

Existing Conditions (Dilapidation) Report

If you are building on or near a boundary, your building surveyor may require you to obtain a photographic record (usually in the form of an Existing Conditions or Dilapidation Report) of the condition of any adjoining properties. Even if there is no requirement to do so, you may consider it prudent to get such a report.

Our report:

- Provides a snap shot in time of the condition of the property reported on
- Includes photos of cracks, leaks and other visible damage to the property; it also refers to the location of the damage in each case and makes brief comment on it
- Is independent and is accepted by large construction companies such as Leighton, John Holland and Baulderstone

Our report typically covers:

- The interior and exterior of the building
- The roof visible from the ground
- The site, incl. paving, fencing, retaining walls, basement car parks, if relevant

Our report excludes:

- The sub-floors and roof spaces
- Areas we cannot inspect (ie not visible)

For FREE INITIAL ADVICE & INFORMATION

or to arrange your report, simply call us...

Tel: 9377 3000 (BH)

M: 0417 340 696 (AH)

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BSS Award Winning Building Consulting & Architectural Services

BSS is one of the most respected firms of Building Consultants in Victoria, and we provide Architectural services, making us an innovative building oriented practice. BSS, and its forebears, has been providing independent professional advice and quality service since 1975.

BSS actively services the entire Melbourne area and surrounds.

BSS provides low cost initial consultation services and works with our clients to resolve their building and architectural problems in a cost efficient manner.

Our services include:

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| • Design and documentation
including permit applications | • Other Inspection Reports |
| • Building Disputes and Expert Evidence (at VCAT etc) | - Construction Standards (e.g. frame and final) |
| • Dilapidation Surveys (existing condition reports) | - Geotechnical and Cracking |
| • Contract checking (prior to signing) | - Building Maintenance and Problems |
| | - Engineering Problems |
| | - Insurance Claims |

FREE telephone advice.

Low cost initial consultations (in office or on site)

Professional Affiliations & Memberships

BSS is a Practice Member of the Australian Institute of Architects (AIA). Technical staff and consultants are members of the Australian Institute of Building (AIB), AIA or other appropriate professional organisations.

BSS donates 1% of its annual profit to Royal Children's Hospital, Melbourne.



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