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DILAPIDATION INSPECTION REPORT

AS4349.1-2007

28/01/2020

44 Sample Close

Sydney NSW 2000

On behalf of: John Doe

SAMPLE SHORTENED REPORT.

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**Master
Builders
Association**
New South Wales

Building Inspection Overview

IMPORTANT: Please read this report thoroughly including the information and terms and limitations at the end of this report. If unsure contact the inspector. This special purpose building inspection report has been carried out by a licensed builder as stated below. The scope of this inspection as requested by the client is outlined with a conclusion provided by the inspector in his/her professional opinion with specific photos and notes at the end of the report.



Property Address: 44 Sample Close

Sydney NSW 2000

Building Description: Low-set brick veneer residence

Estimated Building Age: 2017

Orientation: North

Weather Conditions: Fine

Possession: Occupied and furnished

Were Building / Construction Plans Provided: No

Report Compiled By: John Doe, Lic Builder NSW: 104000C, QBCC: 3000, ABN: 600 639 000 00

The Scope of This Inspection:

To provide an Existing Conditions report on the above property and in particular to note damage, cracking defects or disrepair (both internal and external) existing prior to commencement of nearby works.

Exclusions:

1. (a) faults in inaccessible parts of the building, (b) faults not apparent on visual inspection, (c) faults apparent only in different weather or environmental conditions, (d) faults resulting from different uses of the building, (e) minor faults (eg. very fine hairline cracks, jamming windows, etc.). (f) faults outside the scope of the client brief.
2. Unless Otherwise Specified: (a) no soil, etc., has been excavated nor has any investigation of sub ground drainage been made, (b) no plants or trees have been removed, (c) no fixtures, fittings, cladding or lining materials have been removed, (d) no items of furniture or chattels have been moved, (e) no enquiries of Councils or other Authorities or persons have been made for the purposes of inspecting the building and providing this report
3. Sole Use of Client, The report is provided solely for the use of the persons named on the face of this report and no responsibility to other persons is accepted.
4. Insect Attack, Asbestos and Soil Contamination 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.
5. Frame Inspection Unless our engagement is a specific inspection at the Frame Stage, then the frame has NOT been inspected.

Conclusion

The conclusion:

The property presents in good condition throughout with no cracking to brickwork or mortar at time of inspection. No cracking to interior plasterwork was identified. No drummy tiling was identified.

The property is two years old and under builders warranty for 6 years from council occupancy for structural issues and 2 years for non structural issues. Further photos and video footage stored for future use.

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Photos & Notes (Images Are Available)



Image 1: Construction site and heavy earthmoving. See truck entry point.



Image 2: Construction estimated to concede July 2022.
Minor deviation of west side fence line, Bordering construction site

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