



# Dilapidation Survey Report

1 Sample Street, Melbourne VIC 3022

- ✓ 30+ Years' Experience In Reporting Services
- ✓ Our Quality Reports Make Roscon The Number #1 Choice
- ✓ We conduct onsite audits including photos, not desktop audits
- ✓ ISO 9001 Accredited Systems & Procedures
- ✓ 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

<b>Name</b>	XXX
<b>Company</b>	Owenrs Corporation
<b>Address</b>	XXX

## Inspected & Compiled by

<b>Inspector ID</b>	SAM-198
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9 March 2017

Dear XXX,

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

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

The attached report includes the following:

<b>Part 1</b>	Inspection Notes
<b>Part 2</b>	Introduction
<b>Part 3</b>	Detailed Dilapidation Survey Report – 1 Sample Street, Melbourne VIC 3022
<b>Part 4</b>	Terms and Conditions

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

Yours Sincerely

**Roscon Property Services Pty Ltd**



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



## Part 1: Inspection Notes

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

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, walls, tiled and concrete flooring.

The report is exclusively for the use of property, 1 Sample Street, Melbourne VIC 3022 and is not to be used for any other purpose. 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. 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. The existence of asbestos products or other hazardous material if applicable, 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 and also the existing conditions of the footpaths, street and nearby fences.

Overall, there are minimal to no movement that have occurred to the building, the general condition of the floor in this property ranges from hairline cracks to minor chips. Please refer to Part 3 for a more detailed report with photographic evidence.

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

## Part 2: Introduction

1. This report is intended to record the current condition of 1 Sample Street, Melbourne VIC 3022 prior to construction works commencing opposite at 2 Sample Street, Melbourne VIC 3022.
2. The site inspection was carried out on 26<sup>th</sup> Feb 2017. The weather during the course of inspection was fine with sunny skies for the most part of the day.
3. This report of condition contains the following definitions and their descriptions are as follows:
  - **Good** – No signs of wear of tear and able to perform the function for which it was installed.
  - **Fair** – Showing signs of wear/soiling but still serviceable and functioning adequately.
  - **Poor** – Subject to hard and long term wear with repair and/or renovation generally necessary.
4. The below tables identify the classification of cracks and their sizes in relation to building elements.

### a) Classification of Identified Defects with Reference to Walls

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



## b) Classification of Damage to Concrete Floors

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



Sample Only

## Part 3: Detailed Dilapidation Survey Report

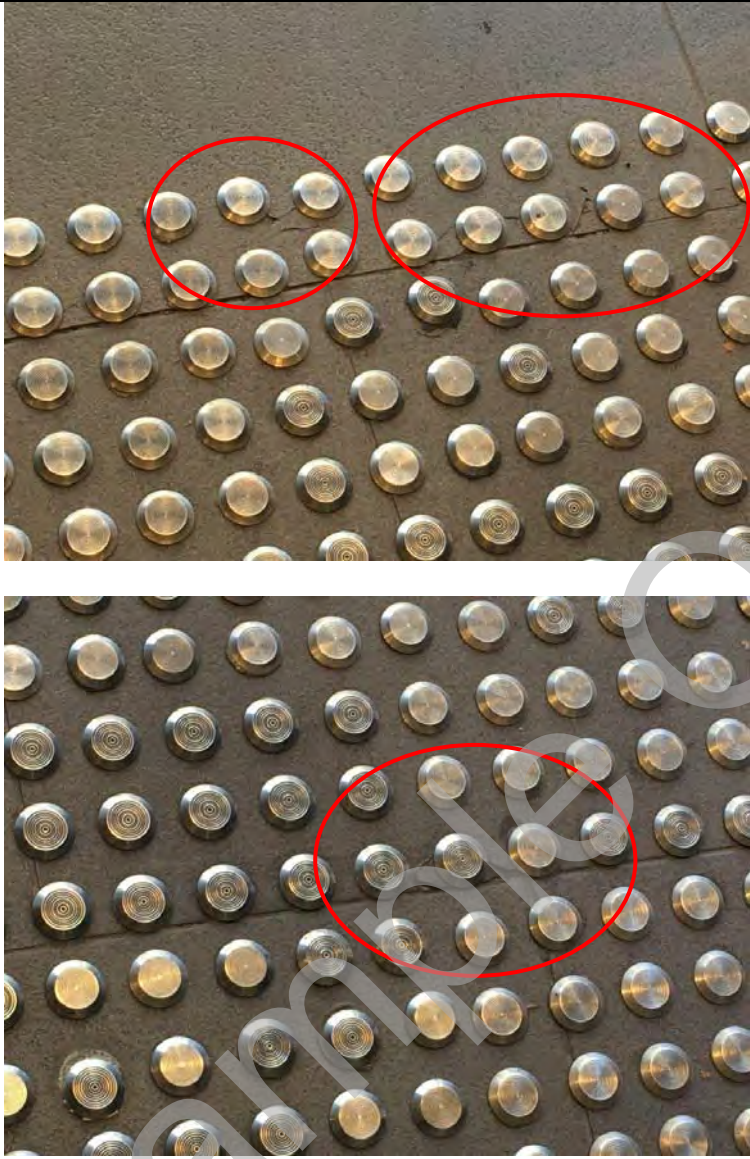
1 Sample Street, Melbourne VIC 3022


Item	Photographic Evidence	Assessments	
1.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Entrance	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>General view of the property's entrance.</li> <li>General condition of the property's entrance was good.</li> </ul>		
2.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Entrance – Northern Side	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Existing gap was found between the tiled floor and wall.</li> <li>Minor crack and chipping of wall was also visible.</li> </ul>		



Item	Photographic Evidence	Assessments	
3.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Entrance – Northern Side	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Minor crack and chipping of wall was visible at the northern corner of the wall at the entrance.</li> </ul>		
4.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Entrance – Southeast Side	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Existing deteriorated grout was visible situated between the tiled floor and glazed window.</li> </ul>		

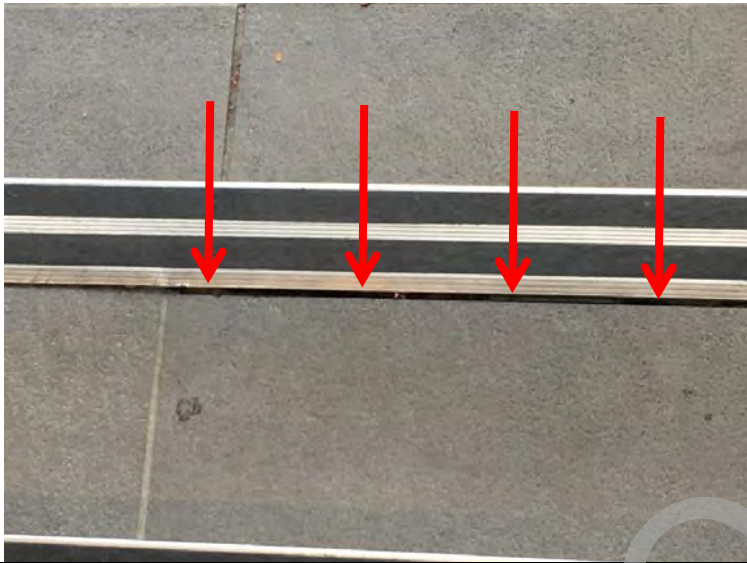


Item	Photographic Evidence	Assessments	
5.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  1 <input checked="" 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"/>
<b>Location:</b> Entrance	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Minor cracking and normal wear and tear of the tiled floor at the entrance on tactile surface.</li> </ul>		

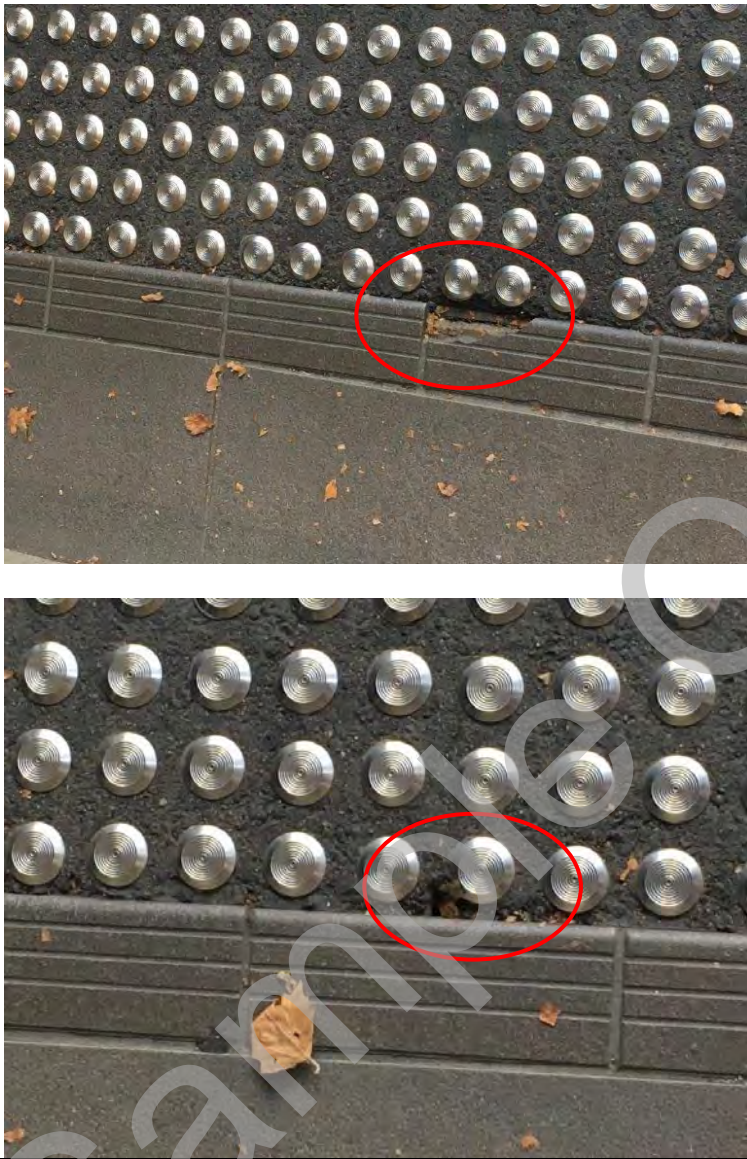
Item	Photographic Evidence	Assessments	
6.		<u>Assessment Type:</u>  Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<u>Impact Category:</u>  1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<u>Location:</u> Entrance	<u>Auditors Comments:</u> <ul style="list-style-type: none"> <li>Hairline cracks were visible on the floor tile of the entrance.</li> </ul>		



Sample only




Item	Photographic Evidence	Assessments	
7.		<b>Assessment Type:</b>  Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>Location:</b> Entrance - Staircase	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Gap was present between the nosing and the step</li> </ul>		





Item	Photographic Evidence	Assessments	
8.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Entrance – Staircase landing	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Cracking at the edge of the floor tile was visible</li> <li>A crack/indentation of the asphalt was evident.</li> </ul>		

Item	Photographic Evidence	Assessments	
9.		<b>Assessment Type:</b>  Good Fair Poor	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>Location:</b> Entrance – Staircase landing	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Concrete footpath has minor cracks and is discoloured near the entrance gate of Unit 2.</li> <li>Concrete slab in front of entrance gate generally shows signs of wear and tear.</li> </ul>		
10.		<b>Assessment Type:</b>  Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>Location:</b> Entrance – Near council footpath	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Concrete surface has minor cracks and indentation.</li> </ul>		







Item	Photographic Evidence	Assessments	
11.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Sample Street - Pavement	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Gap was visible between the asphalt pavement and wall.</li> <li>Rendering of wall is generally good, asphalt floor is heavily stained.</li> </ul>		





Item	Photographic Evidence	Assessments	
12.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Sample Street – Pavement	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Cracking of the asphalt was evident outside the entrance of the property.</li> </ul>		
13.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Sample Street - Pavement	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Parts of asphalt pavement in front of the property was poorly finished.</li> <li>Cracks were evident at the boundary between property footpath and council footpath.</li> </ul>		





Item	Photographic Evidence	Assessments	
14.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Sample Street – Pavement	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>General view of the council footpath.</li> </ul>		
15.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Sample Street – Pavement	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Minimal cracking (approx. 1-2mm) is noted at the corner of the service pit on the council footpath.</li> </ul>		

Item	Photographic Evidence	Assessments	
16.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Sample Street – Pavement	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Existing raised edge was visible between wall and asphalt pavement.</li> </ul>		
17.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Carpark Entrance	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>General view of the entrance of the carpark.</li> <li>The condition of this area was poor with raised sections, signs of wear and tear with existing chips and cracks.</li> </ul>		

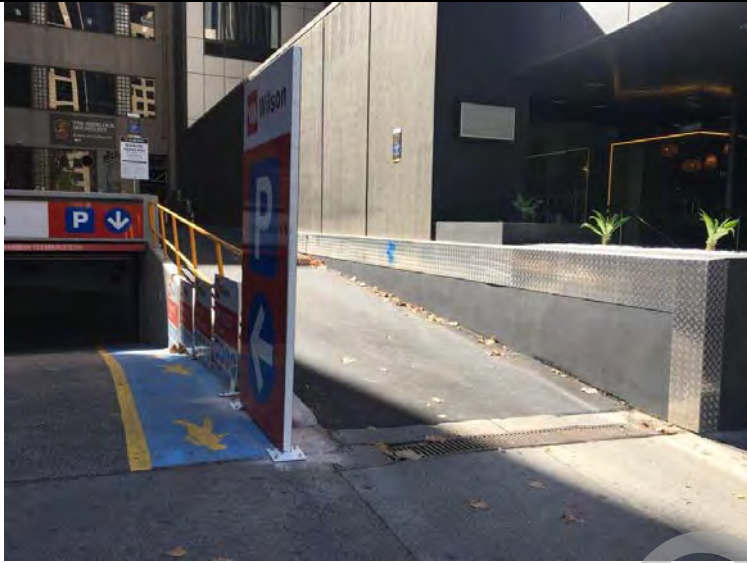



Item	Photographic Evidence	Assessments	
18.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		<b>Impact Category:</b>  1 <input type="checkbox"/> 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"/>
<b>Location:</b> Carpark Entrance	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Cracking and indentation of a concrete section.</li> <li>Asphalt and concrete surface are not at the same level.</li> <li>Patchwork is evident on the asphalt driveway.</li> </ul>		
19.		<b>Assessment Type:</b>  Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Carpark Entrance	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Hairline cracks (approx. 1-2mm) and chipping of concrete were found on the surface.</li> </ul>		

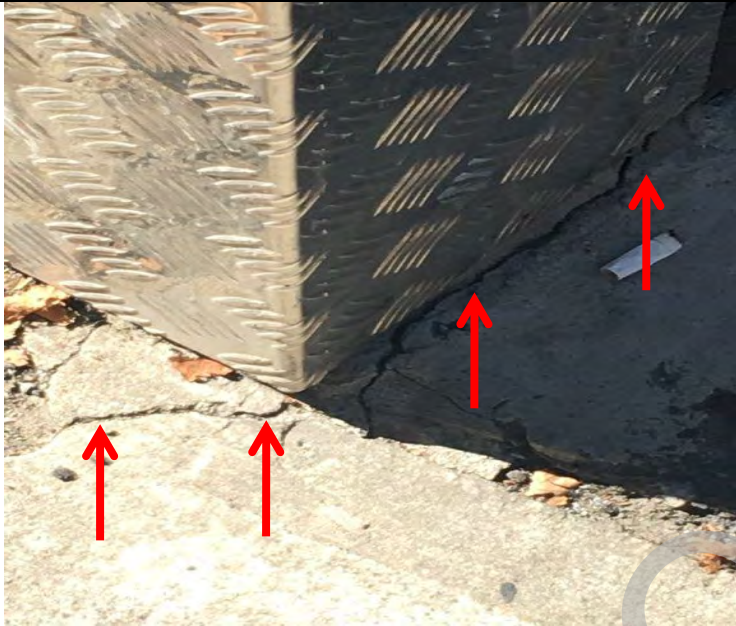





Item	Photographic Evidence	Assessments	
20.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>	<input checked="" type="checkbox"/>
		<b>Impact Category:</b>  1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>Location:</b> Front Entrance	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Cracks and chipping of concrete were found on the surface.</li> <li>Surface was generally in poor condition.</li> </ul>		
21.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Front Entrance	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Chipping and minor indentation of concrete was evident.</li> </ul>		



Item	Photographic Evidence	Assessments	
22.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Northwest Boundary	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>General view of the entrance to the northwest boundary of the property.</li> <li>Overall condition of this area was fairly good.</li> </ul>		
23.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Northwest Boundary	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Cracking of the concrete surface were noted throughout the entrance of the area located at the northwest boundary.</li> </ul>		



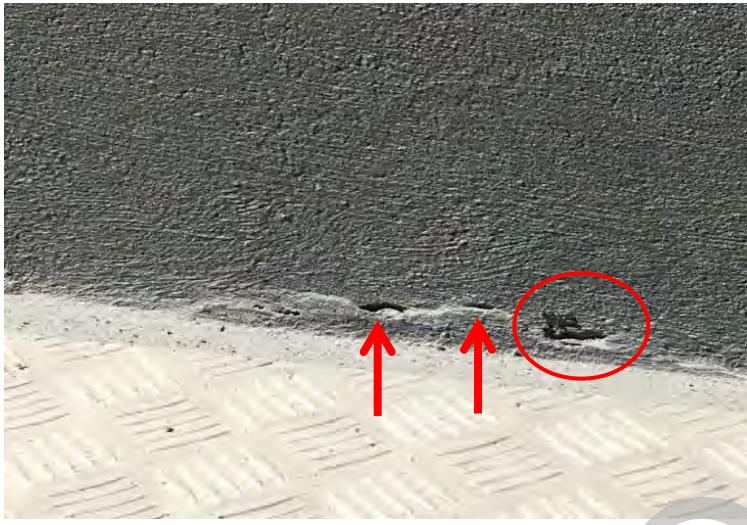

Item	Photographic Evidence	Assessments	
24.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  1 <input type="checkbox"/> 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"/>
<b>Location:</b> Northwest Boundary	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Cracking had occurred at the bottom corner wall of the building.</li> </ul>		
25.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Northwest Boundary	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Gap was visible between the asphalt pavement and rendered wall.</li> <li>Signs of minor cracking was also evident.</li> </ul>		


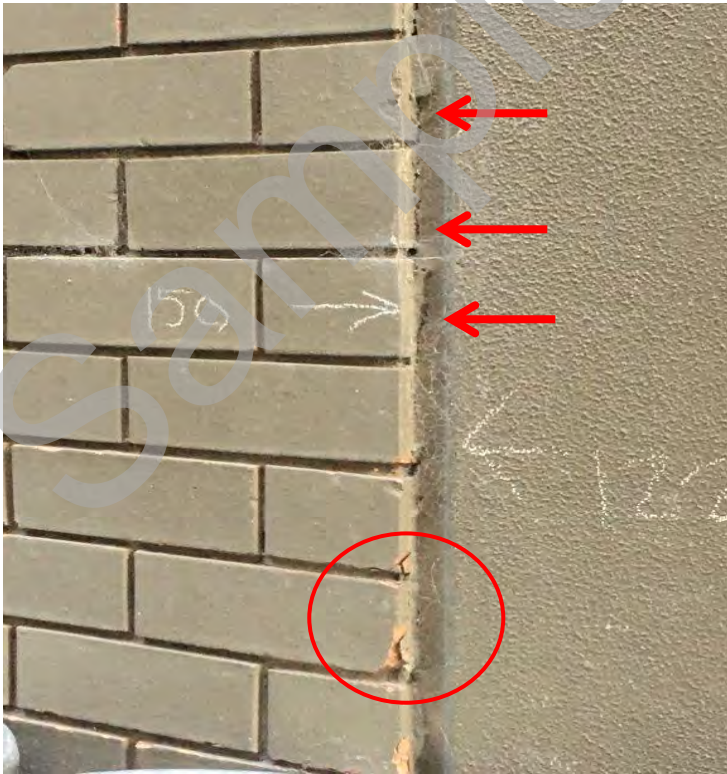
Item	Photographic Evidence	Assessments	
26.	 	<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		<b>Impact Category:</b>  1 <input type="checkbox"/> 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"/>
<b>Location:</b> Northwest Boundary	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Chipping of the concrete at the corners of the strip drain were evident, shows signs of cracking.</li> </ul>		



Item	Photographic Evidence	Assessments	
27.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Northwest Boundary	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>The railing was badly damaged as it appears to be bent, most likely due to a collision with a vehicle</li> <li>Cracking and chipping had occurred at the bottom of the pole structure that is supporting the rail.</li> </ul>		




Item	Photographic Evidence	Assessments	
28.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Northwest Boundary	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Chipping and cracking of the rendered wall was evident at the side of the driveway.</li> </ul>		
29.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Northwest Boundary	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Impact damage on metal protection sheet to the rendered wall along the driveway.</li> </ul>		



Item	Photographic Evidence	Assessments	
30.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Northwest Boundary	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>General view of northwest boundary.</li> </ul>		
31.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Northwest Boundary	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Minor cracks and chipping were evident along the northwest façade of the building.</li> </ul>		





Item	Photographic Evidence	Assessments	
32.	 	<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<b>Impact Category:</b>  1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>
<b>Location:</b> Northwest Boundary	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>• Wide cracks were evident at the bottom of the rendered wall.</li> <li>• Walls are generally clean.</li> </ul>		




Item	Photographic Evidence	Assessments	
33.		<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> Northwest Boundary Wall	<u>Auditors Comments:</u> <ul style="list-style-type: none"> <li>Minor cracking on the flexible caulking on the control joint on bottom and top of rendered wall at the northwest boundary wall.</li> </ul>		

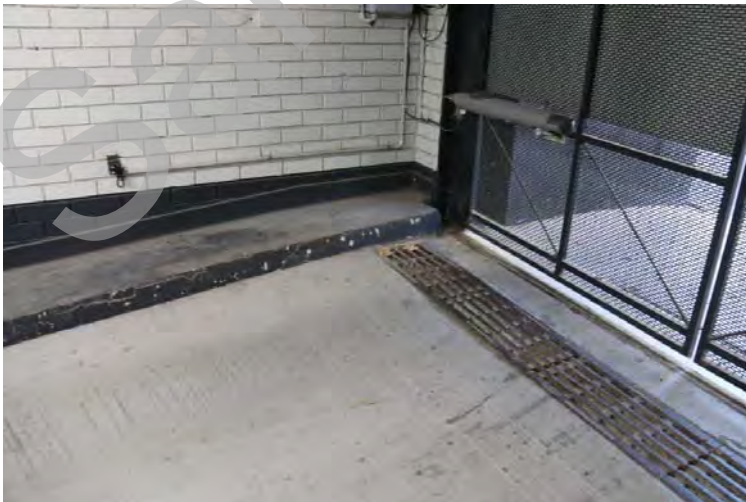
Item	Photographic Evidence	Assessments	
34.		<b>Assessment Type:</b>  Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>Location:</b> Northwest Boundary Wall	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Exhaust fan vent cover was found to be slightly detached from the face of the wall.</li> </ul>		
35.		<b>Assessment Type:</b>  Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>Location:</b> Northwest Boundary Wall	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Expansion joints in between of brick panels had visible distress.</li> </ul>		



Item	Photographic Evidence	Assessments	
36.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Northwest Boundary Wall	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Minor chippings were found on the face of the wall.</li> </ul>		
37.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Northwest Boundary Wall	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Chipping of concrete at the bottom face of the wall, shows signs of cracking.</li> </ul>		

Item	Photographic Evidence	Assessments	
38.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Carpark Entrance	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>• Rusting of metal lintel on the soffit and gate at the entrance of the carpark was evident.</li> <li>• Poor rendering of side of the soffit.</li> <li>• General condition of the soffit was poor.</li> </ul>		




Item	Photographic Evidence	Assessments	
39.	  	<p><b>Assessment Type:</b></p> <p>Good <input type="checkbox"/></p> <p>Fair <input checked="" type="checkbox"/></p> <p>Poor <input type="checkbox"/></p>	<p><b>Impact Category:</b></p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>
<p><b>Location:</b> Basement Carpark</p>	<p><b>Auditors Comments:</b></p> <ul style="list-style-type: none"> <li>General views of the basement carpark.</li> </ul>		

Item	Photographic Evidence	Assessments	
40.		<u>Assessment Type:</u>  Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<u>Impact Category:</u>  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"/>
<b>Location:</b> Basement Carpark	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Minor cracking of the concrete surface was evident throughout the basement.</li> </ul>		




Item	Photographic Evidence	Assessments	
41.	  	<p><b>Assessment Type:</b></p> <p>Good <input type="checkbox"/></p> <p>Fair <input type="checkbox"/></p> <p>Poor <input checked="" type="checkbox"/></p>	<p><b>Impact Category:</b></p> <p>1 <input checked="" type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p> <p>5 <input type="checkbox"/></p>
<p><b>Location:</b> Basement Carpark</p>	<p><b>Auditors Comments:</b></p> <ul style="list-style-type: none"> <li>Sealant of the concrete surface had signs of wear and tear.</li> </ul>		

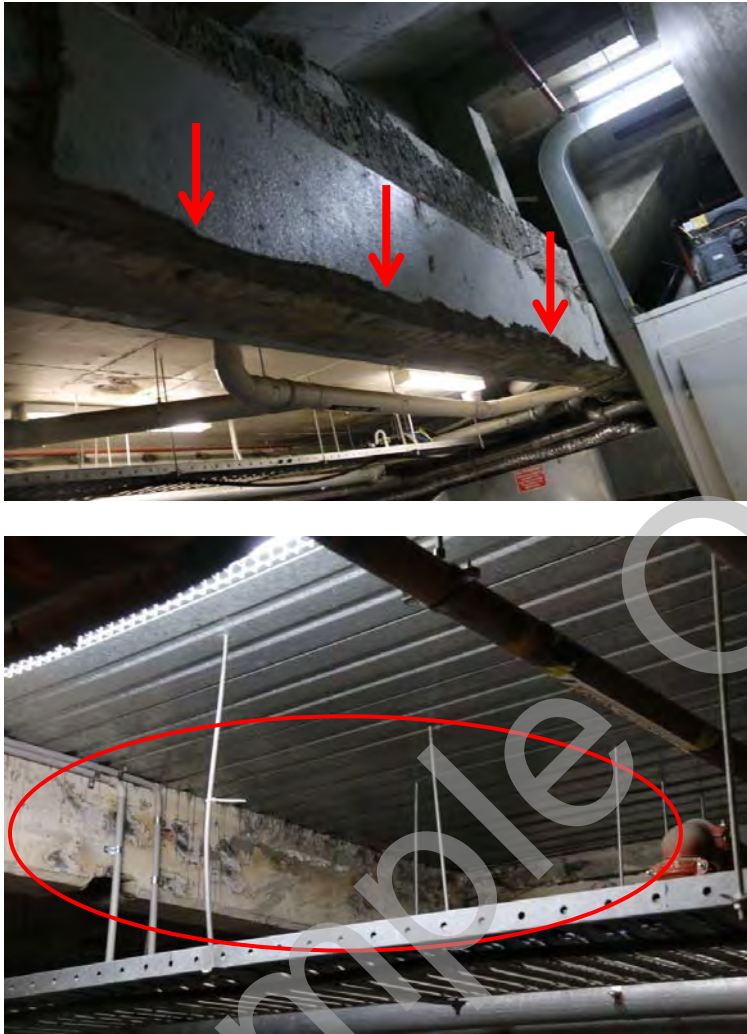
Item	Photographic Evidence	Assessments	
42.		<b>Assessment Type:</b>  Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>Location:</b> Basement Carpark	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Kerb and wall shows signs of cracking and chipping on the right side, upon entering the carpark.</li> <li>Walls are stained.</li> </ul>		





Item	Photographic Evidence	Assessments	
43.		<b>Assessment Type:</b>  Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
			
<b>Location:</b> Basement Carpark	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Several sections of the soffit in the basement was found to be deteriorating and tearing.</li> </ul>		

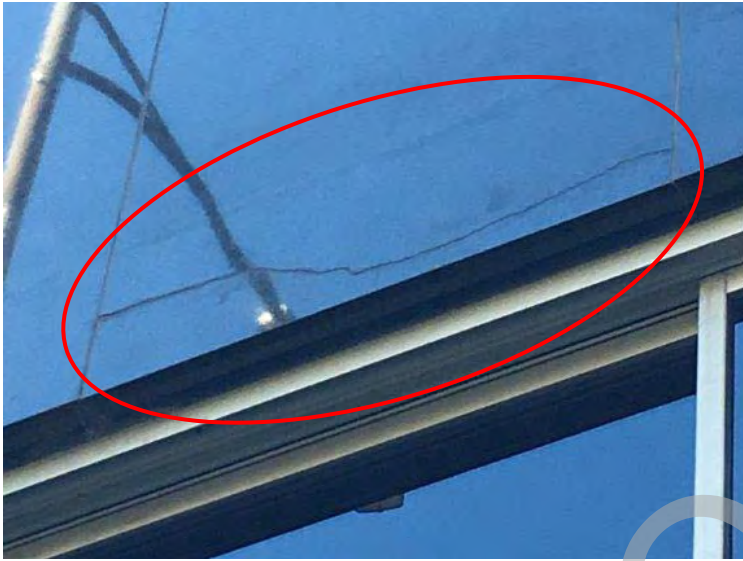

Item	Photographic Evidence	Assessments	
44.		<b>Assessment Type:</b>  Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>Location:</b> Basement Carpark	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Concrete beam and soffit had existing damages involving chippings and broken structures.</li> <li>One of the damages was exposing the reinforcement.</li> </ul>		




Item	Photographic Evidence	Assessments	
45.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Bathroom	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Chipping and damages of concrete structure on the wall near parking spot 11C was noted.</li> <li>Overall, the ceiling throughout the carpark was in a poor condition.</li> </ul>		

Item	Photographic Evidence	Assessments	
46.	 	<b>Assessment Type:</b>  Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>Location:</b> Basement	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Minor stains and hairline crack on one of the tiles was noted.</li> </ul>		






Item	Photographic Evidence	Assessments	
47.	 	<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Front Facade	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Cracking has occurred at two sections of the tiled wall cladding that ranges from minor to distinct cracks.</li> <li>Condition of the front façade was overall fair.</li> </ul>		

Item	Photographic Evidence	Assessments	
48.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Front Facade	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Aluminium panels were noted to be bent/dented from the drone footage</li> <li>Affected levels: Levels 2-8, Levels 19-22</li> </ul>		

Sample Only





Item	Photographic Evidence	Assessments	
49.		<b>Assessment Type:</b>  Good Fair Poor	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
		<b>Impact Category:</b>  1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>Location:</b> Northwest Façade	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Dirt and minor staining was noted at the top of the aluminium panels in levels 24 and 25 respectively.</li> </ul>		



Item	Photographic Evidence	Assessments	
50.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<b>Impact Category:</b>  1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>
<b>Location:</b> Northwest Facade – Level 27	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Dent was found on the bottom of the aluminium cladding panel located in level 27.</li> </ul>		
51.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>	<b>Impact Category:</b>  1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>
<b>Location:</b> Northwest Façade – Level 25	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Marks were evident on the side of the aluminium cladding from the drone footage.</li> <li>Slight dent was noted on the top of aluminium panel.</li> </ul>		




Item	Photographic Evidence	Assessments	
52.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Northwest Façade – Level 4	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Signs of chipping was seen occurring at the back of the aluminium panel.</li> <li>White stains were noted on the rendered wall located at the bottom of the window.</li> </ul>		
53.		<b>Assessment Type:</b>  Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		<b>Impact Category:</b>  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"/>
<b>Location:</b> Northwest Façade – Level 1	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Signs of efflorescence was evident on the wall.</li> <li>Cracking of the tile was also noted.</li> </ul>		

Item	Photographic Evidence	Assessments	
54.		<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> Level 1 Balcony	<u>Auditors Comments:</u> <ul style="list-style-type: none"> <li>One of the tiles had a deeper contrast compared to the rest of the tiles.</li> <li>Cracking of the tile was also noted.</li> </ul>		
55.		<u>Assessment Type:</u>  Good Fair Poor	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
		<u>Impact Category:</u>  1 2 3 4 5	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<u>Location:</u> Northwest Façade – Level 2	<u>Auditors Comments:</u> <ul style="list-style-type: none"> <li>The condition of the windows was exceptionally dirty compared to the rest of the windows on this façade.</li> </ul>		



Item	Photographic Evidence	Assessments
56.		<div> <b>Assessment Type:</b>             Good <input type="checkbox"/>            Fair <input checked="" type="checkbox"/>            Poor <input type="checkbox"/> </div> <div> <b>Impact Category:</b>             1 <input checked="" type="checkbox"/>            2 <input type="checkbox"/>            3 <input type="checkbox"/>            4 <input type="checkbox"/>            5 <input type="checkbox"/> </div>
<b>Location:</b> West Façade – Level 7	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Dents and damages on the aluminium panel in level 7 were evident.</li> </ul>	
57.		<div> <b>Assessment Type:</b>             Good <input type="checkbox"/>            Fair <input checked="" type="checkbox"/>            Poor <input type="checkbox"/> </div> <div> <b>Impact Category:</b>             1 <input checked="" type="checkbox"/>            2 <input type="checkbox"/>            3 <input type="checkbox"/>            4 <input type="checkbox"/>            5 <input type="checkbox"/> </div>
<b>Location:</b> West Façade – Levels 5 & 6	<b>Auditors Comments:</b> <ul style="list-style-type: none"> <li>Aluminium panels that are situated at the corner of both level 5 and 6 had dents and was slightly damaged.</li> </ul>	

Item	Photographic Evidence	Assessments	
58.		<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 checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<u>Location:</u> West Façade – Level 3	<u>Auditors Comments:</u> <ul style="list-style-type: none"> <li>Dents and damages on the aluminium panel in level 3 were evident.</li> </ul>		

Sample Only



## 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.

Sample Only

### Roscon Property Services

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