



Dilapidation Report XYZ Project

1 Smith Street
Smithtown NSW

You need to be Sure.

ASSESSORS DETAILS	
Assessor Name:	Grant Johnston
Contact Number:	0499 087 361
Accreditation:	Building Consultant
ASSESSMENT DETAILS	
Instructing Party:	Construction Company
Client Reference:	XYZ Project
Our Reference:	2933
Instructions:	We have been instructed to prepare a report addressing any existing visible defects to the building and surrounding areas at 1 Smith Street, Smithtown.
Purpose of Report:	To provide details of any existing visible defects to the building internally and externally, and surrounding areas e.g. outbuildings, fencing and driveways
Client Details:	Construction Company
Subject Property:	1 Smith Street, Smithtown
Inspection Date:	10 Oct 2018 09:25 AM
Weather Conditions:	Intermittent rain
Assessment:	The assessment was made with regard to matters that were evident at the time of assessment only, and were generally limited to the building located at 1 Smith Street, Smithtown and surrounding areas.
Property Owners Name:	John Smith
Property Owners Email:	Please post
Property Owners Contact Number:	N/A

PROPERTY DETAILS	
Building Type:	Residential Dwelling
External cladding:	Brick Veneer
Roofing:	Tile
Flooring:	Concrete slab on ground
Pier Type:	Nil
Age:	1980s
Present Condition:	Good

Sample

INTERNAL	
Room/Area Assessed	
Room 1	
Room Description:	Entry
Image	
	
Defects	
Defect 1	
Defect description:	Ceiling - cracked
Additional notes:	Nil
Defect location:	Multiple locations throughout
Defect image:	
	

Defect 2	
Defect description:	Lining (Plasterboard) - cracking
Additional notes:	Nil
Defect location:	Eastern area of room - to central section
Defect image:	
	

Sample

Room 2	
Room Description:	Bedroom one
Image	
 <p>Bedroom one</p> <p>10/10/18 9:37:08 am</p>	
Defects	
Defect 1	
Defect description:	Lining (Plasterboard) - cracking
Additional notes:	Nil
Defect location:	Western area of room - to central section
Defect image:	
 <p>Lining cracking bedroom one</p> <p>10/10/18 9:39:09 am</p>	

Room 3	
Room Description:	Main ensuite
Image	
 <p>Main ensuite</p> <p>10/10/18 9:40:19 am</p>	
Defects	
Defect 1	
Defect description:	Lining (Plasterboard) - cracking
Additional notes:	Nil
Defect location:	Eastern area of room - to central section
Defect image:	
 <p>Lining cracking ensuite</p> <p>10/10/18 9:42:40 am</p>	

Room 4	
Room Description:	Bedroom two
Image	
 <p>Bedroom two</p> <p>10/10/18 9:43:22 am</p>	
Defects	
Defect 1	
Defect description:	Lining (Plasterboard) - cracking
Additional notes:	Nil
Defect location:	Western area of room - to central section
Defect image:	
 <p>Lining cracking bedroom two</p> <p>10/10/18 9:44:45 am</p>	

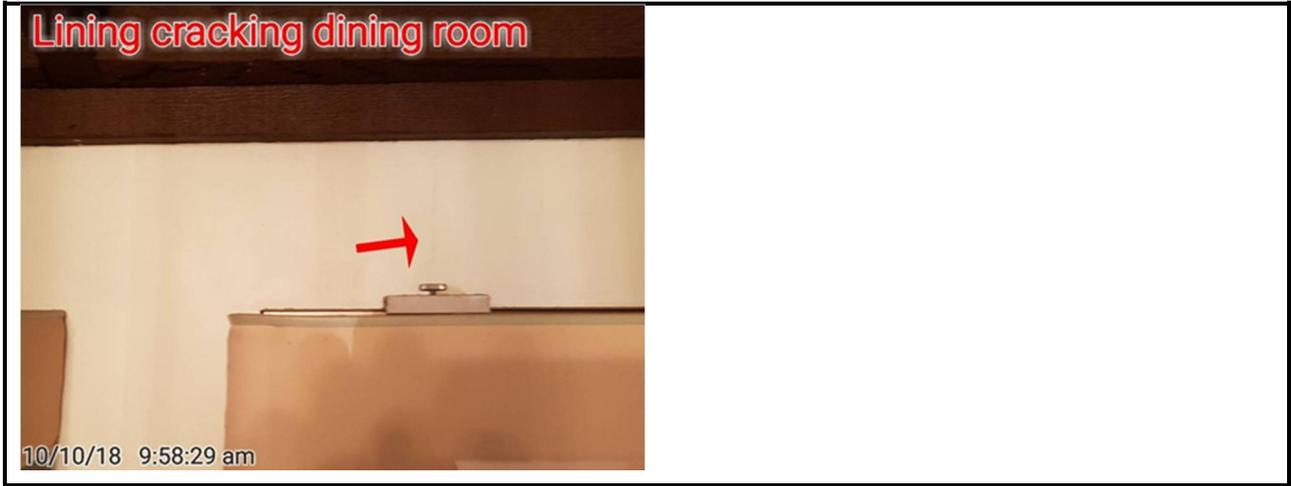
Room 5	
Room Description:	Bathroom one
Image	
	
Defects	
Defect 1	
Defect description:	No defects identified
Additional notes:	Nil

Sample

Room 6	
Room Description:	Bedroom three
Image	
 <p>Bedroom three</p> <p>10/10/18 9:48:31 am</p>	
Defects	
Defect 1	
Defect description:	Lining (Plasterboard) - cracking
Additional notes:	Nil
Defect location:	Multiple locations throughout
Defect image:	
 <p>Lining cracking above cupboard bedroom three</p> <p>10/10/18 9:50:23 am</p>	 <p>Lining cracking bedroom three</p> <p>10/10/18 9:51:14 am</p>

Room 7	
Room Description:	Laundry one
Image	
	
Defects	
Defect 1	
Defect description:	Lining (Plasterboard) - cracking
Additional notes:	Nil
Defect location:	Eastern area of room - to central section
Defect image:	
	

Room 8	
Room Description:	Dining
Image	
 <p>Dining room</p> <p>10/10/18 9:54:50 am</p>	
Defects	
Defect 1	
Defect description:	Lining (Plasterboard) - cracking
Additional notes:	Nil
Defect location:	Multiple locations throughout
Defect image:	
 <p>Lining cracking Dining room</p> <p>10/10/18 9:56:31 am</p>	 <p>Lining cracking dining room</p> <p>10/10/18 9:57:42 am</p>



Sample

Room 9	
Room Description:	Kitchen one
Image	
 <p>Kitchen</p> <p>10/10/18 9:59:20 am</p>	
Defects	
Defect 1	
Defect description:	Lining (Plasterboard) - cracking
Additional notes:	Nil
Defect location:	Western area of room - to northern section
Defect image:	
 <p>Lining cracking kitchen</p> <p>10/10/18 10:00:47 am</p>	

Room 10	
Room Description:	Dining
Image	
 <p>Dining room two</p> <p>10/10/18 10:02:18 am</p>	
Defects	
Defect 1	
Defect description:	Lining (Plasterboard) - cracking
Additional notes:	Nil
Defect location:	Multiple locations throughout
Defect image:	
 <p>Lining cracking dining room two</p> <p>10/10/18 10:03:38 am</p>	 <p>Lining cracking dining room two</p> <p>10/10/18 10:04:22 am</p>

Room 11	
Room Description:	Lounge
Image	
 <p>Lounge room</p>	
Defects	
Defect 1	
Defect description:	Cornice - cracked
Additional notes:	Nil
Defect location:	Western area of room - to central section
Defect image:	
 <p>Cornice cracking lounge room</p>	

Defect 2	
Defect description:	Lining (Plasterboard) - cracking
Additional notes:	Nil
Defect location:	Eastern area of room - to northern section
Defect image:	
	

Sample

Room 12	
Room Description:	Garage
Image	
	
Defects	
Defect 1	
Defect description:	Floor (Concrete) - cracked
Additional notes:	Nil
Defect location:	Multiple locations throughout
Defect image:	
	



Defect 2

Defect description:	Cornice - cracked
Additional notes:	Nil
Defect location:	Northern area of room - to central section

Defect image:



EXTERNAL	
Elevation/Area Assessed	
Elevation/Area 1	
Elevation Description:	Eastern elevation
Image	
	
Defects	
Defect 1	
Defect description:	Driveway - uneven
Additional notes:	Nil
Defect location:	Northern area
Defect image:	
	

Defect 2	
Defect description:	Concrete steps - damaged
Additional notes:	Nil
Defect location:	Central area
Defect image:	
 <p>Concrete steps edge damaged</p> <p>10/10/18 10:22:48 am</p>	
Defect 3	
Defect description:	Driveway - cracking
Additional notes:	Nil
Defect location:	Northern area
Defect image:	
 <p>Driveway concrete cracking</p> <p>10/10/18 10:23:49 am</p>	 <p>Driveway concrete cracking</p> <p>10/10/18 10:24:47 am</p>

Defect 4	
Defect description:	Paths - cracked
Additional notes:	Nil
Defect location:	Multiple locations

Defect image:



Defect 5	
Defect description:	Tiles - cracked
Additional notes:	Nil
Defect location:	Central area

Defect image:



Defect 6	
Defect description:	Brickwork - damaged
Additional notes:	Nil
Defect location:	Multiple locations

Defect image:



Defect 7	
Defect description:	Eaves - loose trim
Additional notes:	Nil
Defect location:	Multiple locations

Defect image:





Sample

Elevation/Area 2	
Elevation Description:	Southern elevation
Image Southern elevation 	
Defects	
Defect 1	
Defect description:	Paths - cracked
Additional notes:	Nil
Defect location:	Multiple locations
Defect image: Concrete path cracking  Concrete pathway cracking 	



Defect 2

Defect description:	Eaves - loose trim
Additional notes:	Nil
Defect location:	Eastern area

Defect image:



Elevation/Area 3	
Elevation Description:	Western elevation
Image: No image obtained for this elevation.	
Defects	
Defect 1	
Defect description:	Paths - cracked
Additional notes:	Nil
Defect location:	Central area
Defect image:	
 <p>Concrete path cracking</p> <p>10/10/18 10:40:55 am</p>	 <p>Pathway breaking up</p> <p>10/10/18 10:41:15 am</p>

Elevation/Area 4	
Elevation Description:	Northern elevation
Image: No image obtained for this elevation.	
Defects	
Defect 1	
Defect description:	Driveway - cracking
Additional notes:	Nil
Defect location:	Central area, Multiple locations
Defect image:	
	
Defect 2	
Defect description:	Brickwork - cracked
Additional notes:	Nil
Defect location:	Central area
Defect image:	
	

Detached Buildings
Building Assessed. No detached buildings identified
Roof
Roof Assessed. Roof assessed from ground level only. No defects identified

Sample

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 major/significant defects apparent at the time of the inspection. Whether or not a defect is considered major/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.

The purpose of the assessment is to provide a record of the condition of the property at the time of the assessment. The assessment comprised a visual assessment of the property to identify major flaws and to form an opinion regarding the general condition of the property at the time of the assessment.

The building has been compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

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. Visible timbers cannot be destructively probed or hit without the written permission of the property owner.

CONSUMER COMPLAINTS PROCEDURE - In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by Us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

DISCLAIMER OF LIABILITY TO THIRD PARTIES - We will not be liable for any loss, damage, cost or expense, whatsoever, suffered or incurred by any Person other than You in connection with the use of the Inspection Report provided pursuant to this agreement by that Person for any purpose or in any way, including the use of this report for any purpose connected with the sale, purchase, or use of the Property or the giving of security over the Property, to the extent permissible by law. The only Person to whom We may be liable and to whom losses arising in contract or tort sustained may be payable by Us is the Client named on the face page of this Agreement.

CONDITIONS - This standard property report is conditional upon or conditional in relation to -

- the assessment of any apparent defect including rising damp and leaks, the detection of which may be subject to prevailing weather conditions;
- information provided by the person, the employees or agents of the person requesting the report;
- the specific areas of expertise of the consultant specified in the report;
- apparent concealment of possible defects; or
- any other factor limiting the preparation of the report.

Sample

