photographic Evidence	Assessments	
7.		Assessment Type: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location:	Auditors Comments: <ul style="list-style-type: none"> The give way sign is significantly bent and is leaning towards Belford Street. There are some hairline cracks in the concrete rendering. Brick lined kerb and channel has lowered or sunk. Road is also dirty and contains stains with fine cracks. Scuffed asphalt footpath from environmental wear and lifespan. 		
8.		Assessment Type: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 <input 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:	Auditors Comments: <ul style="list-style-type: none"> Water is pooling around the base of the sign post. There is a sizeable crack that extends from the kerb and channel to the side wall of the Luna building #173. The crack is approximately 3 - 3.5mm wide. The concrete kerb is typically dirty, cracked and uneven. Concrete kerb shows signs of wear and tear with chips taken off the top section of kerb. 		



Item	Photographic Evidence	Assessments	
9.		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 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:	Auditors Comments: <ul style="list-style-type: none"> Cracks are visible on the surface of the road and concrete kerb and gutter. The concrete kerb and gutter is typically dirty, cracked and uneven. The two drainage outlets are obstructed with small sized gravel and soil. The drainage channel is uneven, cracked, chipped and is filled with soil and gravel also. There is in-filled asphalt that attempts to fill in a depression of the walkway pavement. It also provides some extra cover to the two drainage outlets. This is poorly filled in and does not finish at an appropriate level with the existing walkway. 		
10.		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:	Auditors Comments: <ul style="list-style-type: none"> Road pavement is significantly cracked in this section of the road pavement. This indicates that water is pooling at this point and may lead to a significant pothole. Other sections of the Belford Street are uneven and scuffed up but this is a significant issue; especially if potentially construction machinery will use this road as access to the # 7 construction site. 		



Item	Photographic Evidence	Assessments	
11.		Assessment Type: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		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:	Auditors Comments: <ul style="list-style-type: none"> Water is pooling before the channel, may lead to potholes in this section if not rectified; especially because it is located within a driveway. Road is dirty and contains stains and fine cracks. Road pavement is scuffed up due to wear and tear over time. 		
12.		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"/>
		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:	Auditors Comments: <ul style="list-style-type: none"> Air conditioner units are installed along the critical wall. The construction site at #7 Belford Street is located directly behind this wall. The wall is in good condition and no cracks are currently visible. 		



Item	Photographic Evidence	Assessments	
13.		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: Basement	Auditors Comments: <ul style="list-style-type: none"> The air conditioning units are leaking water, which is pooling along the concrete wall. There is a raised concrete section that is not level with the existing concrete along this section. Concrete has been scuffed up and slightly damaged along the very base of the wall. The damage is only to the face and this is not excessive cracking. It is wear and tear of the basement concrete that has been exposed to moisture. 		
14.		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:	Auditors Comments: <ul style="list-style-type: none"> Hairline cracks are noticeable along this wall of the basement entrance. They are only small at this stage and are not significant. They are mainly due to basement wear and tear. The corner is chipped in sections and quite scuffed up. The integrity of the wall is okay. 		



Item	Photographic Evidence	Assessments	
15.		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:	Auditors Comments: <ul style="list-style-type: none"> Concrete has been poured in stages. This has led to this poor finish to this wall. Cracking should be monitored but this is mainly due to the consistent wear and tear of the basement wall. 		
16.		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: Basement Wall – Entrance to building	Auditors Comments: <ul style="list-style-type: none"> Concrete has been poured in stages. This has led to a poor finish to this wall. Cracking should be monitored but this is mainly due to the consistent wear and tear of the basement wall and because the concrete has been poured in stages. 		



Item	Photographic Evidence	Assessments	
17.		Assessment Type: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 <input 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: Basement Wall – Entrance to building	Auditors Comments: <ul style="list-style-type: none"> Hairline cracks are noticeable along this wall of the basement entrance way. They are only small at this stage and are not significant. They are mainly due to basement wear and tear. The concrete wall around the window is chipped in sections and quite scuffed up. The integrity of the wall is okay. 		
18.		Assessment Type: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 <input 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: Basement entrance / exit ramp entrance to	Auditors Comments: <ul style="list-style-type: none"> Large separations are noticeable along this concrete wall of the basement. Concrete was poured separately and has settled separately, resulting in a clear separation. Separation gap can be in-filled also. 		


Item	Photographic Evidence	Assessments	
19.		Assessment Type: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Basement	Auditors Comments: <ul style="list-style-type: none"> Composite floor construction is evident. Bondek is scuffed up but is structurally fine. The suspended composite floor slab is evidently marked but this is mainly due to the wear and tear that a basement car park experiences. 		
20.		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: Basement	Auditors Comments: <ul style="list-style-type: none"> Leaking water is pooling around the air conditioning units. Staining is evident along the concrete slab. Leaking water is not properly draining to the channel created around the perimeter wall of the basement car park. This may lead to rust of the base of the air conditioning unit. 		



Item	Photographic Evidence	Assessments	
21.		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: Basement	Auditors Comments: <ul style="list-style-type: none"> Leaking water is pooling around the air conditioning units and bored concrete piles. Staining is evident along the concrete slab and piles. Leaking water is not properly draining to the channel created around the perimeter wall of the basement car park. This may lead to rust of the base of the air conditioning unit. This will increase the scuff marking to concrete surfaces; especially with the wear and tear of the basement car park. 		
22.		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: Basement	Auditors Comments: <ul style="list-style-type: none"> Hairline cracks are noticeable along this wall of the basement. They are only small at this stage and are not significant. They are mainly due to basement wear and tear. The concrete was poured in stages and has settled in segments. There is also patchy scuff marks and cracking along this basement wall. The integrity of the wall is okay. 		



Item	Photographic Evidence	Assessments	
23.		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: Basement	Auditors Comments: <ul style="list-style-type: none"> • Cast for bored concrete pile is significantly wearing. • The actual concrete pile is inside this cast and is not able to be inspected. • The wearing and tearing of the pile cast has no structural implications. 		
24.		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: Basement	Auditors Comments: <ul style="list-style-type: none"> • Concrete has been poured in stages. • This has led to a poor finish to this wall. • Cracking or separations should be monitored. • Small cracks, dents and separation gaps are mainly due to the wear and tear experienced by the wall over time and because the concrete was poured in stages. 		



Item	Photographic Evidence	Assessments	
25.		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: Basement #173	Auditors Comments: <ul style="list-style-type: none"> Poor drainage around this downpipe. A cast has been placed around the downpipe to prevent inflow; especially of soils and gravels. This has led to a build-up of soils and gravel around the cast. 		
26.		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: Basement #173	Auditors Comments: <ul style="list-style-type: none"> Cast for bored concrete pile is significantly wearing. The actual concrete pile is inside this cast and is not able to be inspected. The wearing and tearing of the pile cast has no structural implications. Drainage around this pile is poor and this is the situation around the perimeter of the basement. Silt / gravel build up is evident around the perimeter of the site. 		



Item	Photographic Evidence	Assessments	
27.		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"/>
		Impact Category: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Basement lowest level	Auditors Comments: <ul style="list-style-type: none"> Drainage channel for any excess runoff collected by the car park is obstructed in many sections around the perimeter. Channel is filled with silt, gravel etc. Also it is obstructed by the bored concrete piles. 		
28.		Assessment Type: Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Basement lowest level	Auditors Comments: <ul style="list-style-type: none"> Drain is obstructed and silt / additional run off has pooled around the drain. 		



Item	Photographic Evidence	Assessments	
29.		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: Basement lowest level	Auditors Comments: <ul style="list-style-type: none"> Unsealed penetration. Due to the unsealed penetration, there is water leaking down the pipe due to obvious staining's on the fire sprinkler pipe and stains on the bondek sheeting. 		
30.		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: Basement wall	Auditors Comments: <ul style="list-style-type: none"> Concrete filler (cement) may have been used to fill in voids between the bored piles and the concrete slab. Slab loading is transferred into the bored piles or else there would be a depression in the slab. Filler has been used however. Restricted in methods of testing and the ability to alter /remove this filler to see why it was used. 		



Item	Photographic Evidence	Assessments	
31.		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: Basement wall	Auditors Comments: <ul style="list-style-type: none"> Concrete has been poured in stages. This has led to a poor finish to this wall. Cracking or separations should be monitored. Cracking, dents and separation gaps are mainly due to the wear and tear experienced by the wall over time and because the concrete was poured in stages.		
32.		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: Stairs – Fire exit – along the rear wall of #173	Auditors Comments: <ul style="list-style-type: none"> Moisture has infiltrated through the casing of the bored pile. Soil is loaded up against this basement wall because the basement wall is lower than the construction site #7 Belford Street. Soil contains moisture and a water table may also be present at this depth of the construction site. This may have resulted in seepage through the eroded casing of the bored pile. A future concern may be the excess runoff that could be generated because of this construction site. More seepage could be experienced along this basement wall in the future. The basement concrete walls are in good condition nonetheless.		



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: Stairs –Fire exit – along the rear	Auditors Comments: <ul style="list-style-type: none"> Moisture has infiltrated through the casing of the bored pile. Soil is loaded up against this basement wall because it is lower than the construction site #7 Belford Street. Soil contains moisture and a water table may also be present at this depth of the construction site. This may have resulted in seepage through the eroded casing of the bored pile. A future concern may be the excess runoff that could be generated because of this construction site. More seepage could be experienced along this basement wall in the future. The basement concrete walls are in good condition nonetheless. The piles are obviously restricted to access and assessment. 		
34.		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: Roof –Fire exit – At the	Auditors Comments: <ul style="list-style-type: none"> Cracking has occurred along the roof line of this section of the fire exit. The cracking was extensive and large. Cracking needs to be monitored but is currently structurally okay. 		



Item	Photographic Evidence	Assessments	
35.		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: Driveway to #173	Auditors Comments: <ul style="list-style-type: none"> Exposed hole in concrete driveway that is not in-filled. 		
36.		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: Belford Street along construction site boundary #7	Auditors Comments: <ul style="list-style-type: none"> Telstra pit is not "at level" with existing walkway pavement. Water will retain around this pit. Cracking is also evident around the pit within the walkway pavement. 		

Item	Photographic Evidence	Assessments	
37.		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: Belford Street along construction site boundary	Auditors Comments: <ul style="list-style-type: none"> • Filler has been used to seal cracking in walkway pavement. • There is a depressed saw cut section within the concrete pit. Potentially run off may pool at this point. • Concrete kerb shows signs of wear and tear with chips taken off the top section of kerb. • Walkway pavement is scuffed up and contains small cracks. 		
38.		Assessment Type: Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <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"/>
Location: Located at the rear external wall of building	Auditors Comments: <ul style="list-style-type: none"> • Construction site soil is pushed up against the external concrete wall panels of building #173. This can lead to structural issues and may impact the integrity of the concrete wall panels. 		



Item	Photographic Evidence	Assessments	
39.		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 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: Located at the rear external wall of building	Auditors Comments: <ul style="list-style-type: none"> Construction site soil is pushed up against the external concrete wall panels of building #173. This can lead to structural issues and may impact the integrity of the concrete wall panels. Rubbish has built up at this depression in the soil. Cracking and damage has occurred to the concrete wall panel at this depression. Concrete panel wall is scuffed up and contains smaller cracks also. 		
40.		Assessment Type: Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location:	Auditors Comments: <ul style="list-style-type: none"> The current power lines have been marked for safety reasons. 		


Item	Photographic Evidence	Assessments	
41.		Assessment Type: Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location:	Auditors Comments: <ul style="list-style-type: none"> The current power lines have been marked for safety reasons. 		
42.		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 type="checkbox"/> 5 <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
Location:	Auditors Comments: <ul style="list-style-type: none"> This rigid brick wall is not a part of building #173. It is the external wall face of the building that is located next to #173 in question. This cracking is major and extends from almost the ground level to the top of the wall. The structural integrity of this wall should be assessed before construction continues; as collapse could be a major disaster for the workers of the construction site and also building #173. 		

Item	Photographic Evidence	Assessments	
43.		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 type="checkbox"/> 5 <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
Location: Rear external wall of building	Auditors Comments: <ul style="list-style-type: none"> • Timber formwork has fallen out of place. • Concrete wall panel is exposed. It is cracking at the bottom and top of the concrete wall panel. • The separate brick wall has also experienced excessive cracking. • This is an exposed concrete wall panel that sticks out from the continuous external concrete wall. A structural or foundation specialist engineer should assess the cracking in the brick wall before major construction begins. The concrete wall panel should also be assessed and repaired if necessary. 		
44.		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 type="checkbox"/> 5 <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
Location: South boundary of	Auditors Comments: <ul style="list-style-type: none"> • Formwork is poorly finished and has collapsed. • Concrete panel has cracked at the base. Should be assessed and then repaired. 		

Item	Photographic Evidence	Assessments	
45.		Assessment Type: Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" 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 type="checkbox"/> 5 <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
Location: Rear external wall of building	Auditors Comments: <ul style="list-style-type: none"> This rigid brick wall is not a part of building #173. It is the external wall face of the building that is adjoined to #173. This cracking is major and extends from almost the ground level to the top of the wall. The structural integrity of this wall should be assessed before construction continues; as collapse could be a major disaster for the workers of the construction site and also building #173. 		
46.		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: Rear external wall of building	Auditors Comments: <ul style="list-style-type: none"> Concrete wall panel is sticking out and does not finish evenly with the remaining wall structure. Formwork and fillers are clearly sticking out of the excessive expansion gaps. The concrete panel has also been chipped and is damaged throughout the panel. This panel should be properly assessed and fixed appropriately; as this panel is located along the corresponding critical wall that comprises the rear wall of the building #173 and the northern boundary of #7 construction site. This may result in cracking along other concrete panels of this wall if not assessed and properly fixed. 		

Item	Photographic Evidence	Assessments	
47.		Assessment Type: Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Foyer section of building	Auditors Comments: <ul style="list-style-type: none"> Flooring is in good condition, the tiling restricted access to properly assess the slab for current-state cracking. 		
48.		Assessment Type: Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Exit from Foyer to	Auditors Comments: <ul style="list-style-type: none"> Ceiling plaster is in very good condition and had no visible cracking. Glass panel walls are also in excellent condition. 		

Item	Photographic Evidence	Assessments	
49		Assessment Type: Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Exit from Foyer to	Auditors Comments: <ul style="list-style-type: none"> Flooring is in good condition. Walls also show no visible signs of cracking. 		
50.		Assessment Type: Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location: Foyer section of building	Auditors Comments: <ul style="list-style-type: none"> Foyer is in excellent condition. The glass backed panels that cover the concrete walls restricted access to assess any cracking of the concrete walls. Glass backed walls are in extremely good condition. 		

Item	Photographic Evidence	Assessments	
51.		Assessment Type: Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		Impact Category: 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Location:	Auditors Comments: <ul style="list-style-type: none"> General view of construction works at #7 Belford Street 		

Part 4: General Condition Photos



Part 5: Terms and Conditions

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

Please 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

Service | Quality | Value