



# Building Dilapidation Report

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Date of the Inspection:  
Report Prepared Date:

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## **Building Dilapidation Report (Except ACT)**

Dilapidation reports are completed by experienced consultants in documenting the condition of a property or building. Dilapidation reports are undertaken prior to the commencement of excavations, building works or boring on an adjoining property. A dilapidation report is a report on the condition, but does not include defects. Our comprehensive reports are completed to a standard accepted by Councils, Insurance Companies and Sydney Water.

A dilapidation report is a conditional inspection and report, with photographs, of a building or property that is undertaken prior to works commencing on an adjoining property. The proposed works can include a new unit building (particularly if there are underground garages), alterations to a retaining wall, road works, underground tunnelling or demolition.

An initial inspection and report is undertaken prior to works commencing so that any cracking and/or damage is documented. A final inspection is undertaken on completion of the works and any changes are documented so that remedial works can be undertaken. Councils can request that a dilapidation report cover areas outside of a building site such as footpaths, kerbing and condition of the road as they are a Council asset and any damage must be repaired.

For the purpose of this report, the street frontage is referred to as the front of the property.

This report is not intended to be used as a certificate of compliance for any law, warranty or insurance policy against future problems. It is normally the role of your conveyancer or solicitor to deal with all law-related matters.

The building inspection cannot comment on things like the location of fencing in relation to the boundaries, as this needs to be done by a registered surveyor.

### **SUMMARY:**

**This Summary is supplied to allow a quick & superficial overview of the inspection results. This summary is NOT the Report & cannot be relied upon on its own. This summary must be read in conjunction with the full report & not in isolation from the report. If there should happen to be any discrepancy between anything in the Report & anything in the summary, the information in the Report shall override that in this Summary.**

## **BRIEF DESCRIPTION OF THE STRUCTURE INSPECTED.**


### **DWELLING**

The property inspected is a two storey, free standing home of full brick and brick veneer with timber frame construction. This structure is on an concrete infill slab and pier and strip footings, with a pitched and skillion roof covered in terracotta tiles.





**We estimate that the age of the property is approximately 50-55 years old.**



**Significant matters that require immediate attention and/or rectification:**

Location	Zone	Details
Exterior	Carport stone retaining wall on the left side boundary	<p>Structural cracking and subsidence to the stone retaining wall.</p> 



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Location	Zone	Details
Exterior	Front of the property	<p data-bbox="507 365 1430 450">Cracking and patched concrete to the driveway, crossing and gutter.</p> 
Exterior	Front / left boundary	<p data-bbox="507 1142 1337 1182">Structural cracking to boundary brick retaining wall.</p> 



Location	Zone	Details
Exterior	Driveway	<p data-bbox="507 367 1066 405">Cracking to the concrete driveway.</p>  A photograph showing a concrete driveway with several cracks. A metal pipe is visible on the left side of the driveway.
Exterior	Front boundary	<p data-bbox="507 1102 1348 1182">Subsidence to the stone retaining wall in front of the driveway.</p>  A photograph of a stone retaining wall. The wall is made of large, irregular stones. There is a significant gap or crack in the wall, indicating subsidence. The ground in front of the wall is covered with dry leaves and some green grass.





Location	Zone	Details
Exterior	Front boundary	<p data-bbox="507 367 1469 405">Cracking to the stone retaining wall in front of the driveway.</p> 
Exterior	Front boundary	<p data-bbox="507 1102 1469 1140">Cracking to the stone retaining wall in front of the driveway.</p> 


Location	Zone	Details
Exterior	Front boundary	<p data-bbox="507 367 1469 405">Cracking to the stone retaining wall in front of the driveway.</p> 
Exterior	Front boundary	<p data-bbox="507 1102 1469 1140">Cracking to the stone retaining wall in front of the driveway.</p> 





Location	Zone	Details
Exterior	Front boundary	<p data-bbox="507 367 1469 405">Cracking to the stone retaining wall in front of the driveway.</p> 
Exterior	Driveway top side retaining wall	<p data-bbox="507 1102 1412 1140">Cracking to the stone retaining wall above the driveway.</p> 



Location	Zone	Details
Exterior	Driveway	<p data-bbox="507 367 1337 405">Cracking and subsidence to the concrete driveway.</p> 
Exterior	Driveway	<p data-bbox="507 1102 1342 1182">Cracking and subsidence to the concrete and stone driveway.</p> 





Location	Zone	Details
Exterior	Driveway	<p data-bbox="507 365 1342 443">Cracking and subsidence to the concrete and stone driveway.</p>  A photograph showing a driveway made of large concrete slabs and a central strip of stone. There is a prominent vertical crack down the center of the stone strip, and the concrete slabs appear to be settling or cracking. A blue pipe runs along the left side of the driveway.
Exterior	Driveway top side retaining wall	<p data-bbox="507 1142 1412 1182">Cracking to the stone retaining wall above the driveway.</p>  A close-up photograph of a stone retaining wall. The wall is constructed from large, irregular stones. There is a significant crack running across the top of the wall. A blue pipe is visible at the base of the wall, and some vegetation is growing on top of the wall.





Location	Zone	Details
Exterior	Driveway	<p data-bbox="507 367 1342 450">Cracking and subsidence to the concrete and stone driveway.</p> 
Exterior	Right side of the property	<p data-bbox="507 1144 1299 1182">Cracking and subsidence to the concrete paving.</p> 



Location	Zone	Details
Exterior	Right side of the property	Cracking and subsidence to the concrete paving. 
Exterior	Rear of the property	Cracking to the concrete paving. 





Location	Zone	Details
Exterior	Rear of the property	<p data-bbox="507 365 1299 405">Cracking and subsidence to the concrete paving.</p> 
Exterior	Rear of the property	<p data-bbox="507 1099 1426 1140">Subsidence and cracking to the rear stone retaining wall.</p> 





Location	Zone	Details
Exterior	Rear of the property	<p data-bbox="507 367 1428 405">Subsidence and cracking to the rear stone retaining wall.</p> 
Exterior	Rear of the property	<p data-bbox="507 1102 1428 1140">Cracking and subsidence to the rear stone retaining wall.</p> 



Location	Zone	Details
Exterior	Rear of the property	Cracking and subsidence to the rear stone retaining wall. 
Exterior	Rear of the property	Cracking and subsidence to the rear stone retaining wall. 



Location	Zone	Details
Exterior	Rear of the property	Cracking and subsidence to the rear stone garden wall. 
Exterior	Rear of the property	Cracking and subsidence to the rear stone garden wall. 



Location	Zone	Details
Exterior	Rear of the property	<p data-bbox="507 367 1299 405">Cracking and subsidence to the concrete paving.</p>  A photograph showing a concrete paving slab with a prominent diagonal crack. The slab is adjacent to a brick wall on the right and a grassy area on the left. A potted plant is visible near the brick wall.
Exterior	Rear of the property	<p data-bbox="507 1102 1026 1140">Drummy tiles to the rear paving.</p>  A photograph showing a paved area with square tiles of varying colors and heights, indicating unevenness or 'drummy' tiles. A brick wall is visible on the right side of the paving. A large red watermark 'S' is overlaid on the image.

Location	Zone	Details
Exterior	Left side of the home	Cracking and subsidence to the concrete paving. 
Exterior	Left side of the home	Cracking and subsidence to the concrete paving. 





Location	Zone	Details
Exterior	Left side of the home	Subsidence to the timber fence. 
Exterior	Left side of the home	Cracking to the brickwork. 



Location	Zone	Details
Exterior	Left side of the home	Cracking to the brickwork. 
Exterior	Left side of the home	Cracking to the brickwork. 



Location	Zone	Details
Exterior	Left side of the home	<p data-bbox="507 367 927 405">Cracking to the brickwork.</p> 
Exterior	Left side of the home	<p data-bbox="507 1102 1110 1140">Cracking to the brickwork mortar join.</p> 



Location	Zone	Details
Exterior	Left side of the home	Cracking to the brickwork mortar join. 
Exterior	Left side of the home	Cracking to the brickwork mortar join. 



Location	Zone	Details
Exterior	Left side of the home	<p data-bbox="507 367 927 405">Cracking to the brickwork.</p> 
Exterior	Rear of the home	<p data-bbox="507 1102 1246 1140">Cracked and drummy balcony slab edge tiles.</p> 



Location	Zone	Details
Exterior	Front of the home above the garage door	<p data-bbox="507 365 927 405">Cracking to the brickwork.</p> 
Exterior	Front of the home	<p data-bbox="507 1099 927 1140">Cracking to the brickwork.</p> 





Location	Zone	Details
Exterior	Front balcony	<p data-bbox="507 365 1054 405">Damaged balcony slab edge tiles.</p> 
Exterior	Front of the home	<p data-bbox="507 1099 1299 1140">Cracking and subsidence to the concrete paving.</p> 

Location	Zone	Details
Exterior	Retaining wall on the left side boundary	<p>Structural cracking and subsidence to the brick retaining wall.</p> 
Exterior	Retaining wall on the left side boundary	<p>Structural cracking and subsidence to the brick retaining wall.</p> 



Location	Zone	Details
Exterior	Retaining wall on the left side boundary	<p data-bbox="507 367 1422 443">Structural cracking and subsidence to the brick retaining wall.</p> 
Exterior	Retaining wall on the left side boundary	<p data-bbox="507 1144 1422 1220">Structural cracking and subsidence to the brick retaining wall.</p> 


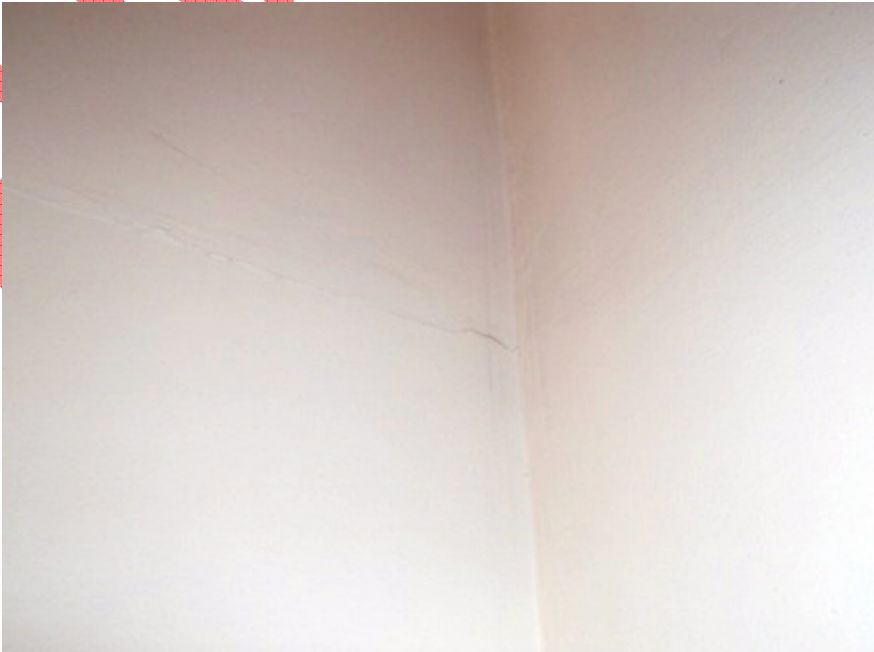
Location	Zone	Details
Exterior	Retaining wall on the left side boundary	<p data-bbox="507 365 1422 443">Structural cracking and subsidence to the brick retaining wall.</p> 
Exterior	Front balcony stairs	<p data-bbox="507 1142 810 1182">Cracked stair tiles.</p> 





Location	Zone	Details
Exterior	Front balcony stairs	<p data-bbox="507 365 810 405">Cracked stair tiles.</p> 
Exterior	Front of the home	<p data-bbox="507 1099 1114 1140">Cracking to the brickwork mortar join.</p> 



Location	Zone	Details
Exterior	Front balcony	<p data-bbox="507 367 868 405">Drummy balcony tiles.</p> 
Interior	Bedroom 1	<p data-bbox="507 1102 1433 1182">The door requires easing and adjustment in order for it to operate correctly.</p> 





Location	Zone	Details
Interior	Bedroom 1	<p>Minor cracks were noted to the internal walls. These cracks have been caused by movement and settlement.</p> 
Interior	Bedroom 1	<p>Minor cracks were noted to the internal walls. These cracks have been caused by movement and settlement.</p> 

Location	Zone	Details
Interior	Hallway between bedroom 1 and study	<p>Minor cracks were noted to the internal walls. These cracks have been caused by movement and settlement.</p> 
Interior	Study	<p>The door requires easing and adjustment in order for it to operate correctly.</p> 



Location	Zone	Details
Interior	Study	<p data-bbox="507 365 1481 448">Minor cracks were noted to the internal walls. These cracks have been caused by movement and settlement.</p> 
Interior	Bathroom	<p data-bbox="507 1142 1110 1182">Movement to the bathroom floor tiles.</p> 


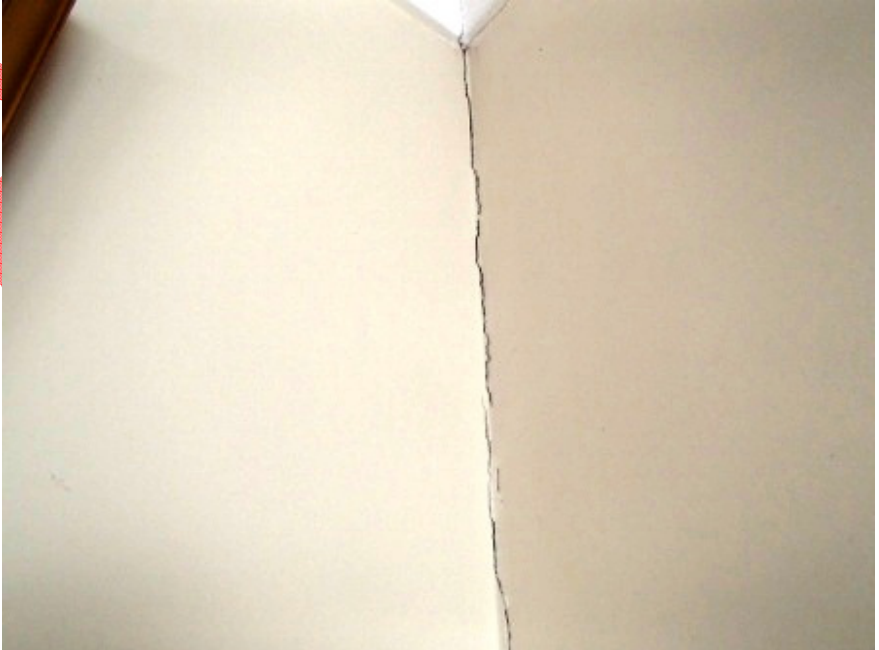
Location	Zone	Details
Interior	Hallway linen cupboard	<p>The doors require easing and adjustment in order for it to operate correctly.</p> 
Interior	Kitchen	<p>Minor cracks were noted to the internal walls. These cracks have been caused by movement and settlement.</p> 





Location	Zone	Details
Interior	Kitchen	<p data-bbox="507 367 1390 405">A number of tiles to the floor are cracked and drummy.</p> 
Interior	Kitchen	<p data-bbox="507 1102 1390 1140">A number of tiles to the floor are cracked and drummy.</p> 



Location	Zone	Details
Interior	Kitchen	<p data-bbox="507 367 1390 405">A number of tiles to the floor are cracked and drummy.</p> 
Interior	Kitchen	<p data-bbox="507 1102 1390 1140">A number of tiles to the floor are cracked and drummy.</p> 





Location	Zone	Details
Interior	Lounge room	<p data-bbox="507 367 1479 450">Minor cracks were noted to the internal walls. These cracks have been caused by movement and settlement.</p> 
Interior	Lounge room	<p data-bbox="507 1144 1479 1227">Minor cracks were noted to the internal walls. These cracks have been caused by movement and settlement.</p> 



Location	Zone	Details
Interior	Lounge room / balcony	<p>The door requires easing and adjustment in order for it to operate correctly.</p> 
Interior	Lounge room	<p>Minor cracks were noted to the internal walls. These cracks have been caused by movement and settlement.</p> 





Location	Zone	Details
Interior	Lounge room	<p data-bbox="507 365 1477 450">Minor cracks were noted to the internal walls. These cracks have been caused by movement and settlement.</p>  A photograph showing a vertical crack in a light-colored wall. The crack runs from the top to the bottom of the frame, slightly to the right of the center. The wall surface appears slightly textured and is illuminated from the left, creating a soft shadow.
Interior	Rear toilet	<p data-bbox="507 1142 1018 1182">Cracked and drummy wall tiles.</p>  A photograph of wall tiles in a rear toilet. The tiles are light-colored and arranged in a grid pattern. Several tiles show signs of damage, including cracks and a 'drummy' or hollow sound. A large red watermark 'SMA' is overlaid on the image.



Location	Zone	Details
Interior	Rear toilet	<p data-bbox="507 365 1018 405">Cracked and drummy wall tiles.</p> 
Interior	Laundry	<p data-bbox="507 1099 1018 1140">Cracked and drummy wall tiles.</p> 

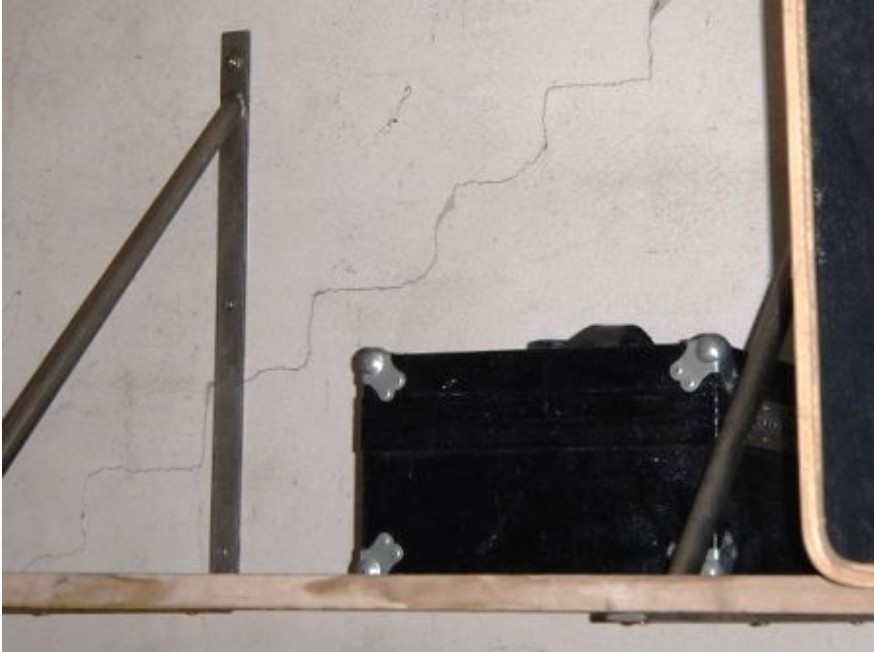



Location	Zone	Details
Interior	Laundry	<p data-bbox="507 365 1123 405">Cracked, loose and drummy wall tiles.</p> 
Interior	Kitchen sub-floor	<p data-bbox="507 1142 1348 1182">Minor subsidence to the brick pier below the kitchen</p> 

Location	Zone	Details
Interior	Bathroom / hallway sub-floor	<p>Minor subsidence to the brick pier.</p> 
Interior	Stairwell	<p>Minor cracks were noted to the internal walls. These cracks have been caused by movement and settlement.</p> 



Location	Zone	Details
Interior	Stairwell	<p data-bbox="507 365 1481 448">Minor cracks were noted to the internal walls. These cracks have been caused by movement and settlement.</p> 
Interior	Garage	<p data-bbox="507 1142 925 1182">Cracking to the brick wall.</p> 

Location	Zone	Details
Interior	Garage	<p data-bbox="507 365 1305 405">Cracking to the brick wall above the garage door.</p>  A photograph showing a close-up of a brick wall above a garage door. A prominent vertical crack runs down the wall, with several smaller horizontal and diagonal cracks branching off. A metal support beam is visible on the left, and a black metal component of the garage door mechanism is on the right.
Interior	Garage	<p data-bbox="507 1099 1054 1140">Moisture damage to garage walls.</p>  A photograph showing the interior of a garage. The lower portion of a white-painted brick wall is heavily stained with brown and grey marks, indicating water damage. A dark mat is on the floor in the foreground, and a wooden ledge or bench is visible in the background. A large red watermark 'S' is overlaid on the left side of the image.



Location	Zone	Details
Interior	Garage	<p data-bbox="507 367 1054 405">Moisture damage to garage walls.</p> 
Interior	Garage	<p data-bbox="507 1102 1453 1182">Damage render to the garage wall beside the laundry door jamb.</p> 

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

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- 1. 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 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, to 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. 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, other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.
- 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; 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.**)
- 4. 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.
- 5. 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 completely or in part does so at his or her own risk.

6. **REASONABLE ACCESS:** Only areas to which reasonable access is available were inspected. The Australian Standard 4349.3 defines reasonable access as “areas where safe, unobstructed access is provided and the minimum clearances specified in the Table below are available or, where these clearances are not available, areas within the consultant’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 reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

Area	Access hole	Crawl space	Height
Roof interior	450 x 400mm	600 x 600mm	Accessible from 2.1m stepladder or 3.6m ladder placed against a wall.
Sub floor	500 x 400mm	Vertical clearance <b>Timber floor:</b> 400mm to bearer, joist or other obstruction. <b>Concrete floor</b> : 500mm	
Roof Exterior			Accessible from a 3.6m ladder.

### **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).

### **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 or timber Pest activity and/or damage 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:

Inspectors contact phone number:

Insurance Accreditation Number: Rapid Solutions no 6088

Dated this 6<sup>th</sup> Day of March, 2013

SIGNED FOR AND ON BEHALF OF:

Signature: