



Dilapidation Survey Report

The Dilapidation Survey Report is a special purpose property inspection report undertaken to provide a visual assessment of constructional and cosmetic fabric defects, which are or may be related to movement of the structure or fabric of the subject property evident on the day of the inspection prior to the commencement of neighbouring construction works.



Inspection Details

CLIENT DETAILS

Name	Fred Sample	Booking No	2531
Telephone No	1234 456 678	Mobile No	1234 456 678

INSPECTION DETAILS

Address of Property	7 Sample Street				
Suburb	Samletown	State	VIC	Postcode	3000
Date of Inspection	28 April		Time of Inspection	11 am	
Existing use of Building	Residence				
Weather conditions	Fine				
Verbal summary to	Fred Sample	Date	28 April		

ARCHITECT DETAILS

Name	Sydney Sample	Registration No	Sample 123
Address	10 Sydney Road, Samletown, QLD		
Email	syd@samplesimple.sample	Phone	(07)Sample



Definition

ASSESSMENT ACCESS

The architect can only inspect the reasonably accessible parts of the property without the use of a ladder or the removal of any furniture, fittings – be they fixed or otherwise – cladding, or lining materials, plants or soil. The extent of accessible areas will be determined by the inspecting architect at the time of the inspection.

Workplace Health and Safety access conditions apply subject to relevant State and Territory regulations.

Areas in excess of 3.0 m above ground level can only be visually assessed from ground level, through

windows from within the building, or from a balcony or an accessible roof where safe balustrading or fall prevention barriers are permanently installed. High level access equipment may provide access where this has been explicitly requested and agreed in writing prior to the inspection. The inspection does not include an inspection of sub-floor or ceiling voids.

Reasonable Access may not be possible due to physical obstructions or conditions that may be hazardous or unsafe to the inspecting architect. Access restrictions will be noted where appropriate.

CRACKING IN BRICKWORK

In accordance with AS2870 - Residential slabs and footings - Construction, Appendix C1: Classification of damage with reference to walls, evident cracking will be classified within the following categories.

CRACK CATEGORY	DEFINITION
0	Width less than 0.1mm: Hairline cracks which do not need repair.
1	Width less than 1mm: Fine cracks which do not need repair.
2	Width less than 5mm: Noticeable cracks which can be readily filled.
3	Width between 5mm and 15mm: Cracks are repairable. Weather tightness may be impaired and repairs may require the replacement of small sections of wall.
4	Width greater than 15mm: Extensive repairs required to walls and possibly to adjacent window and door frames, lintels, beams and service pipes.

DILAPIDATION SURVEY REPORT SUMMARY

Condition of Building:

The single storey freestanding building - circa 1995 - appears in reasonable condition.

Elements of deterioration include:

- sample windows
- roofing
- some fences

Attachments

The following selected attachments are an important part of this Report. These can be downloaded from the Archicentre Australia Supplementary Documents page - http://www.archicentreaustralia.com.au/report_downloads/ - or by referring to the Report cover email for downloading instructions. If you have difficulty downloading the following ticked attachments, please contact Archicentre Australia on 1300 13 45 13 immediately.

ITEM		ITEM		ITEM	
Property Maintenance Guide	✓	Cracking in Masonry	✓	Treatment of Dampness	✓
Health & Safety Warning	✓	Roofing & Guttering	✓	Re-stumping	NA
Termites & Borers	✓			Cost Guide	✓

Terms & Conditions

The Report has been prepared by Archicentre Australia, a division of ArchiAdvisory Pty Ltd and the named architect and is supplied to you (the named client) on the basis of and subject to the Scope and these Terms and Conditions. Archicentre Australia accepts no responsibility to other persons relying on the Report.

The Report has been prepared in accordance with Australian Standard 4349.0-2007 Inspection of Buildings Part 0: General Requirements and to any other Australian Standards cited in these Terms and Conditions.

This Report is prepared on a visual inspection of the condition of the reasonably accessible parts of the property and on the basis of the prevailing structural, soil and weather conditions at the time of the inspection and does not cover enquiries of councils or other authorities.

Prolonged periods of wet or dry weather may cause structural changes to the property as described in the Property Maintenance Guide which you can download from the link found in the body of the Report and in the Report cover letter.

This Report will not disclose defects in inaccessible areas, defects that are concealed and/or not reasonably visible, defects that may be apparent in other weather conditions or defects that have not yet arisen.

The Scope and Terms and Conditions take precedence over any oral or written representations.

1. After making the booking, the client is deemed to have accepted the Scope and Terms and Conditions upon the architect arriving on site.
2. The Report is not a guarantee but is an opinion of the condition of the inspected property.
3. Archicentre Australia accepts no liability with respect to work carried out by other trades, consultants or practitioners referred by Archicentre. It is the property owner's responsibility to make appropriate contractual arrangements with such persons.
4. The Report is not a certificate of compliance for the property within the requirements of any Act, regulation, ordinance or local by-law.
5. Archicentre Australia does not accept responsibility for services other than those provided in this Report.
6. This Report does not include a pest inspection. Clients wishing to have a full pest infestation check should advise Archicentre Australia who will arrange for a separate pest inspection.
7. The Report does not cover:
 - a. The identification of asbestos related products or the condition or operation of swimming pools, spas and similar facilities.
 - b. Condition, adequacy or compliance of electrical, gas and plumbing systems including roof plumbing, underground pipes or drainage systems;
 - c. Footings below ground, soil conditions, site factors and hazards;
 - d. All maintenance items, particularly those such as jamming doors, windows or catches, decorative finishes and hairline or slight cracks (Category 0 and 1 of Appendix C – Australian Standard AS 2870-2011).
9. Archicentre Australia's liability shall be limited to the provision of a new inspection and report or the payment of the cost of a new inspection and report, at the election of Archicentre Australia.
10. The Archicentre Australia Property Maintenance Guide constitutes a vital part of the architect's recommendations and failure to observe either the recommendations in the report or the Property Maintenance Guide could lead to premature deterioration of the property.
11. The Health and Safety Warnings constitutes a vital part of Archicentre Australia's recommendation to you. Failure to observe the provisions of the warning sheet could jeopardise the safety of the occupants.
12. The Report and its appendices and attachments, as issued by Archicentre Australia, takes precedence over any oral advice or draft reports, to the extent of any inconsistencies, and only the Report and its appendices and attachments, which form a vital part of the architect's recommendations, shall be relied upon by you.
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14. Reference to Archicentre Australia in this Report and any other documentation includes, where the context permits, its agents and representatives authorised to act on its behalf.
15. These Terms and Conditions are in addition to, and do not replace or remove, any rights or implied guarantees conferred by the Competition and Consumer Act 2010 or any other consumer protection legislation.

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Address: 7 Sample Street Sampletown



IMG 1

Sample window - out of alignment



IMG 2

Deteriorated roofing



IMG 3

Deteriorated roof



IMG 4

General view - underside of sample - 2mm cracks at beam.

DILAPIDATION SURVEY REPORT

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IMG 5

More sample windows - 1-2mm crack at edge



IMG 6

More deterioration sample



IMG 7

1mm crack in waste pipe