

Inspection reference: Sample Dilapition Report

**Confidential Inspection Report**  
**8 Purchase Road**  
**Toowong QLD 4550**



Prepared for:  
**Mr Developer**

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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## VISUAL INSPECTION REPORT

### DETAILS OF THE INSPECTION

<i>Commissioned By:</i>	USED FOR DOMESTIC AND COMMERCIAL APPLICATIONS.
<i>Contact:</i>	Sue Jones.
<i>Ref/File Number:</i>	
<i>Client:</i>	Mr Developer.
<i>Date Of Inspection:</i>	
<i>Property Address:</i>	8 Purchase Road Toowong QLD 4550.
<i>Note:</i>	<i>If this report is associated with a contract for sale then you should not rely on the findings if the contract becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.</i>
<i>Inspector:</i>	Name: 3duser101 Contact Number: 042-522-3008 Company: Alpha Building Services Pty Ltd ABN: 47 103 963 471.

### DESCRIPTION OF STRUCTURE(S) INSPECTED:

*Building Type:* Two level dwelling.

### DETAILS OF THE INSPECTION AGREEMENT:

*Agreement Details:* 500252.

*Special Conditions:* There are NO Special Requirements / Conditions requested by the Client/Clients Representative regarding this Inspection and Report:

### WEATHER & ORIENTATION:

*Weather Condition:* The weather condition on the day of the inspection was generally fine.

*Orientation:* For the purpose of identification North is assumed to be approximately at the main street frontage of the property.

### AMENDED REPORT:

*Report Type:* Visual Dilapidation Building Inspection.

### BRIEF

This Inspection was commissioned to carry out a dilapidation inspection of the property as noted above and provide a report reflecting the visual findings.

### PURPOSE OF THE REPORT

The purpose of the report is to record the condition of the property at the time of the inspection and prior to commencement of works. This report is not a structural report; however it does include a photographic record of the main defects visible at the time of inspection. It is the intention of this report to provide documentary evidence of the state of the property at the time of inspection for the purpose of comparison at a later date.

### THE REPORT

This report has been prepared to document the condition of the property prior to the commencement of works. This report is not to be used for any other purpose. The report is for the exclusive use of the commissioning entity and no responsibility/liability is accepted as the result of the use of this report by any other party.

Some photographs provided in this report are of general areas that may be affected by the proposed works and do not necessarily show defects. Other less important defects or faults may exist and have not been included as they are of a general nature and relate to most buildings of a similar type and age.

### INCLUSIONS

This report records significant structural defects within the following areas:

- Site hard landscaping areas

- External building surface areas
- Internal building surface areas

**EXCLUSIONS**

This inspection and report excludes the following areas:

- Sub floor areas
- Roof void areas

**DURING WORKS PERIOD**

If there has been a change in the condition of the property during the works period and after the date of this inspection and report, the Consulting Inspector, should be contacted to re inspect and document the extent of change that has occurred. Additional fees will apply for each additional inspection.

**POST INSPECTION PROCESS**

At the completion of the works the Consulting Inspector should be commissioned to re inspect the property to again document the status of the original defects and identify any change that may be evident post works. Additional fees will apply for each additional inspection.

## SITE

**DRIVEWAY:**

*Identification Record:*

Use for referencing to a previous report or document.

*Noted Defect:*

Used to for additional details or changes notes from last inspection.

*Masonry Areas:*

Another description field if required.

*Appearance Defect Cracking:*

Crack Type: Patched Located: North elevation. Width: 4mm. Length: 3.0M.



*Serviceability Defect Cracking:*

Crack Type: Random crazing.



*Structural Defect Cracking:*

Crack Type: Differential movement cracking Width: 15mm Length: 3.0M.



**FOOT PATH:**

- Identification Record:* .
- Noted Defect:* .
- Masonry Areas:* .
- Appearance Defect Cracking:* .
- Serviceability Defect Cracking:* .
- Structural Defect Cracking:* .

**PATHS:**

- Identification Record:* .

**RETAINING WALLS:**

- Identification Record:* .
- Noted Defect:* .
- Masonry Areas:* .

*Structural Defect Cracking:*

Crack Type: Hairline cracking Located: West elevation Width: 1mm Length: 1.8M.



**SWIMMING POOL:**

- Identification Record:* .
- Noted Defect:* .
- Masonry Areas:* .
- Appearance Defect Cracking:* .
- Serviceability Defect Cracking:* .
- Structural Defect Cracking:* .

**FENCING:**

- Identification Record:* .
- Noted Defect:* .
- Masonry Areas:* .
- Appearance Defect Cracking:* .

Crack Type: Stepped cracking Located: South elevation Width: 5mm. Length: 500mm.



## GARAGE

**GARAGE:**

<i>Garage External:</i>	Used if required.
<i>Identification Record:</i>	.
<i>Noted Defect:</i>	.
<i>External Walls:</i>	Used if required.
<i>Identification Record:</i>	.
<i>Noted Defect:</i>	.
<i>Appearance Defect Cracking:</i>	.
<i>Serviceability Defect Cracking:</i>	.
<i>Structural Defect Cracking:</i>	.
<i>Concrete Floor:</i>	Used if required.
<i>Identification Record:</i>	.
<i>Noted Defect:</i>	.
<i>Appearance Defect Cracking:</i>	.
<i>Serviceability Defect Cracking:</i>	.
<i>Structural Defect Cracking:</i>	.
<i>Roof Covering:</i>	Used if required.

*Identification Record:* .  
*Noted Defect:* .  
*Appearance Defect Cracking:* .  
*Serviceability Defect Cracking:* .  
*Structural Defect Cracking:* .  
*Eaves/Facias Areas:* Used if required.  
*Identification Record:* .  
*Noted Defect:* .  
*Appearance Defect Cracking:* .  
*Serviceability Defect Cracking:* .  
*Structural Defect Cracking:* .  
*Garage Internal:* Used if required.  
*Identification Record:* .  
*Noted Defect:* .  
*Appearance Defect Cracking:* .  
*Serviceability Defect Cracking:* .  
*Structural Defect Cracking:* .  
*Internal Walls:* Used if required.  
*Identification Record:* .  
*Noted Defect:* .  
*Appearance Defect Cracking:* .  
*Serviceability Defect Cracking:* .  
*Structural Defect Cracking:* .

**WAREHOUSE:**

*Garage External:* Used if required for commercial applications by copying form from Garage section.  
*Identification Record:* .  
*Noted Defect:* .  
*Appearance Defect Cracking:* .  
*Serviceability Defect Cracking:* .  
*Structural Defect Cracking:* .

**CARPOR:**

*Identification Record:* Used if required.  
*Noted Defect:* .  
*Appearance Defect Cracking:* .  
*Serviceability Defect Cracking:* .  
*Structural Defect Cracking:* .  
*Walls/Supports:* Used if required.  
*Identification Record:* .  
*Noted Defect:* .  
*Appearance Defect Cracking:* .  
*Serviceability Defect Cracking:* .  
*Structural Defect Cracking:* .  
*Concrete Floor:* Used if required.  
*Identification Record:* .  
*Appearance Defect Cracking:* .



*Serviceability Defect Cracking:* .  
*Structural Defect Cracking:* .  
*Roof Covering:* Used if required.  
*Identification Record:* .  
*Noted Defect:* .  
*Appearance Defect Cracking:* .  
*Serviceability Defect Cracking:* .  
*Structural Defect Cracking:* .  
*Eaves/Facias Areas:* Used if required.  
*Identification Record:* .  
*Noted Defect:* .  
*Appearance Defect Cracking:* .  
*Serviceability Defect Cracking:* .  
*Structural Defect Cracking:* .

## OUTBUILDING

### OUTBUILDING:

*Outbuilding External:* Used if required.  
*Identification Record:* .  
*Noted Defect:* ..  
*Appearance Defect Cracking:* .  
*Serviceability Defect Cracking:* .  
*Structural Defect Cracking:* .  
*External Walls:* Used if required.  
*Identification Record:* .  
*Noted Defect:* .  
*Appearance Defect Cracking:* .  
*Serviceability Defect Cracking:* .  
*Structural Defect Cracking:* .  
*Concrete Floor:* Used if required.  
*Identification Record:* .  
*Noted Defect:* .  
*Appearance Defect Cracking:* .  
*Serviceability Defect Cracking:* .  
*Structural Defect Cracking:* .  
*Roof Covering:* Used if required.  
*Identification Record:* .  
*Noted Defect:* .  
*Appearance Defect Cracking:* .  
*Serviceability Defect Cracking:* .  
*Structural Defect Cracking:* .  
*Eaves/Facias Areas:* Used if required.  
*Identification Record:* .  
*Noted Defect:* .  
*Appearance Defect Cracking:* .  
*Serviceability Defect Cracking:* ..

Structural Defect Cracking:	.
Outbuilding Internal:	Used if required.
Identification Record:	.
Noted Defect:	.
Appearance Defect Cracking:	.
Serviceability Defect Cracking:	.
Structural Defect Cracking:	.
Internal Walls:	Used if required.
Identification Record:	.
Noted Defect:	.
Appearance Defect Cracking:	.
Serviceability Defect Cracking:	.
Structural Defect Cracking:	.

## VERANDAH/DECK/BALCONY/PERGOLA

**VERANDAH:**

*Identification Record:* Used if required.

**DECK:**

*Identification Record:* Used if required.

**BALCONY:**

*Identification Record:* Used if required.

**PERGOLA:**

*Identification Record:* Used if required.

## EXTERNAL

**EXTERNAL WALLS:**

<i>Identification Record:</i>	Use for referencing to a previous report or document.
<i>Noted Defect:</i>	Used to for additional details or changes notes from last inspection.
<i>Appearance Defect Cracking:</i>	.
<i>Serviceability Defect Cracking:</i>	.
<i>Structural Defect Cracking:</i>	Crack Type: Stepped cracking Located: North elevation Width: 10mm Length: 3.6M.



<i>External Walls:</i>	Located to the sub floor rear of garage.
<i>Identification Record:</i>	Last inspected 12/11/2014.
<i>Noted Defect:</i>	Crack Type: Vertical cracking Located: North elevation Width: 3mm Length: 1.2M.
<i>Appearance Defect Cracking:</i>	.
<i>Serviceability Defect Cracking:</i>	Crack Type: Vertical and stepped cracking Located: North elevation Width: 5mm Length: 2.4M.



<i>Structural Defect Cracking:</i>	.
<i>Concrete Floor:</i>	Used if required.
<i>Identification Record:</i>	.
<i>Noted Defect:</i>	.
<i>Appearance Defect Cracking:</i>	.
<i>Serviceability Defect Cracking:</i>	.
<i>Structural Defect Cracking:</i>	.
<i>Roof Covering:</i>	Used if required.

*Identification Record:* .  
*Noted Defect:* .  
*Appearance Defect Cracking:* .  
*Serviceability Defect Cracking:* .  
*Structural Defect Cracking:* .

## ROOF

### ROOF AREAS:

*Identification Record:* Used if required.  
*Noted Defect:* .  
*Appearance Defect Cracking:* .  
*Serviceability Defect Cracking:* .  
*Structural Defect Cracking:* .  
*Roof Covering:* Used if required.  
*Identification Record:* .  
*Noted Defect:* .  
*Appearance Defect Cracking:* .  
*Serviceability Defect Cracking:* .  
*Structural Defect Cracking:* .  
*Eaves/Facias Areas:* Used if required.  
*Identification Record:* .  
*Noted Defect:* .  
*Appearance Defect Cracking:* .  
*Serviceability Defect Cracking:* .  
*Structural Defect Cracking:* .

## INTERNAL

### ENTRY/FOYER:

*Identification Record:* Use for referencing to a previous report or document.  
*Noted Defect:* Used to for additional details or changes notes from last inspection.  
*Appearance Defect Cracking:* .  
*Serviceability Defect Cracking:* .  
*Structural Defect Cracking:* Crack Type: Vertical cracking Located: North elevation Width: 2mm Length: 2.4M.



*External Walls:* Used if required.  
*Identification Record:* .  
*Noted Defect:* .  
*Appearance Defect Cracking:* .  
*Serviceability Defect Cracking:* .  
*Structural Defect Cracking:* .  
*Concrete Floor:* Used if required.  
*Identification Record:* .  
*Noted Defect:* .  
*Appearance Defect Cracking:* .  
*Serviceability Defect Cracking:* .  
*Structural Defect Cracking:* .

**OFFICES TO SECOND FLOOR:**

*Identification Record:* Used if required for commercial applications by copying form from Internal section.  
*Noted Defect:* .  
*Appearance Defect Cracking:* .  
*Serviceability Defect Cracking:* .  
*Structural Defect Cracking:* .

**STAIRS INTERNAL:**

*Identification Record:* Used if required.  
*Noted Defect:* .  
*Appearance Defect Cracking:* .  
*Serviceability Defect Cracking:* .  
*Structural Defect Cracking:* .  
*External Walls:* .  
*Identification Record:* .  
*Noted Defect:* .  
*Appearance Defect Cracking:* .  
*Serviceability Defect Cracking:* .  
*Structural Defect Cracking:* .

Concrete Floor: .  
 Identification Record: .  
 Noted Defect: .  
 Appearance Defect Cracking: .  
 Serviceability Defect Cracking: .  
 Structural Defect Cracking: .

**HALLWAY:**

Identification Record: Used if required.  
 Noted Defect: .  
 Appearance Defect Cracking: .  
 Serviceability Defect Cracking: .  
 Structural Defect Cracking: .  
 External Walls: .  
 Identification Record: .  
 Noted Defect: .  
 Appearance Defect Cracking: .  
 Serviceability Defect Cracking: .  
 Structural Defect Cracking: .  
 Concrete Floor: .  
 Identification Record: .  
 Noted Defect: .  
 Appearance Defect Cracking: .  
 Serviceability Defect Cracking: .  
 Structural Defect Cracking: .

**LOUNGE ROOM:**

Identification Record: Used if required.  
 Noted Defect: .  
 Appearance Defect Cracking: .  
 Serviceability Defect Cracking: .  
 Structural Defect Cracking: .  
 External Walls: .  
 Identification Record: .  
 Noted Defect: .  
 Appearance Defect Cracking: .  
 Serviceability Defect Cracking: .  
 Structural Defect Cracking: .  
 Concrete Floor: .  
 Identification Record: .  
 Noted Defect: .  
 Appearance Defect Cracking: .  
 Serviceability Defect Cracking: .  
 Structural Defect Cracking: .

**DINING ROOM:**

*Identification Record:* Used if required.

**FAMILY ROOM:**

*Identification Record:* Used if required.

**RUMPUS ROOM:**

*Identification Record:* Used if required.

**STUDY:**

*Identification Record:* Used if required.

## BEDROOMS

**BEDROOM ONE:**

*Identification Record:* Used if required.

**BEDROOM TWO:**

*Identification Record:* Used if required.

**BEDROOM THREE:**

*Identification Record:* Used if required.

**BEDROOM FOUR:**

*Identification Record:* Used if required.

**BEDROOM FIVE:**

*Identification Record:* Used if required.

## WET AREAS

**KITCHEN:**

*Identification Record:* Used if required.

*Noted Defect:* .

*Appearance Defect Cracking:* .

*Serviceability Defect Cracking:* .

*Structural Defect Cracking:* .

*External Walls:* .

*Identification Record:* .

*Noted Defect:* .

*Appearance Defect Cracking:* .

*Serviceability Defect Cracking:* .

*Structural Defect Cracking:* .

*Concrete Floor:* .

*Identification Record:* .

*Noted Defect:* .

*Appearance Defect Cracking:* .

*Serviceability Defect Cracking:* .

*Structural Defect Cracking:* .

**BATHROOM:**

*Identification Record:* Used if required.

*Noted Defect:* .

*External Walls:* .

*Identification Record:* .

Noted Defect: .  
 Appearance Defect Cracking: .  
 Serviceability Defect Cracking: .  
 Structural Defect Cracking: .  
 Concrete Floor: .  
 Identification Record: .  
 Noted Defect: .  
 Appearance Defect Cracking: .  
 Serviceability Defect Cracking: .  
 Structural Defect Cracking: .

**ENSUITE:**

Identification Record: Used if required.  
 Noted Defect: .  
 Appearance Defect Cracking: .  
 Serviceability Defect Cracking: .  
 Structural Defect Cracking: .  
 External Walls: .  
 Identification Record: .  
 Noted Defect: .  
 Appearance Defect Cracking: .  
 Serviceability Defect Cracking: .  
 Structural Defect Cracking: .  
 Concrete Floor: .  
 Identification Record: .  
 Noted Defect: .  
 Appearance Defect Cracking: .  
 Serviceability Defect Cracking: .  
 Structural Defect Cracking: .

**MALE TOILETS SECOND LEVEL:**

Identification Record: Used if required for commercial applications by copying form from Bathroom section.

**LAUNDRY:**

Identification Record: Used if required.  
 Noted Defect: .  
 Appearance Defect Cracking: .  
 Serviceability Defect Cracking: .  
 Structural Defect Cracking: .  
 External Walls: .  
 Identification Record: .  
 Noted Defect: .  
 Appearance Defect Cracking: .  
 Serviceability Defect Cracking: .  
 Structural Defect Cracking: .  
 Concrete Floor: .  
 Identification Record: .  
 Noted Defect: .



Appearance Defect Cracking: .  
 Serviceability Defect Cracking: .  
 Structural Defect Cracking: .

**TOILET:**

Identification Record: Used if required.  
 Noted Defect: .  
 Appearance Defect Cracking: .  
 Serviceability Defect Cracking: .  
 Structural Defect Cracking: .  
 External Walls: .  
 Identification Record: .  
 Noted Defect: .  
 Appearance Defect Cracking: .  
 Serviceability Defect Cracking: .  
 Structural Defect Cracking: .  
 Concrete Floor: .  
 Identification Record: .  
 Noted Defect: .  
 Appearance Defect Cracking: .  
 Serviceability Defect Cracking: .  
 Structural Defect Cracking: .

**Important Information Regarding the Scope and Limitations of Inspection and this Report**

**Important Information** 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.

**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.

No testing has been carried out during this inspection.

**ASBESTOS DISCLAIMER: "No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided.** If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the **Additional Comments** section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even building built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples health. You should seek advice from a qualified asbestos removal expert."

The report is not intended to contain an exhaustive list of minor defects that are found in nearly all buildings, which generally have little effect on the use of the property, i.e., general wear and tear, minor cracking, unevenness and blemishes.

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 Building Code of Australia. Certification of any building or road works is excluded from this report. Should you require any advice of a structural nature you should contact a structural engineer.

This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects 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; 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. 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. **(NB Such matters may upon request be covered under the terms of a Special-purpose Property Report.)**

**CONSUMER COMPLAINTS PROCEDURE.** In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.

**Mould (Mildew and Non-Wood Decay Fungi) Disclaimer:** Mildew and non wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided.** If in the course of the Inspection, Mould happened to be noticed it may be noted in the **Additional Comments** section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

#### **IMPORTANT DISCLAIMER**

**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).

**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.**

#### **Important Considerations & Advice:**

*Note:* In the case of strata and company title properties, the inspection is limited to the interior and immediate exterior of the particular unit being inspected. The Exterior above ground floor level is not inspected. The complete inspection of other common property areas would be the subject of a Special-Purpose Inspection Report which is adequately specified.

**Trees:** Where trees are too close to the house this could affect the performance of the footing as the moisture levels change in the ground. A Geotechnical Inspection can determine the foundation material and advise on the best course of action with regards to the trees.

**The septic tanks:** Should be inspected by a licensed plumber.

**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. We strongly recommend a pool expert should be consulted to examine the pool and the pool equipment and plumbing as well as the requirements to meet the standard for pool fencing. Failure to conduct this inspection and put into place the necessary recommendations could result in finds for non compliance under the legislation.

**Surface Water Drainage:** The retention of water from surface run off could have an effect on the foundation material which in turn could affect the footings to the house. Best practice is to monitor the flow of surface water and stormwater run off and have the water directed away from the house or to storm water pipes by a licensed plumber/drainier.

**Owners Corporation:** Where the property is covered by an Owners Corporation (Strata Title), we strongly recommend that an Owners Corporation search be conducted to ascertain the financial position, the level of maintenance and any other relevant information available through the conduct of such an inspection

.....End Of Report.....