

Dilapidation Inspection

Provided By



SURE Building Inspections

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Inspection Address



Report Information

Client Information

Client Name

Email

Total Fee

Inspection Information

Report/Agreement #

Inspection Date:

Inspection Time:

Dilapidation Inspection Report

The Scope of the Inspection: This Dilapidation Inspection report complies with Australian Building Standards AS 4349.0-2007 Inspection of Buildings: General Requirements. The purpose of the inspection is to evaluate existing cracks at the property at the time of the inspection.

Only the client as detailed in "Client Information" should rely on this report. If this report has been issued to you by a third party, you are not to rely on its findings or content.

If the property is part of a Strata or Company Title, then Appendix "B" of Australian Standard 4349.1-2007 applies.

Special Requirements: Unless stated otherwise in the report, it is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

Inspection Agreement: This report is subject to the terms, scope, description and limitations of the inspection agreement that was entered into prior to the inspection being performed. (Note: This agreement may have been entered into by your solicitor/conveyancer or other agent). If you are unsure in any way as to how that inspection agreement impacts this inspection and report, please seek clarification prior to committing to the property. The agreement can be reviewed here: surebuildinginspections.au/terms-conditions

Changes to the Inspection Agreement: Unless stated otherwise in the report, it is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of the pre-inspection agreement and the scope of this inspection report.

Please read the entire report. Refer to the terms & conditions as they form part of the report.

Areas to be Inspected and Restrictions

This is a dilapidation report documenting the existing cracks to the structure condition of the subject property.

We note that our observations are visual and are carried out to all readily accessible external and/or internal areas of the subject property as instructed by the Client. The inspection does not include areas obscured by fixtures, fittings, furniture, floor coverings, or wall finishes. All observations of the external façade are made from the ground only and do not include areas obscured by vegetation.

The purpose of a dilapidation survey is to itemise and photograph the existing condition of a building's fabric and structure. The survey is commonly undertaken prior to the commencement of construction works that are to be carried out within the vicinity of the subject property. If required, a follow up survey can be undertaken at the end of the construction so as to identify the extent of any change to the condition of the building.

Visual Inspection Only

Unless otherwise agreed, this is a visual inspection only limited to those areas and sections of the property fully accessible and visible to the inspector 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/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards and other areas that are concealed or obstructed. The inspector did not dig, gouge, force or perform any other invasive procedures. The property owner must provide written permission for invasive inspection to take place.

Very Important Note

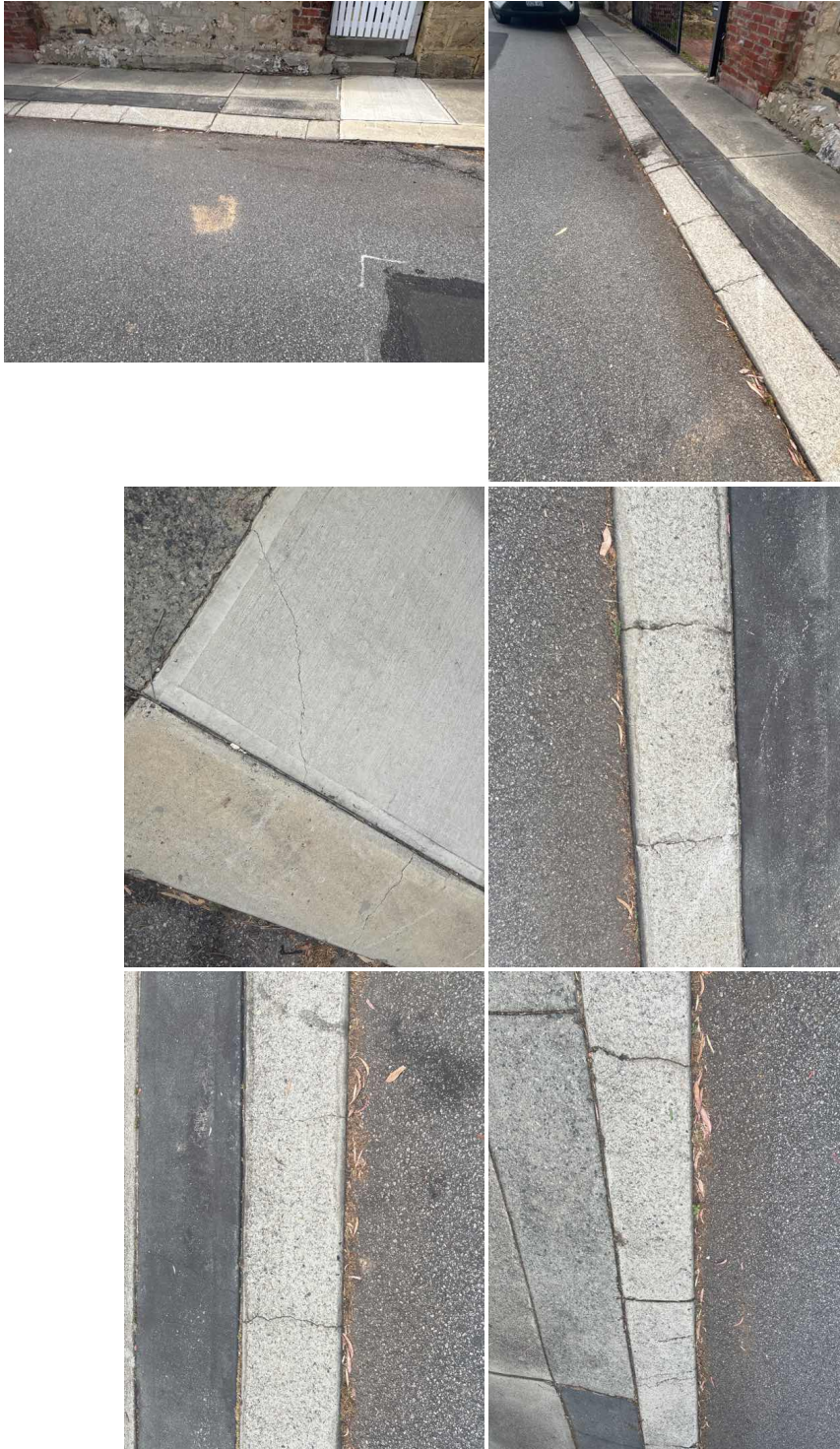
In the event that areas where access could not be gained e.g. locked areas or rooms where physical access could not be gained, defects may be present but not seen. Access should be provided and a follow up or re-inspection should be undertaken.

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*i***STREET 1 (ZONE OF INFLUENCE)****Condition Of Surfaces Along Elevation****Path**

Cracking 1mm - 5mm (Typical).

**Road**

Cracking 5mm - 10mm





SITE

Condition Of Surfaces or Walls

Driveway

No cracking observed.



Path/s

Cracking 5mm - 10mm





Brick Fence

Cracking 5mm - 10mm

Section of rear garden limestone wall is leaning.

1.7m high wall approximately 60mm out of plumb.





Retaining Wall/s
Cracking 1mm - 5mm







EXTERIOR

North Elevation

Eaves / Linings

No cracking observed - typical age related defects.



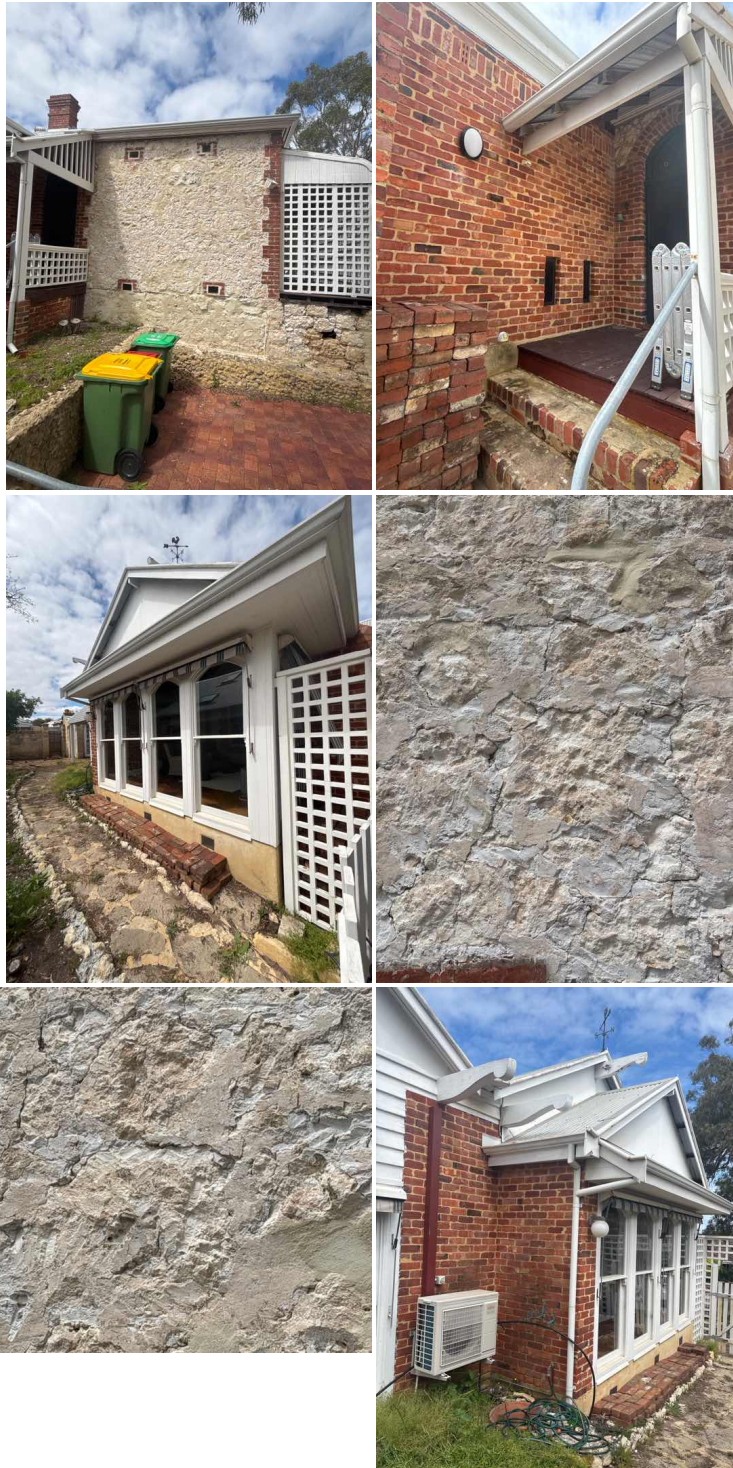
Walls

Numerous Hairline mortar cracks observed.

Cracking 0.01mm - 0.5mm

Brick cracking to areas observed.

Not considered to be of structural concern.





West Elevation

Walls

No cracking observed.



South Elevation

Eaves / Linings

No cracking observed.





Walls

Cracking 0.5mm - 1mm

Areas of mortar / render deterioration noted.

This is age related.







Serviceability Defects

Rust observed to lintel. This may contribute to cracking in the immediate area.



East Elevation

Eaves / Linings

No cracking observed - Age related defects present.



Walls

Brick cracking to areas observed.

Not considered to be of structural concern.





Chimney.

Brickwork

No cracking observed.



Verandah

Walls / Base Walling

Areas of mortar / limestone block deterioration noted.

This is age related - With cracking and movement observed.





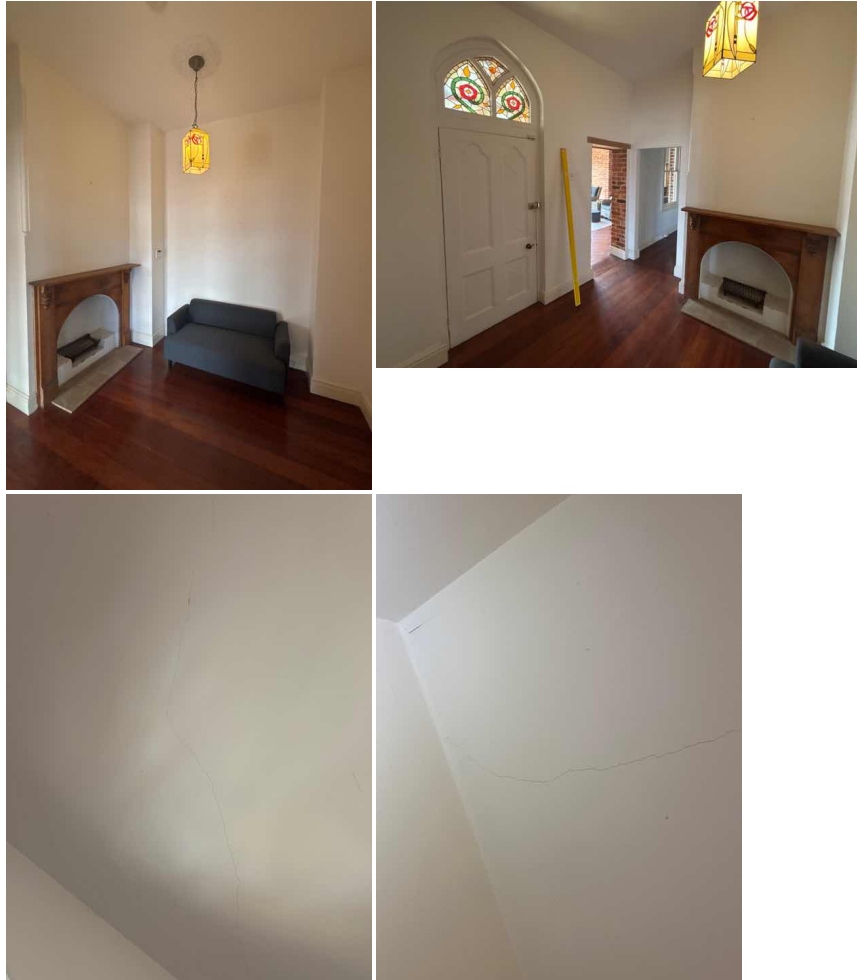
INTERIOR

Entry

Ceiling

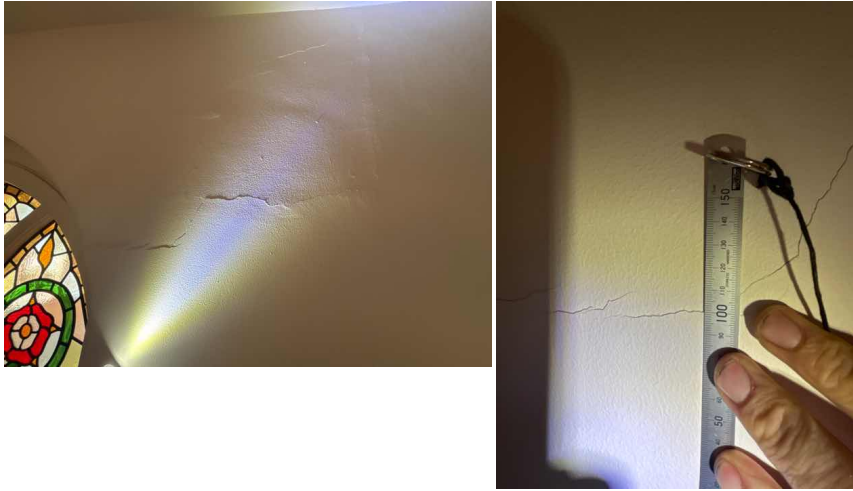
Cracking 0.01mm - 0.5mm

General View



Northern Wall

Cracking 0.01mm - 0.5mm



Hallway.

Ceiling

Hairline crack less than 0.01mm

Overview



Northern Wall

Cracking 0.01mm - 0.5mm



Western Wall

No cracking observed

Southern Wall

No cracking observed

Eastern Wall

No cracking observed

Floor

No cracking observed

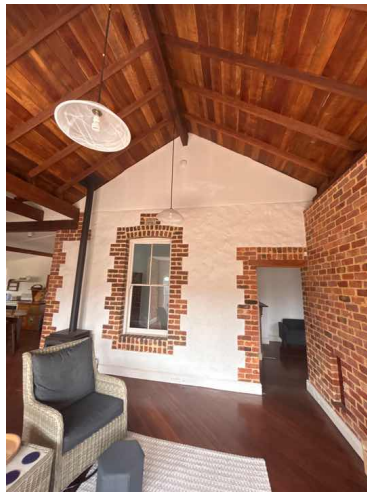
Combined Living and Meals Room

Ceiling

No cracking observed

Overview





Northern Wall

No cracking observed

Western Wall

No cracking observed

Southern Wall

No cracking observed

Eastern Wall

No cracking observed

Floor

No cracking observed

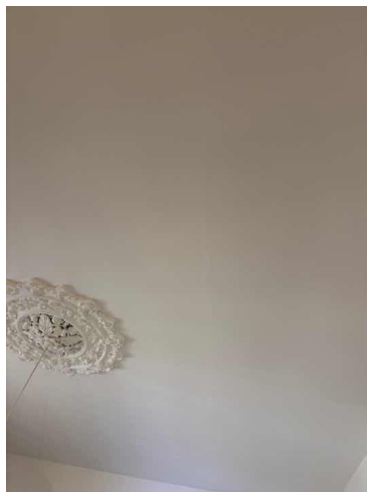
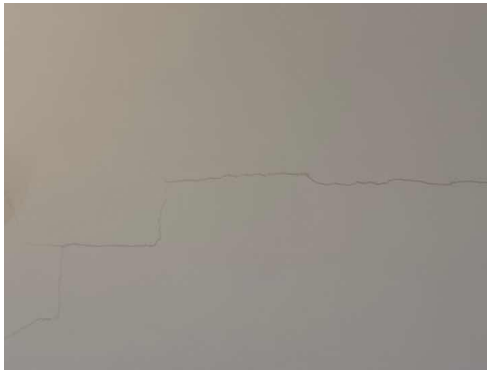
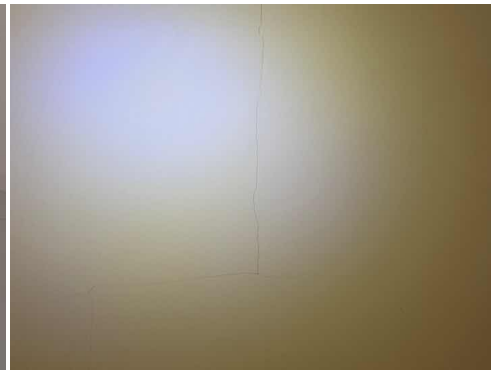
Master Bedroom

Ceiling

Cracking 0.01mm - 0.5mm

General View

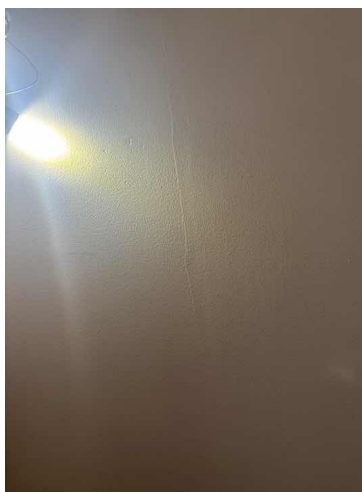






Western Wall

Cracking 0.01mm - 0.5mm



Southern Wall

Cracking 0.5mm - 1mm



Eastern Wall

No cracking observed

Floor

No cracking observed

Bedroom 2

Ceiling

Hairline crack less than 0.01mm

Cracking 0.5mm - 1mm

Overview





Northern Wall

No cracking observed

Western Wall

Cracking 1mm - 5mm



Eastern Wall

Cracking 0.5mm - 1mm



Floor

No cracking observed



BATHROOMS

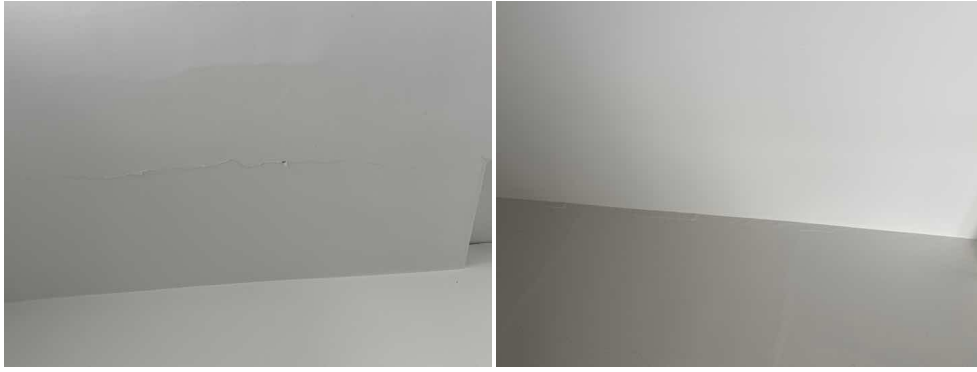
Bathroom

Ceiling

Cracking 1mm - 5mm

Overview



**Northern Wall**

No cracking observed

Western Wall

No cracking observed

Southern Wall

Cracking 1mm - 5mm



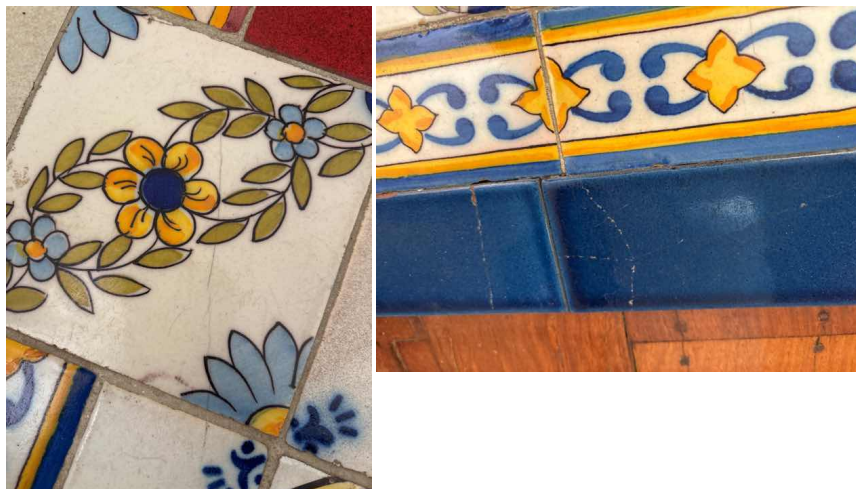


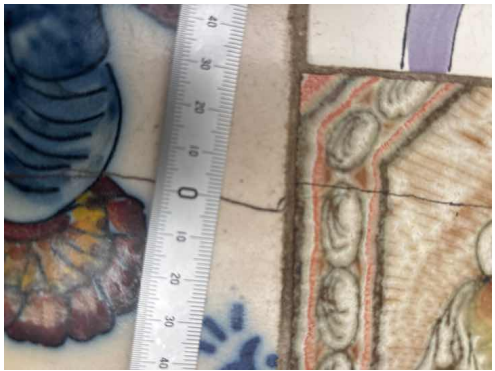
Eastern Wall

No cracking observed

Floor

Cracking 0.01mm - 0.5mm







KITCHEN & LAUNDRY

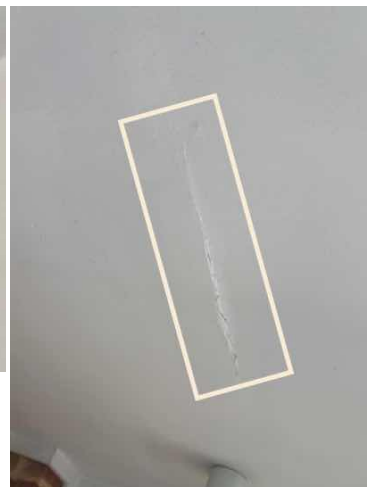
Kitchen

Ceiling

Hairline crack less than 0.01mm

Cracking 0.5mm - 1mm

General View



Northern Wall

No cracking observed

Western Wall

No cracking observed

Southern Wall

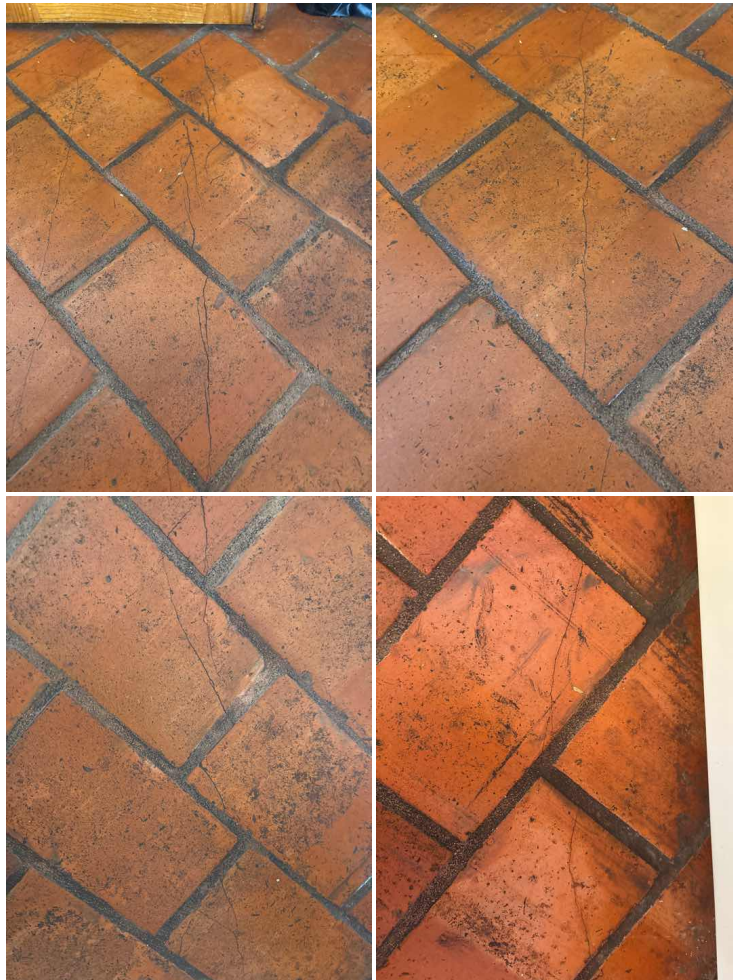
No cracking observed

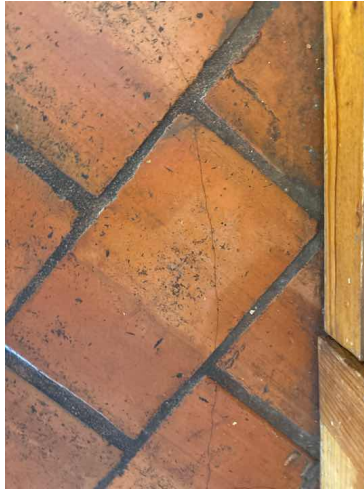
Eastern Wall

No cracking observed

Floor

Cracking 0.5mm - 1mm







ROOF VOID

Roof Void Walls

Northern Wall

No cracking observed



Western Wall

No cracking observed



Southern Wall

No cracking observed

**Eastern Wall**

No cracking observed





SUBFLOOR

Piers/Stumps and Foundation Walls

Piers/Stumps

No cracking observed

Foundations Wall

No cracking observed

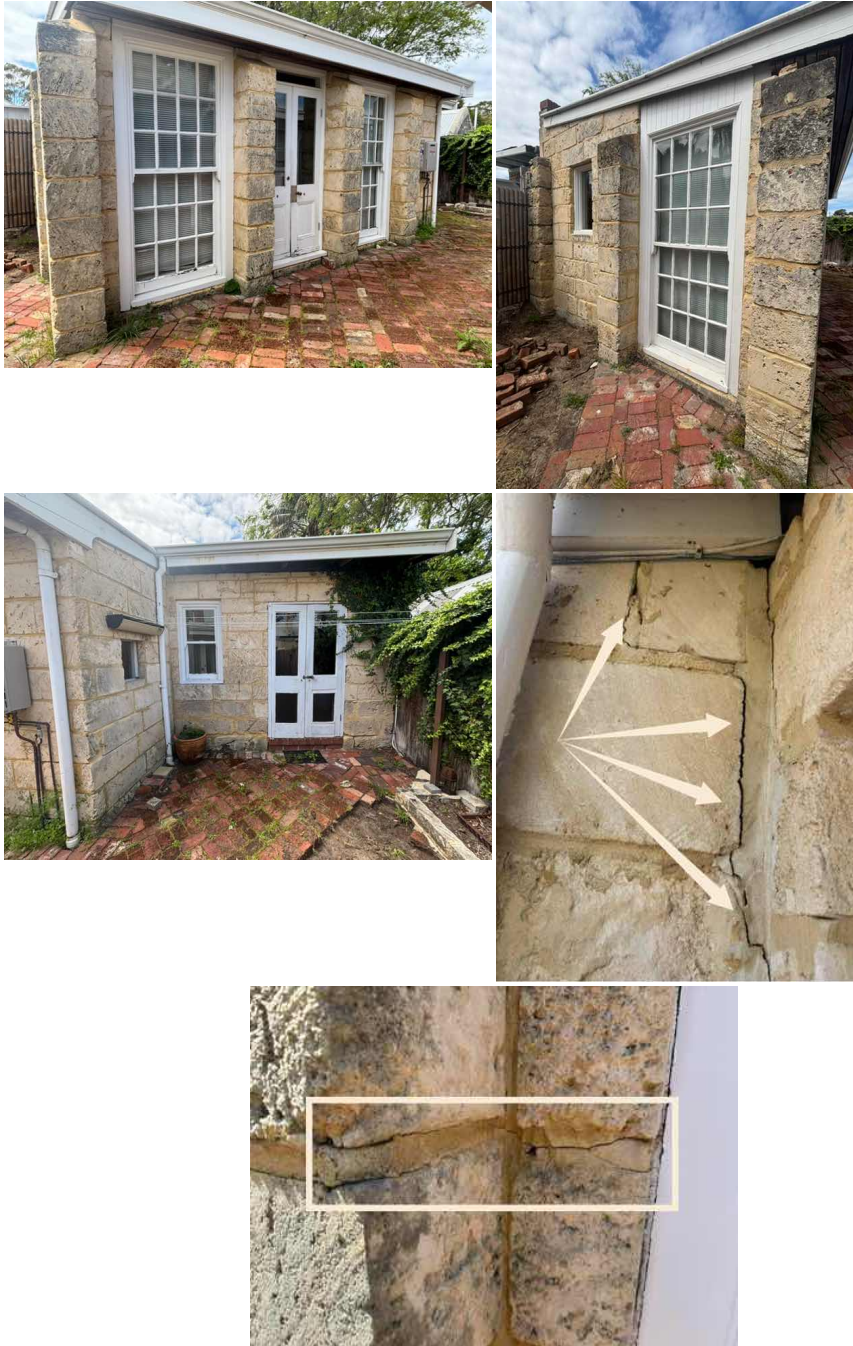






i **DETACHED OUTBUILDING****External****External Walls**

Cracking 1mm - 5mm

**Internal****Overview**

No access to inspect internally.



PROPERTY AND INSPECTION INFORMATION

Weather at Inspection Area

Weather Conditions

The weather was fine and dry at the time of the inspection.

Property Information

Direction Building Faces

The dwelling faces West for the purposes of this inspection report.

Building Type

The structure is a residential house.

Construction Type

The structure is of brick veneer construction.

Roof Cladding

The roof is metal.

Roof Design

The roof is a pitched roof design.

Footings Type

Foundation is a combination of brick piers and slab on ground construction.

Storeys

Single level dwelling.

Property Occupied

The property was occupied.

Property Furnished

The property was fully furnished.

Note: Where a property is furnished at the time of the inspection the furnishings and stored goods may be concealing defects or evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

Present At Inspection

Inspector only.

Access and Restrictions

Areas Where Access Should be Gained

No not all areas were accessed. Please read the report in its entirety.

Inspected Areas

Building exterior.

Building interior.

The Garage.

The roof void.

The site.

The sub-floor area.

The outbuilding.

Areas Where Inspection Was Restricted

Stored items on the exterior walls restricted full visual inspection of the building's exterior.

Carpets and other floor covers restricted inspection of slab/floor structure.

Furniture and belongings restricted full visual inspection of the building interior.

Inaccessible roof void sections due to access limitations and or insulation and ducting.

Access to areas restricted full visual inspection of the sub-floor.

Areas Not Inspected

Outbuilding internal areas.

Roof void sections

Sub-floor sections

Inspection Agreement

Were there any specific requirements to the Pre Inspection Agreement

No specific requirements to the inspection or pre inspection agreement were requested by the client or their legal representatives.



TERMS AND CONDITIONS

In relying upon this report you should read and understand the following important information in conjunction with our inspection agreement Terms and Conditions: surebuildinginspections.au/terms-conditions

IMPORTANT INFORMATION

Important information regarding the scope and limitations of the inspection and this report. Any person who relies upon the contents of this report does so acknowledging that the following clauses, which define the scope and limitations of the inspection, form an integral part of the report. An estimate of the cost of rectification of defects is outside the scope of Australian Standard AS 4349 and does not form part of this report. If the property inspected is part of a Strata or Company Title, then the inspection is limited to the interior and the immediate exterior of that particular residential dwelling. The inspection does not cover common property. Where a report is ordered on behalf of a **CLIENT** it is assumed that the terms and condition and Pre Inspection Agreement have been fully explained to the **CLIENT** by the person or company ordering the report.

Limitations: This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with the agreed scope of inspection. The purpose of the inspection is to provide advice to the owner regarding the condition of the property for this purpose at the date and time of inspection. Areas for Inspection shall cover all safe and accessible areas. This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

Safe and Reasonable Access: Only areas to which safe and reasonable access is available were inspected. The Australian Standard AS4349.1 or AS4349.0 defines reasonable access as "areas where safe, unobstructed access " is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers. Reasonable access does not include the use of destructive or invasive inspection methods and does not include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Roof Interior- Access opening 400 x 500 mm - Crawl Space 600 x 600mm - Height accessible from a 3.6m ladder.

Roof Exterior- Must be accessible from a 3.6m ladder placed on the ground.

1) NOT A CERTIFICATE OF COMPLIANCE: This report is not an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not, a defect is considered significant or not depends too a large extent, upon the age and type of the building inspected. This report is not a certificate of compliance with the requirements of any act, regulation, ordinance or by-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

2) VISUAL INSPECTION: This is a visual inspection only limited to those areas and sections of the property safe that are fully accessible safe to access and visible to the inspector on the date of inspection.

2A) Please refer to each individual area regarding sections that were incapable or being inspected. Please acknowledge the following. Where a complete inspection of some areas listed through the report may not have been physically possible (due to but not limited to - storage, furniture, beds, personal belongings in cupboards and/or wardrobes, the 2nd storey roofing, gutters, fascia, flashings and the like, low clearance in sub floor or roof void areas, ducts and deep insulation restricting access in roof voids, sub floor restrictions including plumbing, ducts, low clearance, no access doors or access doors too small and the like) then it follows that defects, timber pest activity and/or damage may exist in these areas. To adequately inspect these restricted areas, ducts and floor boards may need to be removed, furniture moved, cupboards and wardrobes emptied which will be difficult to carry out. This will obviously be difficult to carry out due to time restrictions and permission would need to be obtained from the property owner.

This Firm DOES NOT GUARANTEE IN ANY WAY that there ARE OR ARE NOT any defects, termite damage or live termites in any areas not inspected. To obtain a full understanding of the report findings, it is essential you read the entire inspection report, including the information sections at the end of this report and I encourage you to call me if you have any queries at all before purchasing the inspected dwelling.

2B) Entering attics or roof voids that are insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. There is a limited review of the attic area viewed from the hatch only in these circumstances.

2C) The roof covering will not be walked upon if in the opinion of the inspector it is not safe to do so. Generally issues that prevent roof access include, access height over 3 metres, steep pitch, wet/slippery surfaces, deteriorated covering. Not being able to walk a roof significantly limits our inspection, which can result in hidden defects going undetected. The overall condition of the roofing and its components is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. We offer no guarantee that the roof cladding or roof components such as flashing will not leak in the future.

2D) Limitations to the exterior inspection this is a visual inspection limited in scope by (but not restricted to) the following conditions: A representative sample of exterior components was inspected rather than every occurrence of components. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report. Please note. If any wall cracking/cracks/openings are found at this dwelling, we cannot offer any guarantee that any visible wall cracks will not widen or lengthen over time or in the future as this is impossible to predict. We strongly recommend you contact a practicing structural engineer for further advice.

2E) Timber framed windows can bind or stick. This can be seasonal due to the fluctuation in moisture content in timber. If binding or sticking continues a carpenter may require adjustments. Binding windows is not normally a major defect, however in some circumstances binding windows and doors can be directly related to some differential footings settlement. If any timber fungal decay on frames or deteriorated putty seals is noted, the consultant will not attempt to operate windows due to potential damage. Windows that are sticking, binding or paint stuck will also not be forced open. Water leaks to windows and surrounds cannot be determined in the absence of rain.

2F) Internal Inspections. Carpets and or other floor coverings, cupboards/cabinets, joinery, finishes and fittings, normally obstruct inspection to the upper-side of flooring. Defects or timber pest damage may be present and not detected in areas where inspection was limited, obstructed or access was not gained. The condition of walls behind wall coverings, panelling and furnishings cannot be inspected or reported on. Only the general condition of visible areas is included in this inspection. Where fitted. Wood burning and other forms of fireboxes are outside the scope of this inspection. We recommend you have these tested prior to purchase for peace of mind.

2G) Cracking of Building Elements: Regardless of the type of crack(s) the inspector carrying out a visual inspection is unable to determine the expected consequences of the cracks. As a crack on the day can be 1mm wide but may have the potential to develop over time into structural problems for the home owner resulting in major expensive rectification work.

Information required to determine the consequences of a crack:

Nature of the foundation material on which the building is resting

- a) The design of the footings
- b) The site landscape and topography
- c) The history of the cracks

All these factors fall outside the scope of this inspection. However the information obtained from the items above are valuable in determining the expected consequences of the cracking and any remedial work.

Cracking Categories:

Cracking is also categorized into the following 5 categories with a description of typical damage and required repairs:

0-Hairline cracking, less than 0.1mm,

1-Fine cracks that do not need repair, less than 1.0mm,

2-Noticable cracks, yet easily filled 1mm - 5.0mm,

3-Cracks that can be repaired and possibly some of the wall sections will need to be replaced. Weather tightness can be impaired, 5.0mm -15.0mm,

4-Extensive repair works required involving breaking out and replacing these sections. Walls can become out of plumb and fall and causes reduced bearing capacity, 15.0mm - 25.0mm.

IMPORTANT: Regardless of location or size If cracks have been identified then a structural engineer is required to determine the significance of the cracking prior to a decision to purchase.

2H) Important Note: Where any elevated structure (deck, balcony, veranda etc.) is present, and this elevated structure is designed to accommodate people, you must have this structure checked by an engineer or other suitably qualified person. You should also arrange annual inspections of the structure by an engineer or other suitably qualified person to ensure any maintenance that may become necessary is identified. Care must be taken not to overload the structure. Nothing contained in this inspection should be taken as an indicator that we have assessed any elevated structure as suitable for any specific number of people or purpose. A qualified engineer can only do this. For the purpose of this report, the structure includes elevated decks; verandas, pergolas, balconies, handrails, stairs and children's play areas. Where any structural component is concealed by lining materials or other obstructions, these linings or obstructions must be removed to enable an evaluation to be carried out by an appropriately qualified person.

3) CONCEALED DEFECTS: This report does not and cannot make comment upon: Defects that may have been concealed the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects e.g. In the case of shower enclosures and bath tubs, the absence of any leaks or dampness at the time of the inspection does not necessarily mean that the enclosure will not leak after use) the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant.

4) NO GUARANTEE: Accordingly this report is not a guarantee that defects and/or damage do not exist in any inaccessible or partly inaccessible areas or sections of the property. Such matters may upon request be covered under the terms of a special purpose property report.

5) SWIMMING POOLS: Swimming pools/spas are not part of the standard building report under AS4349 and are not covered by this report.

6) RETAINING WALLS: Where retaining walls are more than 700mm high these wall/s should have been installed with engineering design and supervision. Walls found on the site less than 700mm high were not assessed.

7) ASBESTOS DISCLAIMER: No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.

8) DISCLAIMER OF LIABILITY: No liability shall be accepted on an account of failure of the report to notify any problems in the 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 or any area(s) or section(s) so specified by the report). Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Compensation is limited to the price of the report initially paid by the claimant named in the report as the "CLIENT".

9) DISCLAIMER OF LIABILITY TO THIRD PARTIES: Compensation will only be payable for losses arising in contract or tort sustained by the client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at his or her own risk.

10) COMPLAINTS PROCEDURE: In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

Contact the inspector: Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties, building faults or their importance in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The Inspection and Report was carried out by: Kim Steele (SURE Pty Ltd)

Contact the Inspector on: 1300 787 327

For and on Behalf of: SURE Building Inspections

