

Building Dilapidations International



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PROPERTY CONDITION INSPECTION

Inspection Date: 28 May 2014

Weather: Fine

Inspector: Mr Michael Burford

Reference: BDI1324 Issue N° 1

Project: Project C
Project Address

Site Surveyed: Site C
Site Address



Commissioned By: Client Name

For: Sample Company
Company Address

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Brief

Building Dilapidations International was commissioned by COMPANY NAME (the Client) to visit the site, carry out a visual inspection and provide a photographic and written dilapidation survey report on the current condition of the property prior to commencement of construction works.

Property

The subject property is a two storey, brick and render, residential property. The property is generally maintained to a fair standard

Purpose of the Report

The purpose of the report is to record the condition of the property or areas surveyed at the time of the inspection and prior to construction works commencing. This report is not a structural report, however it does include a photographic record of the main structural defects visible at the time of the survey. This report does not give advice about the condition of the structure and is merely a photographic record. The report is not intended to contain an exhaustive list of minor defects that are found in nearly all buildings (general wear and tear, minor cracking, unevenness and blemishes) which generally have little effect on the use of the property. We have not reported on cosmetic defects or finishes to the building such as paint, cupboards, furnishings, floor finishes etc.

Areas Inspected

The site inspection consisted of surveying the following:

1. Exterior
2. Interior

The above areas are only a broad indication of the areas inspected. Within these areas there may be areas where inspection was restricted or not inspected. It is possible that damage or defects may be present in these restricted or obstructed areas.

Areas not Inspected

1. No restrictions noted at the time of the inspection.

This report is confined solely to the visual inspection of those parts of the property to which reasonable and safe access was available or permitted at the time of the inspection.

Wall cavities, under insulation, subfloor areas and roof spaces have not been inspected.

Whilst this report may show or comment on the following services: electrical, gas, plumbing, drainage, fire, air-conditioning etcetera, we claim no expertise and advise that the relevant qualified expert be consulted for further advice.

Due to inconsistent lighting levels, minor defects may not have been identified.

The Report

This report has been prepared by Building Dilapidations International to document the current structural condition of the property prior to the commencement of construction works. It is not intended to be an all encompassing report dealing with every aspect of the property. This report is not to be used for any other purpose. The report is for the exclusive use of the Client and no responsibility/liability is accepted as the result of the use of this report by any other party.

Stage two inspection and documentation after construction works have been completed is not included. We can provide this stage under a separate brief when requested.

This inspection is a visual inspection only of structural elements where they are not obscured by vegetation, building finishes, fixtures, furnishings and the like. It is not a structural report, however it does include a photographic record of the main structural defects visible at the time of the inspection. We have not moved objects that could be covering defects in the structure. No testing, structural sampling, core drilling etc., has been carried out. Pit lids have not been lifted to inspect pit interiors. The building at the time of the inspection was fully furnished. There were wall and floor areas which were concealed by the furnishings, stored goods etcetera. Vegetation concealed some part of the property. A further inspection of these areas after the furniture, goods or vegetation have been removed is recommended. The existence of asbestos products, lead, mould or other hazardous material or pest infestation 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.

Where we refer to the right side or left side it is as viewed looking at the property from the street or the observer is facing the element being described. All areas inspected are as viewed from ground level only.

This report records significant structural defects within the areas shown later in this report. Other less important defects or faults may exist. Unless detailed later in this report, all cracking is considered hair-line (up to 1mm in width) or not of a significant nature.

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, durability of finishes, illegal building works, nor does it consider requirements of the Building Code of Australia. Certification of any building or road works is excluded from this report.

Should the owner of the property surveyed, or contractor consider that there has been a structural change in the condition of the property due to the development works, then Building Dilapidations International, as independent consultants are to determine the extent of any change. Our fees for this determination are available on request.

Definitions

The following definitions and their descriptions are as follows:

- **GOOD** - No signs of major wear or tear and able to perform the function for which it was constructed.
- **FAIR** - Showing signs of wear and tear or soiling, but still serviceable and functioning adequately, minor damage or deterioration and some cosmetic repairs may be necessary
- **ACCEPTABLE** - Generally in sound condition without any significant visible major defects, taking into account the age of the structure. Some minor repair works may be necessary.
- **AVERAGE** - To a reasonable condition for its age, below top condition, and there may be components requiring repair or maintenance consistent with buildings of similar age or construction.
- **BELOW AVERAGE** - The structure has been poorly maintained or has some poor workmanship when compared to similar buildings of about the same age. There may be substantial repair or remedial work required
- **POOR** - Subject to hard long term wear and deterioration with repair and renovation generally necessary.

Condition of Property

Generally the areas inspected are in average condition for their age and have a number of defects.

The main areas of concern are:

1. 0.5mm cracking in the front right corner of the laundry. See photo 4
2. 1.0mm cracking in the front right corner of the laundry. See photo 5
3. 1.5mm cracking in the front right corner of the laundry. See photo 6
4. 0.5mm cracking above the door to bedroom 1. See photo 7
5. 1.0mm cracking in the rear right corner of bedroom 1 en suite. See photo 8
6. 0.5mm cracking in the tile paving on the rear side of the swimming pool extending over 2.5 tiles. See photo 9

We note that AS4349.1, clause 4.2.4.2, states, minor defects are common to most properties and may include blemishes, corrosion, cracking, weathering, general deterioration, unevenness and physical damage to materials and finishes. It is expected that defects of this type would be rectified as part of a normal ongoing maintenance.

Any cracking noted in this report is a record only of the existence of the cracks. A structural engineer should be consulted to advise on the seriousness of the cracks and to make any recommendations.

The property or building rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the detail noted later in this report.

This report is a true record of the existing condition of the above property at the date of the inspection.

It is intended that this report be read in full and Building Dilapidations International accepts no responsibility or liability for later extractions, amendments, interpretations or partial distribution of the contents of this report.

Recommendations

As this report is a record only of the condition of the subject property at the time of the inspection, we make no recommendations, however we do suggest that you provide a copy of this report to the property owner.

Australian Standards

There is no Australian Standard that is applicable to a Dilapidation Survey or Report. Australian Standard AS 4349.1 Inspection of Buildings - Residential Buildings, is for other types of building inspections to that of a dilapidation survey or dilapidation report. There are several inspection elements in AS 4349.1 that are similar to dilapidation reports and we have carried out our inspection in accordance with those inspection elements that are similar.

Payment

The client shall pay Building Dilapidations International the quoted fees. Building Dilapidations International does not offer extended terms of payment or credit and require immediate payment on receipt of this report. This report must not be used by the Client until Building Dilapidations International fee has been paid in full.

Validity of the Report

Subject to full payment for this report, the report will be valid for a period of no more than 90 days from the date of the inspection, however we must remind you that this report is only a record of the condition of the property on the day of the inspection.

Disclaimer of Liability to third Parties

This report is made solely for the use and benefit of the Client. 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 the Report, in whole or in part, does so at their own risk.

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, 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). Except as provided herein, no liability shall be accepted for physical or financial injury, loss or damage or consequential loss or damage of any kind arising out of the inspection services provided by the Consultants' negligence or in any way whatsoever. The Consultants' liability for breach of a condition or warranty implied by Division 2 of part V of the Trade Practices Act 1974 (other than s.69) is hereby limited to the supplying of the inspection service again or the payment of the cost of having the inspection services supplied again.

Terms and Conditions

Important information regarding the scope and limitations of 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.

1. This report is not an all encompassing report dealing with the building or property 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, to a large extent, upon the age and type of the building or property inspected. This Report attempts to assist in judging a building or property according to its age and level of maintenance and in providing relative comparisons. It is unrealistic to expect comment on minor defects or imperfections in the Standard Dilapidation Report. If this is required, a Special Purpose Property Report is recommended. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law or, as a warranty or an insurance policy against problems developing with the building or property in the future. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
2. Only areas to which reasonable access is available were inspected. The Australian Standard 4349.1 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 nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.
3. 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 (eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); 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 or systems; fire protection; site drainage (apart from the surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection of identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; free or pay television cables or reception systems; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly this Report is not a guarantee that defects and/or damage does 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.
4. Costings: The Report does not provide any estimates of costs for repair or remedial works or give a value of what the property is worth. We recommend you consult a licenced builder, quantity surveyor or valuer to give an estimate on any works required.

Classification of Cracks

The below tables, from Australian Standard AS 2870, identify the classification of cracks and their sizes in relation to building elements.

Classification of Damage due to foundation Movements. (Normative)

Classification of Damage with Reference to walls.

Description of typical damage and required repair	Approximate crack width limit (see note 3)	Damage Category
Hairline cracks	< 0.1 mm	0
Fine cracks which don not need repair	< 1 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly	< 5 mm	2
Cracks can be repaired and possible 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 or more in one group)	3
Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and 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	4
As above but worse, and requiring partial or complete rebuilding. Roof and floor beams lose and bearing and need shoring up. Windows broken with distortion. If compressive damage, severe buckling and bulging of the roof and walls.	> 25mm	5

Classification of Damage with Reference to concrete floors.

Description of typical damage	Approx. crack width limit in floor	Change in offset from a 3 m straight edge centred over defect (see Note 6).	Damage Category.
Hairline cracks, insignificant movement of slab from level	< 0.3 mm	< 8 mm	0
Fine but noticeable cracks. Slab reasonably level	< 1.0 mm	< 10 mm	1
Distinct cracks. Slab noticeably curved or changed in level.	< 2.0 mm	< 15 mm	2
Wide cracks. Obvious curvature or change in level.	2 mm to 4 mm	15 mm to 25 mm	3
Gaps in slab. Disturbing curvature or change in level	4 mm to 10 mm	> 25 mm	4

NOTES:

1. Crack width is the main factor by which damage to walls is categorized. The width may be supplemented by other factors, including serviceability, in assessing category of damage.
2. In assessing the degree of damage, account shall be taken of the location in the building or structure where it occurs, and also of the function of the building or structure.
3. Where the cracking occurs in easily repaired plasterboard or similar clad-framed partitions, the crack width limits may be increased by 50% for each damage category.
4. Local deviation of slope, from the horizontal of vertical, of more than 1/100 will normally be clearly visible. Overall deviations in excess of 1/150 are undesirable.
5. Account should be taken of the past history of damage in order to assess whether it is stable or likely to increase.
6. The straight edge is centred over the defect, usually, and supported at its ends by equal height spacers. The change in offset is then measured relative to this straight edge.

Exclusions.

The client acknowledges that this Report does not cover or deal with:

- (i) any 'minor fault or defect', i.e. a matter, in view of the age, type and condition of the building being inspected does not require substantial repairs or urgent attention and rectification;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such a termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering, electronic, fire and smoke detection or mechanical;
- (vii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (viii) any appliances such as dishwashers, in-sinkerators, ovens, stoves and ducted vacuum systems;
- (ix) a review of occupational, health or safety issues such as asbestos content, or the provision of safety glass or swimming pool fencing;
- (x) a review of environmental or health or biological risks such as toxic mould;
- (xi) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

Yours Faithfully



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Figure: 0001

1234 SAMPLE ROAD



Figure: 0002

General view in the laundry.



Figure: 0003

General view in the laundry.



Figure: 0004

0.5mm cracking in the front right corner of the laundry.



Figure: 0005

1.0mm cracking in the front right corner of the laundry.



Figure: 0006

1.5mm cracking in the front right corner of the laundry.



Figure: 0007

0.5mm cracking
above the door to
bedroom 1.



Figure: 0008

1.0mm cracking in
the rear right corner
of bedroom 1 en
suite.



Figure: 0009

0.5mm cracking in
the tile paving on the
rear side of the swim-
ming pool extending
over 2.5 tiles.