

Dilapidation Report

Pre-Construction



BSS
GROUP

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45^{plus}
YEARS OF
SERVICE
EXCELLENCE
Established 1975

PROPERTY: XX XXX Crescent
XXXXX Heights

JOB NUMBER: 222-0595-XXX-XX

PROPERTY OWNER: XXX XXXX
XXX XXXX

CLIENT: XXXXX
XXXXX

PERSON PROVIDING ACCESS: Owner

FRONT DOOR ASSUMED TO FACE: East

WEATHER CONDITIONS: Overcast

DATE AND TIME OF INSPECTION: 12/10/2022 10:30 AM

INSPECTOR: XXX



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CONDITIONS

CLIENT BRIEF:

Provide a dilapidation report on the above property and in particular to note movement or water damage, cracking defects or disrepair (both internal and external) existing at the time of the inspection.

THIS REPORT:

A listing of defects/comments has been prepared on an area by area basis and is provided in the attached:-

Schedule One: Photographs & observations

CONDITIONS:

The general scope and conditions of the report are contained in Attachment B.

ACCESS:

Some areas were not able to be fully viewed or were not viewed/accessed at all:-

- Items of stored goods, furniture, etc. obscured some internal areas.
- Where drapes, curtains, or blinds obscure window/door reveals and/or window/door frames, the window/door dressings are not shifted, lifted or pulled to one side. In these circumstances such window/doors are not accessed for interior viewing.
- Where rooms are carpeted or have rugs, these are not lifted.
- No access was made to any sub-floor area or roof space.
- Roof was viewed from ground level only.
- Some wall areas hidden from view by shrubs, garages, roofed over external areas and the like were not viewed.

ASSISTANCE IN READING REPORTS:

Some guidance is provided in Attachment A to assist the reader in understanding and reading reports.

CONSENT TO ACCESS PROPERTY

Consent to access the property was obtained from the Owner/Occupier by BSS Group Pty. Ltd.

CONSTRUCTION DETAILS:

- | | |
|---------------------------------------|-------------------|
| - Footing type: | Concrete slab |
| - Stumps: | Not applicable |
| - Primary external cladding material: | Brickwork |
| - Primary internal lining material: | Plasterboard |
| - Primary window frame material: | Aluminium |
| - Roof cladding: | Metal |
| - Floor: | Various materials |
| - Any renovations underway? | No |

- | | |
|--------------------------------|----------------|
| Fence facing works area: | Timber paling |
| Other fences: | Timber paling |
| Driveway: | Concrete |
| Property is: | Owner occupied |
| Property is currently used as: | Residence |

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SUMMARY

The subject building is a 2 level residence considered in overall very good condition. This report advises internally there is minor hairline separation of timber mouldings.

XXXX

XXXXX

Encl: Schedule One: Photographs and observations

Attachment A: Guide to reading reports

Attachment B: BSS inspection report conditions - dilapidation

Dilapidation Report

PRE-CONSTRUCTION



Schedule One: Photographs and observations



IMG_9110.JPG

View to front of property.
Photo for reference.



IMG_9111.JPG

EXTERIOR
NORTH ELEVATION FROM SITE

View to fence along boundary.
Overall photo for reference. See additional photos.



IMG_9112.JPG

Further photo of above.

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IMG_9113.JPG

Further photo of above.



IMG_9114.JPG

Further photo of above.



IMG_9115.JPG

View to fence NW of house.
Fence dips slightly.

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IMG_9116.JPG

View to fence west of last.
Overall photo for reference.



IMG_9117.JPG

View to fence west of last.
Note soil gap between bottom of
fence/ground level over 2 panels.



IMG_9118.JPG

**View to fence towards west end of
property.**
Overall photo for reference.



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IMG_9119.JPG

View to fence on NW corner of property.
Overall photo for reference. See additional photo.



IMG_9120.JPG

Further photo of above.



IMG_9121.JPG

View to fence on west end of property.
Overall photo for reference. See additional photo.

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IMG_9122.JPG

Further photo of above.



IMG_9123.JPG

View to brickwork on NW corner of house.
Overall photo for reference. See additional photos.



IMG_9124.JPG

Further photo of above.



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IMG_9125.JPG

Further photo of above.



IMG_9126.JPG

Further photo of above.



IMG_9127.JPG

EAST ELEVATION AND SURROUND

View to side fence north of garage.

Overall photo for reference. See additional photo.



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IMG_9128.JPG

Further photo of above.



IMG_9129.JPG

View to side gate at top of gate.
Gate leans on fence.



IMG_9130.JPG

View to trees along north edge of driveway.
Overall photo for reference.



Dilapidation Report

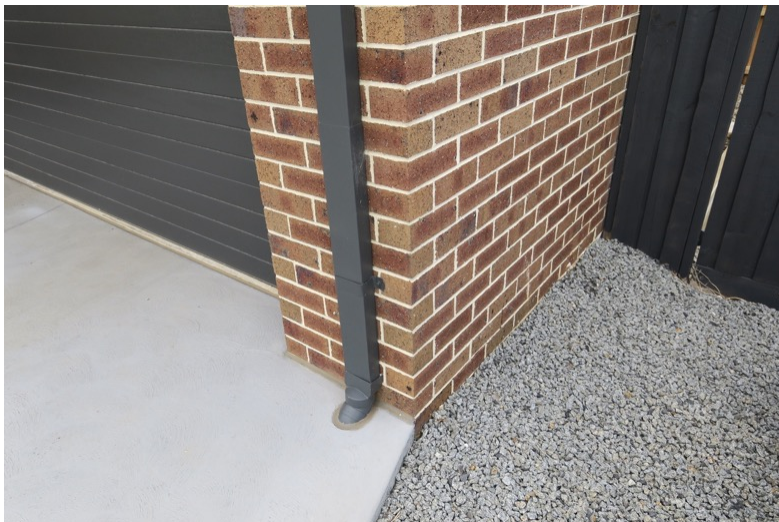
PRE-CONSTRUCTION



IMG_9131.JPG

View to driveway.

Overall photo for reference. No visible cracking.



IMG_9132.JPG

View to garage on external NE corner.

Photo for reference. No visible defect. See additional photo.



IMG_9133.JPG

Further photo of above.

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IMG_9134.JPG

View to driveway NE of front entry brick pier.

Hairline crack, extends west approx. 400mm.



IMG_9135.JPG

View to brickwork above front door.

Photo for reference. No visible defect.



IMG_9136.JPG

View to retaining wall east of house.

Photo for reference. No visible defect.



IMG_9137.JPG

View to house on SE corner at ground level.

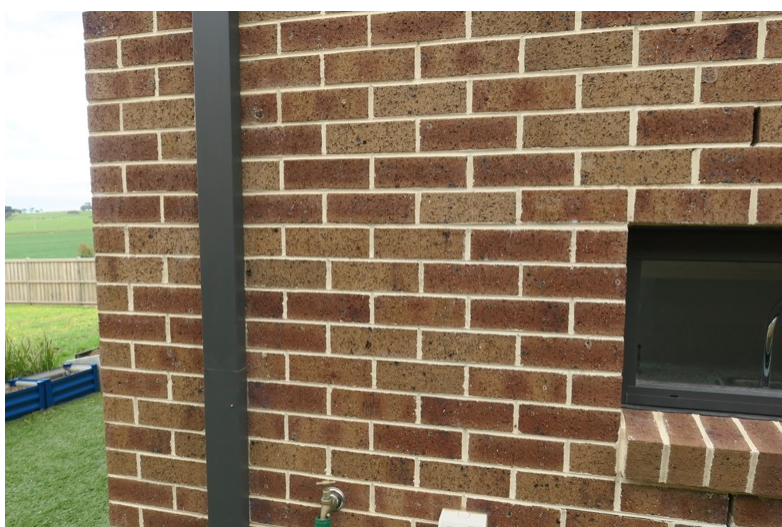
Hairline crack to vertical joint.



IMG_9138.JPG

View to south side gate.

Overall photo for reference. No visible defect.



IMG_9139.JPG

SOUTH ELEVATION AND SURROUND

View to brickwork left of window to butlers pantry.

Photo for reference. No visible defect.



IMG_9140.JPG

WEST ELEVATION AND SURROUND
View to concrete slab on internal NW
corner of alfresco area.

Photo for reference. No visible defect.



IMG_9141.JPG

View to brickwork and ceiling in NE corner
of alfresco area.

Photo for reference. No visible defect.



IMG_9142.JPG

View to brickwork top left of sliding doors
to house.

Light shrinkage of vertical caulking joint.



IMG_9143.JPG

View to cornice in NW corner.

Hairline separation of cornice mitre. Similar in SW corner.



IMG_9144.JPG

View to west end of property.

Overall photo for reference. See additional photo.



IMG_9145.JPG

Further photo of above.

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IMG_9147.JPG

View to north boundary fence.
Overall photo for reference.



IMG_9148.JPG

View to fence post 4 west of north retaining wall.
Vertical split to timber post.



IMG_9149.JPG

View to retaining wall and screening north of house.
Overall photo for reference. No visible defect.

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IMG_9150.JPG

View to door to garage.

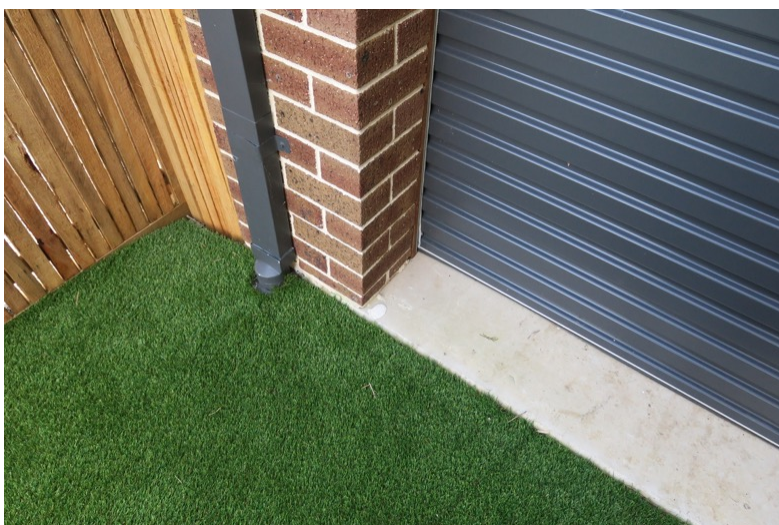
Overall photo for reference. No visible defect.



IMG_9151.JPG

View to north elevation of alfresco area.

Overall photo for reference. No visible defect.



IMG_9152.JPG

View to garage floor bottom left of west facing garage door.

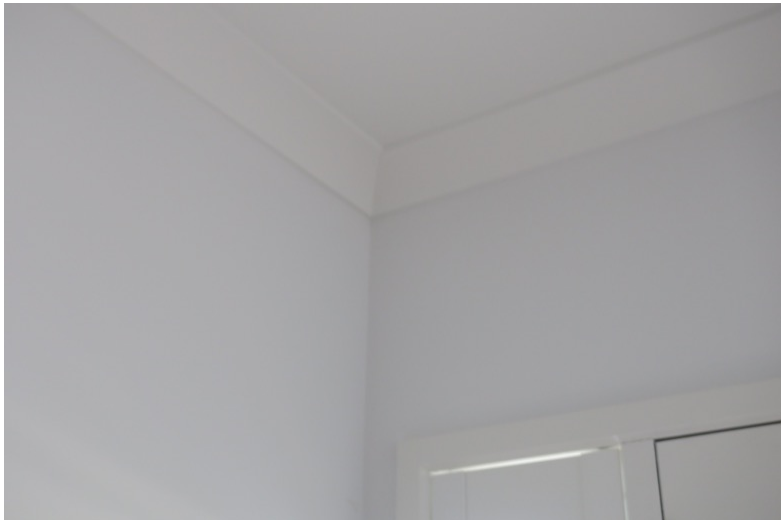
Overall photo for reference.



IMG_9153.JPG

View to brickwork top right of west facing garage door.

Photo for reference. No visible defect.



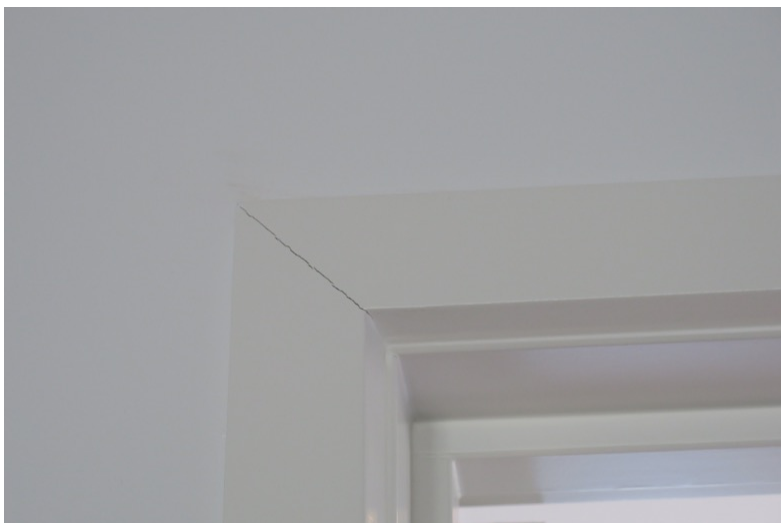
IMG_9154.JPG

INTERIOR GROUND LEVEL

FRONT ENTRY

View to wall top left of front door.

Photo for reference. No defect.



IMG_9156.JPG

View to architrave top left of door to living room.

Hairline separation of architrave mitre.



IMG_9157.JPG

EAST LOUNGE

View to ceiling in NW corner.

Photo for reference. No visible defect.



IMG_9158.JPG

POWDER ROOM

View to architrave top right of door to front entry corridor.

Hairline separation of architrave mitre.
Similar elsewhere.



IMG_9159.JPG

View to floor tiles below window in toilet.

Overall photo for reference. No visible defect.



IMG_9160.JPG

GARAGE

View to skirting bottom left of door to house.

Hairline separation of skirting/wall.



IMG_9161.JPG

View to concrete slab south of centre.

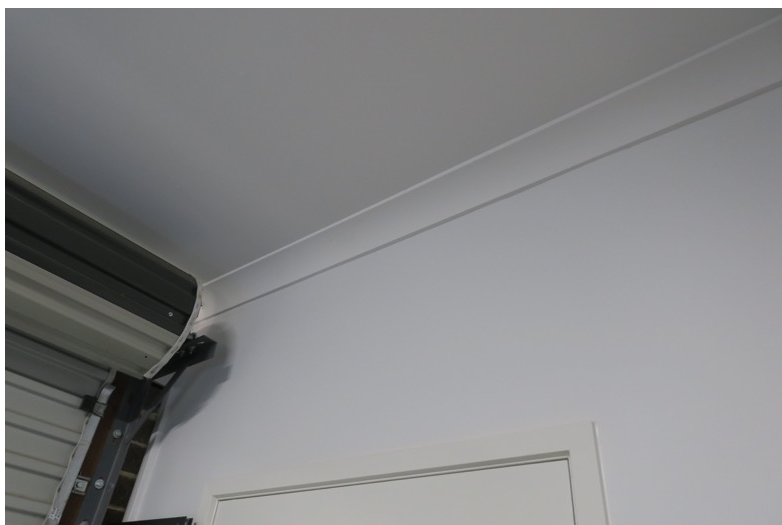
Hairline crack to concrete, extends north-south. Extent obscured by parked vehicle.



IMG_9162.JPG

View to cornice top left of west roller door.

Hairline separation of cornice joint.



IMG_9163.JPG

View to north wall above external door.
Photo for reference. No visible defect.



IMG_9164.JPG

View to wall in top NE corner.
Hairline crack to wall, extends up from
timber batten approx. 80mm.



IMG_9165.JPG

View to north edge of slab below GPO.
Hairline crack, extends south. Possibly
connects to previously noted hairline crack.



IMG_9166.JPG

LIVING/DINING

View to architrave top left of door to front entry corridor.

Hairline separation of architrave mitre.

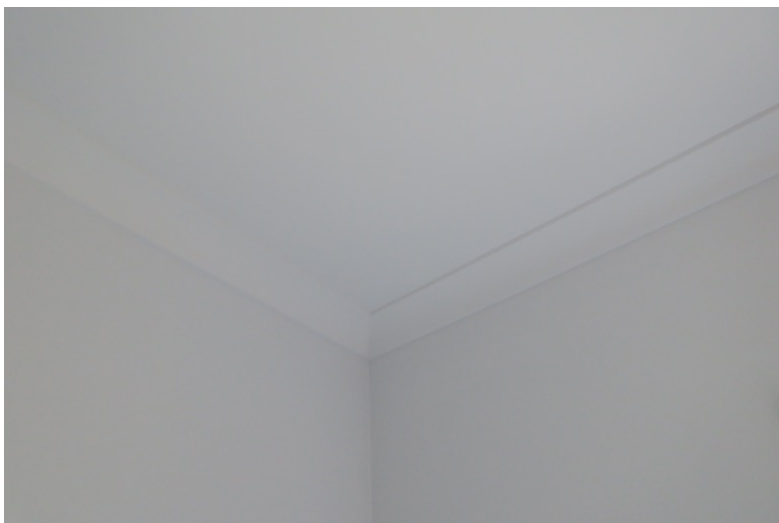


IMG_9167.JPG

View to architrave top left of RH north window.

Hairline separation of architrave mitre.

Similar elsewhere.



IMG_9168.JPG

View to room in top NW corner.

Photo for reference. No visible defect.



IMG_9169.JPG

View to skirting in NW corner.

Hairline separation of skirting mitre.



IMG_9170.JPG

KITCHEN

View to wall tiles above stove top.

Overall photo for reference. No visible cracking to tiles or grout joints.



IMG_9171.JPG

View to sill bottom left of RH west window.

Hairline crack to paint over approx. 60mm.



IMG_9172.JPG

BUTLERS PANTRY

View to tiled sill bottom left of window.

Photo for reference. No visible defect.



IMG_9173.JPG

LAUNDRY

View to floor tiles bottom left of east cupboard door.

No visible defect.



IMG_9174.JPG

GROUND LEVEL TO LEVEL 1 STAIRCASE

View to timber band above SE corner of staircase.

Hairline separation of joint. Similar in SW corner. See additional photo.



IMG_9175.JPG

Further photo of above.



IMG_9176.JPG

View to top stair at balustrade.
Hairline separation of post/tread.



IMG_9177.JPG

INTERIOR LEVEL 1
LANDING

View to architrave top left of door to east bedroom.

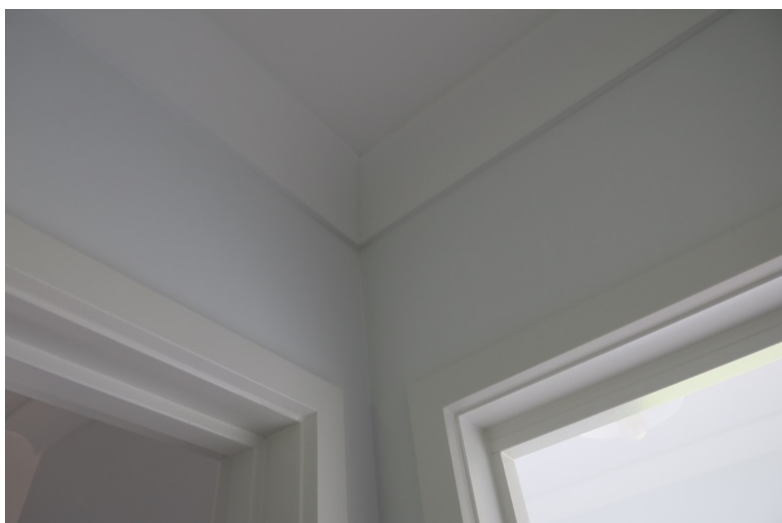
Hairline separation of architrave mitre.



IMG_9178.JPG

LOUNGE

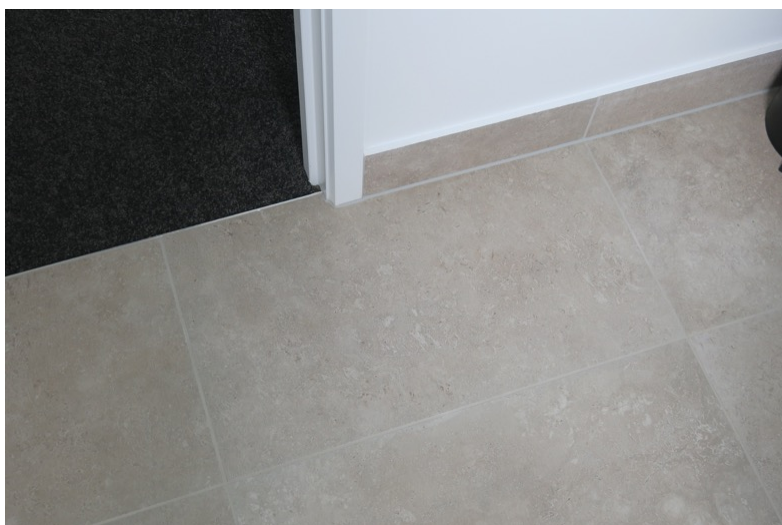
View to sill bottom left of window.
Hairline separation of sill/reveal.



IMG_9179.JPG

WEST CORRIDOR

View to wall in top SW corner.
Photo for reference.



IMG_9180.JPG

TOILET

View to floor tiles bottom right of door.
Photo for reference. No visible defect.



IMG_9181.JPG

BATHROOM

View to wall tiles in SW corner.

Photo for reference. No visible cracking to tiles or grout joints.



IMG_9182.JPG

SW BEDROOM

View to skirting in NE corner.

Hairline separation of skirting mitre. Similar elsewhere.



IMG_9183.JPG

NW BEDROOM

View to architrave bottom left of window.

Hairline separation of architrave/wall, extends intermittently over approx. 80mm.



IMG_9184.JPG

SOUTH BEDROOM

View to skirting in SW corner.

Separation of skirting mitre. Approx. 1mm maximum.



IMG_9185.JPG

EAST BEDROOM

View to garage roof on NE hip.

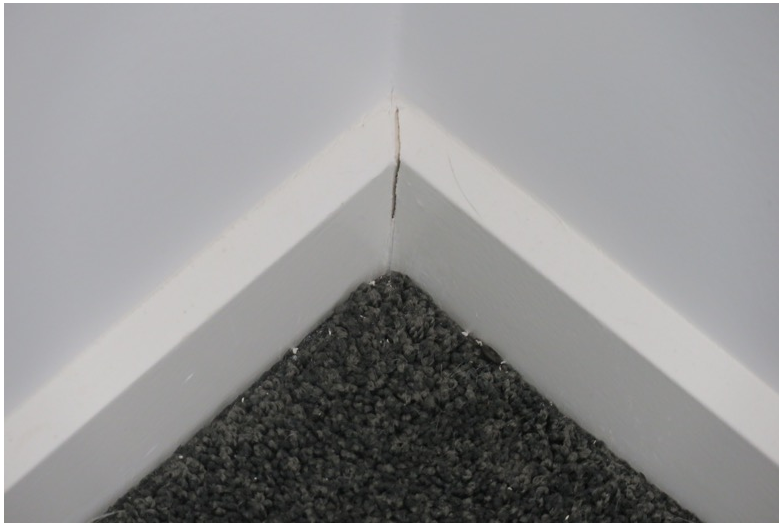
Photo taken through fly screen. Photo for reference.



IMG_9186.JPG

View to wall/ceiling in NE corner.

Photo for reference. No visible defect.



IMG_9187.JPG

View to skirting in NE corner.

Hairline separation of skirting mitre.

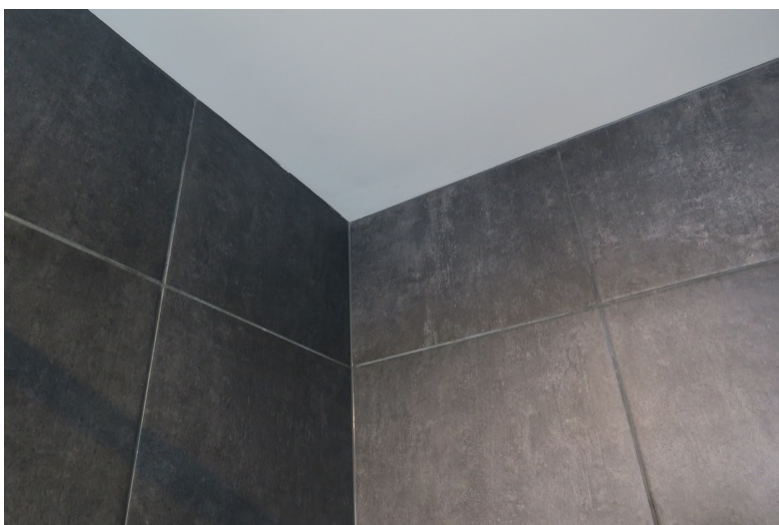


IMG_9188.JPG

View to architrave bottom left of RH east window.

Hairline separation of architrave mitre.

Similar elsewhere.



IMG_9189.JPG

ENSUITE

View to wall tiles in top NW corner of shower.

Photo for reference. No visible cracking to tiles or grout joints.



IMG_9190.JPG

View to floor tiles bottom left of door to ensuite toilet.

Photo for reference. No visible cracking to tiles or grout joints.



IMG_9191.JPG

**EXTERIOR
EAST BALCONY**

View to render on south elevation.

Photo for reference. No visible defect.



IMG_9192.JPG

View to balcony ceiling in NE corner.

Photo for reference.

The following is provided for your assistance in reading reports...

Cardinal directions used

The front of the subject building is assumed to face one of the cardinal points, north, south, east or west (rather than for instance north east, or north, north west). This assumed direction is given on the front page.

Room and external elevation condition

Reports list all rooms and external elevations (front elevation, etc.). Where the room/elevation is defective, defects are listed for that location. If no defect is found, a photo will be taken for reference purposes only.

Descriptions of Movement Signs

Cracks and separations are generally inconsistent and are described and denoted a maximum width. The location is described and is commonly cornice/wall, cornice/ ceiling, window head, door, etc. some common descriptions are: -

- Cracking- diagonal, horizontal, stepped, random.
- Cracking – usually a multitude of fine cracks in a random pattern.
- Hairline – relate to cracks 'less than 1mm'. These are difficult to photograph.
- Intermittent - not continuous.
- Patched cracking – surface ridges evident from poor previous repairs.
- Previous or present leaks – these are difficult to photograph.

The text needs to be read in conjunction with photos. Occasionally no photo is taken but the defect is described (e.g door will not close, or floor squeaking, floor obviously slopes or the same defect occurs in more than one location). Some photographs may be included that may not depict a defect but have been taken for future reference purposes

Scale of subjects in photos

Where practicable a scale measure is shown in the photo where a fixed object giving scale is not visible. In others a fixed object (such as cornice, tile grout joint, etc.) included in the photo naturally provides scale.

In most instances the text provides important information such as location, approximate maximum crack or separation width, termination point, shape, characteristic (e.g stepped, forked) etc. which helps to provide detail, assistance in understanding scale and clarity.

Photo number sequence

Photo quality is checked by the inspector while on site. Sometimes photos are deleted with the reason being that very occasionally a photo is found to be badly blurred, very overexposed, underexposed, taken without a flash or is a duplicate. The next photo taken addresses any problem or blurring, exposure etc. The cameras used by BSS do not however delete the photo *number* of any deleted photo and the photo sequence in the report may therefore show an occasional gap (e.g P123 0415, P123 0417 (with the deleted photo being P123 0416 in this example). Deleting a photo does not affect the scope of the inspection or detail provided in the report.

SPECIAL CONDITION DURING THE COVID-19 PANDEMIC

The use of a gauge or ruler in our report photographs has been minimised to reduce physical touching on site.

1. Client brief

The report describes the condition of those elements of the property described in the client brief and lists visible defects specified.

2. Weather conditions

The building / site has been inspected on the date and in the prevailing weather and environmental conditions.

3. Report exclusions:

Defects

- (a) in inaccessible parts of the building,
- (b) not apparent on visual inspection,
- (c) apparent only in different weather or environmental conditions,
- (d) resulting from different uses of the building,
- (e) minor (eg. very fine hairline cracks, jamming windows, etc),
- (f) outside the scope of the client brief.

4. Unless otherwise specified:

- (a) no soil, etc, has been excavated nor has any investigation of sub ground drainage been made,
- (b) no vegetation has been removed,
- (c) no fixtures, fittings, cladding or lining materials have been removed,
- (d) no items of furniture or chattels have been moved, nor cupboards been opened,
- (e) no enquiries of Councils or other Authorities or persons have been made,
- (f) we do not inspect the roof, roof space or sub-floor,
- (g) no special investigation of insect attack (eg. borer, termite, etc) asbestos or soil contamination has been made and any reference to these has been based on a casual visual inspection.