



Childs Property
Inspections

Dilapidation Building Report

(PRE CONSTRUCTION)

Client:

Property Inspected:

Inspection Date & Time:

Agreement Number:

Agreement Date:

Report Number:

www.childspropertyinspections.com.au

info@childsproperty.com.au

PH 9525 2999 • FAX 9525 8999

REQUESTED INSPECTION

Childs Property Inspections was commissioned by X to carry out a building dilapidation report on the above property.

The purpose of this inspection is to provide a report on the current structural condition of the property prior to construction commencing on neighbouring areas.

BUILDING DESCRIPTION

The property inspected is a single storey, semi detached dwelling of full masonry construction. This structure is on pier and strip footings, with a pitched roof covered in terracotta tiles.



SUMMARY

We estimate the age of the property is approximately 80 years.

DETAILS OF INSPECTION

Weather Conditions at the time of the inspection: **Dry**

Recent Weather Conditions: **Dry**

The areas inspected were:

- **Building interior**
- **Building exterior**
- **The site**

NOTABLE ITEMS

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

External:

General view of front elevation.



Hairline cracks to brickwork above lintel to front left corner of window.



Hairline cracks to brickwork above lintel to front left corner of window.



General view of left side elevation at the front corner.



Cracks to the render at the side of the steps leading to the front door.



General view of left side elevation looking towards the rear of the building.



Hairline crack to concrete lintel above the third window left of the front entrance door.



Hairline crack to concrete lintel above the third window left of the front entrance door.



Evidence of repairs to cracks to the brickwork above and adjacent to all concrete lintels at the left side of the building.



Evidence of repairs to cracks to the brickwork above and adjacent to all concrete lintels at the left side of the building.



Evidence of repairs to cracks to the brickwork above and adjacent to all concrete lintels at the left side of the building.



General view of rear left corner of the building.



Cracks to brickwork and slab edge at the rear left corner.



Cracks to the stair landing slab edge at the rear.



Cracks to the brickwork below the stair landing at the rear.



Cracks to brickwork at the rear at the base of the stairs.



Multiple hairline cracks to the stair treads.



Multiple hairline cracks to the stair treads.



Large crack to the stair tread just below the top landing, the stairs to this area have also leaned away from the building structure.



Multiple cracks to concrete pathway at the base of the stairs.



General view of detached garage.



Large cracks above the window to the right side of the detached garage extending into the roof slab.



Cracks to the brickwork below the right side window.



Cracks to the brickwork above the rear right side window.



General view of right side detached garage.



Extensive cracking to the garage slab throughout.



Extensive cracking to the brickwork to the garage as viewed from internally at the rear.



Extensive cracking to the brickwork to the garage as viewed from internally at the rear.



Extensive cracking to the left side of garage.



Extensive cracking to the left side of garage.



Extensive cracking to the right side of the garage.



Extensive cracking to the right side of the garage.



General view of driveway directly in front of the garage.



Cracked concrete to the driveway in front of the garage at the right side.



Cracks to brickwork at the top left corner of the garage tilt-a-door.



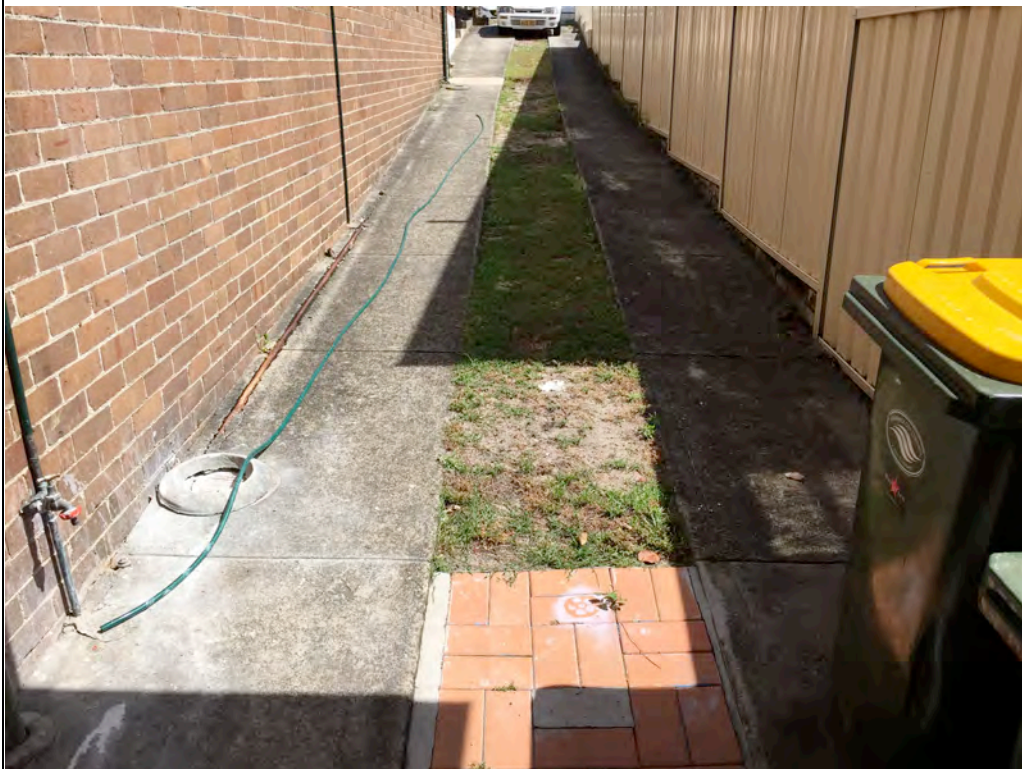
Cracked concrete to the driveway in front of the garage at the right side.



Cracks to concrete at the base of the lower level steps.



General view of driveway looking towards the front of the site.



Cracked concrete surrounding the copper water pipe at the rear right corner.



Cracked concrete driveway adjacent to the external wall of the home. Cracks have developed above the water pipe embedded in the concrete.



Cracked concrete driveway adjacent to the external wall of the home. Cracks have developed above the water pipe embedded in the concrete.



Damaged small brick lawn retaining wall at the right side of the driveway.



Damaged small brick lawn retaining wall at the right side of the driveway.



Damaged small brick lawn retaining wall at the right side of the driveway.



Damaged brickwork to the front boundary fence.



Cracked brickwork and deteriorated mortar joints in the brickwork to the front boundary fence.



Cracked brickwork and deteriorated mortar joints in the brickwork to the front boundary fence.



Cracked brickwork and deteriorated mortar joints in the brickwork to the front boundary fence.



Cracked brick retaining wall at the front right corner of the garage.



Cracked brick retaining wall at the front right corner of the garage.



Internal:

Extensive cracking to the brickwork and render above and beside the rear external door, the door also is not shutting due to movement.



Extensive cracking to the brickwork and render above and beside the rear external door, the door also is not shutting due to movement.



Extensive cracking to the brickwork and render above and beside the rear external door, the door also is not shutting due to movement.



Damaged render below the laundry window.



Hairline cracks and drummy plaster render to the kitchen walls in various locations.



Hairline cracks and drummy plaster render to the kitchen walls in various locations.



Hairline cracks and drummy plaster render to the kitchen walls in various locations.



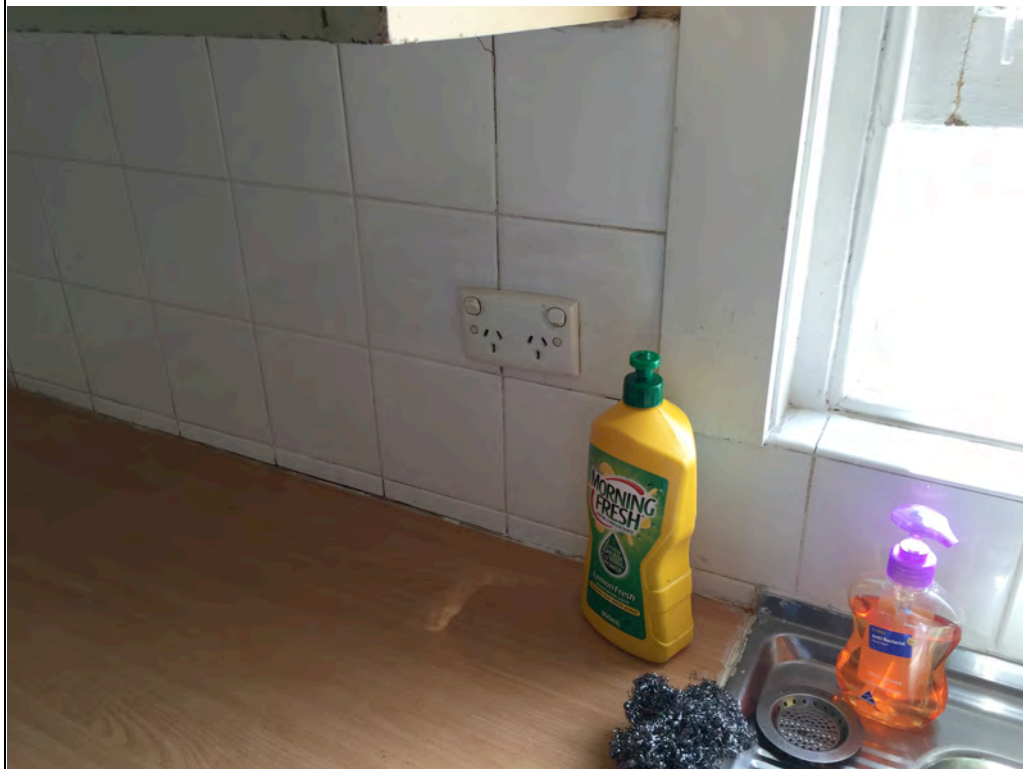
Multiple hairline cracks to kitchen ceiling.



Multiple hairline cracks to kitchen ceiling.



Several drummy tiles to the left side of the kitchen sink.



Cracked ceiling cornice to the kitchen above the stove.



Hairline crack to wall plaster to the north wall of the dining area adjacent to the kitchen.



Cracked ceiling cornice north east corner of the dining area.



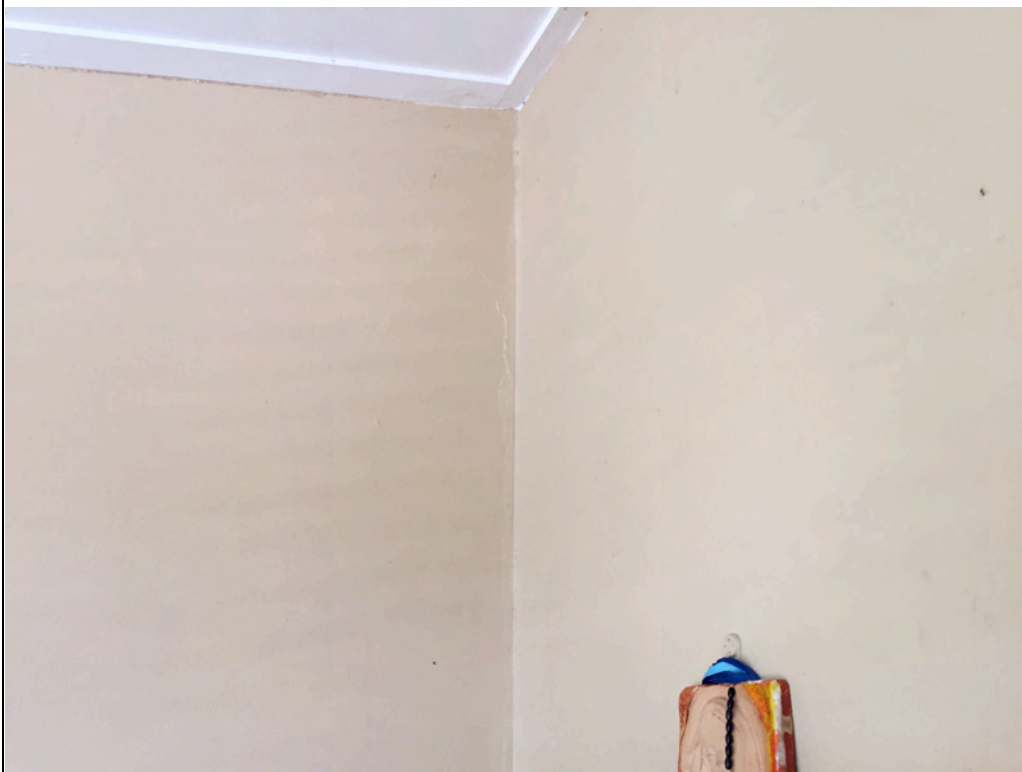
Multiple hairline cracks to the ceiling in the dining area.



Crack to wall at the south west corner of the dining area.



Crack to the western wall of the rear bedroom at the north west corner.



Crack to the western wall of the rear bedroom at the north west corner.



Hairline crack to the plaster render above the rear bedroom door top right corner.



Cracked top left corner of the living room rear door.



Cracked top left corner of the living room rear door.



Diagonal crack to the rear left corner of the living room.



Diagonal crack to the rear left corner of the living room.



Hairline cracks above the left side window to the living room.



Hairline cracks below the right side window to the living room.



Cracks to the wall render above the living room front hallway door.



Cracked ceiling cornice at the wall junction to the living room rear and left side walls.



Cracked ceiling cornice at the wall junction to the living room rear and left side walls.



Cracked and paint deteriorated ceiling to the living room.



Cracked and paint deteriorated ceiling to the living room.



General view of hallway looking towards the front bedroom.



Paint deteriorated ceiling to the hallway.



Paint deteriorated ceiling to the hallway.



Moisture damage to the wall of the front entrance area.



Hairline cracks to the wall at the rear right corner of the second bedroom.



Paint deteriorated and cracked ceiling to the second bedroom.



Tiling throughout the bathroom has become drummy in areas. A number of tiles are cracked and missing throughout.



Tiling throughout the bathroom has become drummy in areas. A number of tiles are cracked and missing throughout.



Tiling throughout the bathroom has become drummy in areas. A number of tiles are cracked and missing throughout.



Vertical crack to the front wall of the bathroom.



Cracked ceiling cornice and wall junction to the main bedroom left side wall.



Cracked ceiling cornice and wall junction to the main bedroom front wall.



Cracked ceiling cornice and wall junction to the main bedroom front wall.



Cracked ceiling cornice and wall junction to the main bedroom rear wall.



Cracked ceiling cornice and wall junction to the main bedroom rear wall.



Crack to wall render top right corner of the front enclosed balcony door.



Crack to the wall render at the front right corner of the main bedroom.



Hairline diagonal crack to the rear wall of the main bedroom, approx. 500mm left of the bedroom door.



Hairline diagonal crack to the rear wall of the main bedroom, approx. 500mm left of the bedroom door.



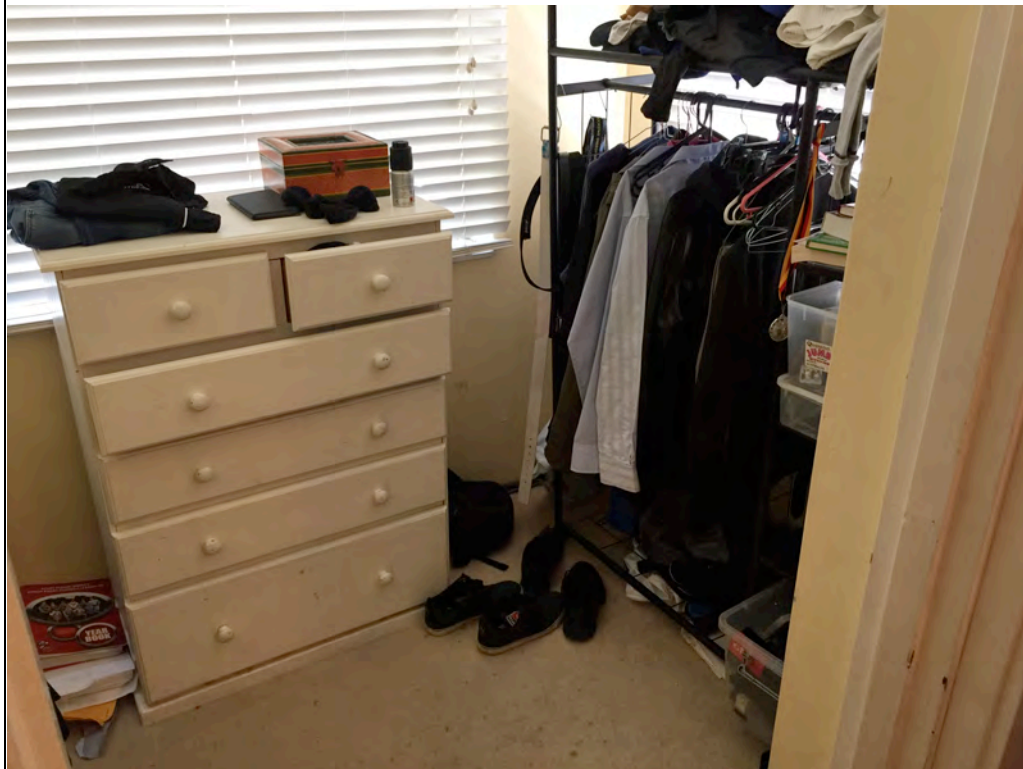
Vertical hairline crack to front enclosed balcony at the rear right corner.



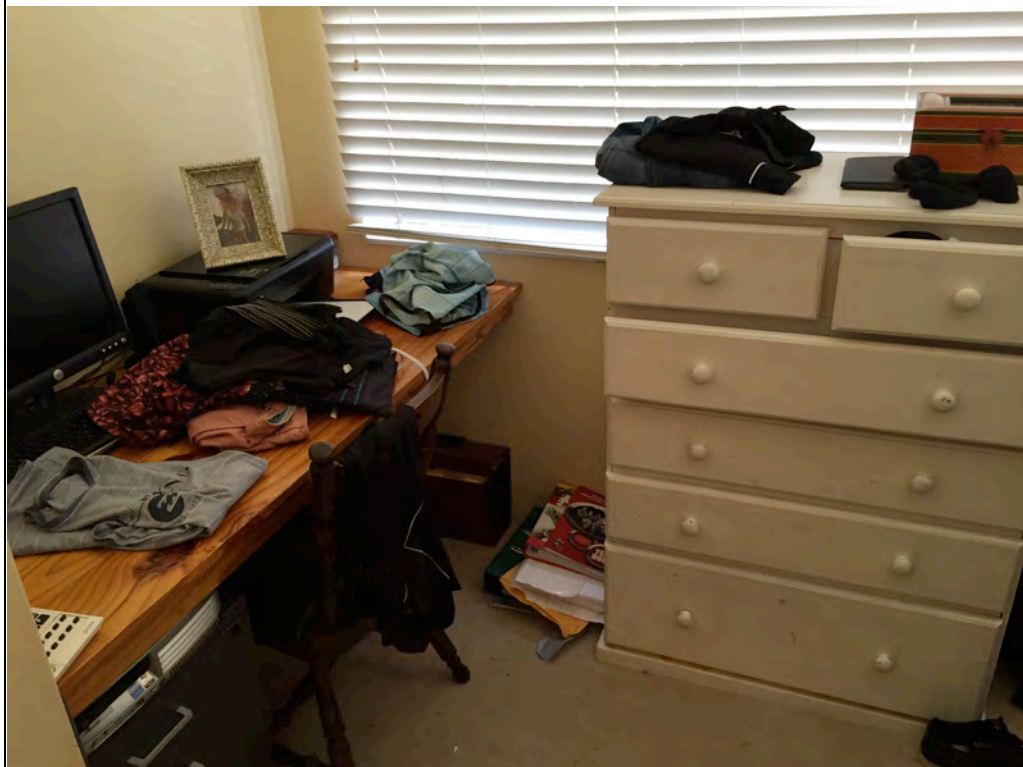
Hairline crack above front enclosed balcony door at the top left corner.



General view of enclosed balcony to the front.



General view of enclosed balcony to the front.



General view of main bedroom.



General view of main bedroom.



Important Information regarding the Scope and Limitations of the Inspection and this report

1. 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 the 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 (e.g. 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 (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. Tests are made on shower recesses to detect leaks but the tests may not show incorrect water proofing if silicone liquid or masonry sealant has been applied prior to the inspection as such application is a temporary water proofing measure and is found to last for some months.
6. The report does not identify timber destroying pests, comments relating to timber infestation and does not comment on non-structural pest damage. These problems should be referred to a qualified pest inspector. We do not have formal expertise or qualification in pest inspection or timber infestation and in the case of any inspection, survey or report we will if requested by the client act as agent for the client for the

purpose of obtaining an inspection and/or report from an organization specialising in such services.

7. Where replacement building costs are given this figure should not be confused with any other values relating to the property and the figure represents rebuilding of the building only in the current market place, not inclusive of costs relating to demolition, redesign, fittings, landscaping, pools, fencing etc. and with any such valuations being provided as a guide only.
8. 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).
9. This report is made for the benefit of the client to whom it is addressed and no other person shall be entitled to rely on this report for any purposes whatsoever.
10. Access for the inspection to be undertaken is defined as not less than 400mm under a timber floor bearer and 500mm under a concrete floor clearance and areas not accessible from a 3.6 metre ladder. The following items are excluded from the report unless you have given us additional written instructions to the contrary: room sizes, boundaries, easement, covenants and the like minor points that are patently obvious or have no structural significance, geological condition as to foundation soil condition, nor does it cover the conditions of concealed plumbing, electrical, gas or motorised appliances and all items listed in Appendix A, paragraph A2.3 of the Australian Standard AS 4349.1 - 1995.
11. If a verbal report is given we shall not be held responsible for any matter whatsoever should the applicant misconstrue and/or fail to understand such verbal report.
12. Where large structural retaining walls are in service to a property a special purpose building report will be required by a structural engineer. No comments are provided in this report as to whether an engineer is required or not.
13. **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 general remarks 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 buildings 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 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. 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 as to the amount and importance of the asbestos present and the cost of sealing or of removal. Drilling, cutting or removing sheeting or products containing asbestos is a high risk to people's health. You should seek advice from a qualified asbestos removal expert.
14. 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 general remarks section of the report. If Mould is noted as present within the property or if you notice Mould and 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 or a qualified expert such as an Industry Hygienist.

We appreciate the opportunity to inspect this property for you. Please contact us if you have any further inspection requirements or any queries in relation to this report.

This inspection was carried out by Gavin Childs

Mobile: 0418 962 191

Accreditation Number 02362

Building Consultant Licence BC916

Childs Property Inspections Building Consultant Company Licence BC 981