



Dilapidation Inspection Report

Inspection Date: 24 Mar 2020

Property Address: Northern Area



Contents

Inspection details	3
General description of property	5
Accessibility	7
Summary	8
Significant items	9
Additional comments	9
Conclusion	39
Terms on which this report was prepared	40

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

Inspection details

Property Address: Northern Area

Date: 24 Mar 2020

Report Type: Dilapidation Inspection Report

Client

Name:

Email Address:

Phone Number:

Consultant

Name: Les Camilleri Ph: 0411807766

Email Address: les@masterpropertyinspections.com.au

Licence / Registration Number: A25361

Company Name: Master Property Inspections

Company Address: Victoria

Company Phone Number: 0411 807766

General description of property

Building Type:	Units, Shops & CarPark Area
Number of Storeys:	Multi Storey
Siting of the building:	Not Applicable
Gradient:	Not Applicable
Site drainage:	Not Applicable
Orientation of the property:	The facade of the building faces east Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Dry

Primary method of construction

Main building – floor construction:	Concrete
Main building – wall construction:	Finished with render, External light weight walling system, Concrete Panels, Fibre-cement sheeting, Concrete block, External cladding, Metal Sheeting, External render finish
Main building – roof construction:	Not Applicable
Other timber building elements:	NOT APPLICABLE
Other building elements:	Not Applicable

Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

There are no special conditions or instructions

Accessibility

Areas Inspected

The inspection covered the Readily Accessible Areas of the property.

- Detailed in the report

Obstructions and Limitations

The following obstructions may conceal defects:

- Parked Cars

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

Inaccessible Areas

The following areas were inaccessible:

- Not Applicable

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently.

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Evidence of Safety Hazards

Not Found

Evidence of Major Defects

Not Found

Evidence of Minor Defects

Not Found

Additional specialist inspections

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

Not Applicable

Significant items

Safety Hazard

No evidence was found.

Major Defect

No evidence was found.

Minor Defect

No evidence was found.

Additional comments

There are no additional comments

Noted Items

For your information

For your information 4.01

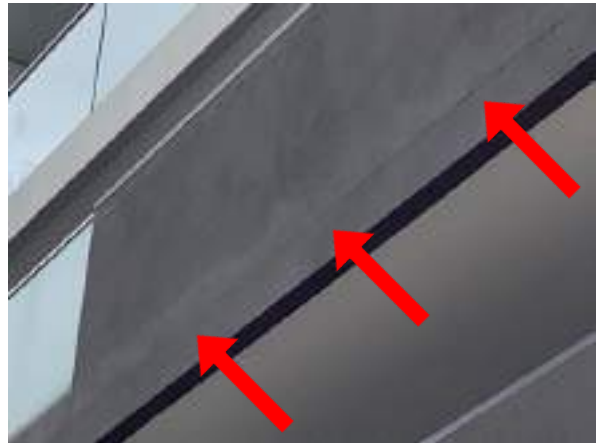
Location: The Site
Finding: Site Photos.
Site photos & Additional photos are provided for your general reference.



For your information 4.02

Location: Exterior East Side

Finding: Exterior East Side
Various Cracking





For your information 4.03

Location: Exterior East Side
Finding: For Your Information
Lower story, for your information.







For your information 4.04

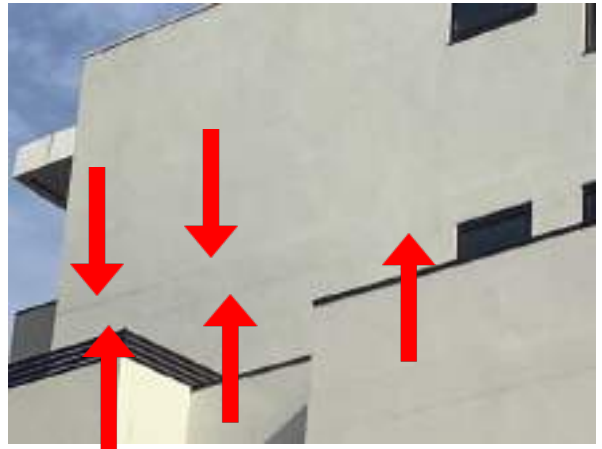
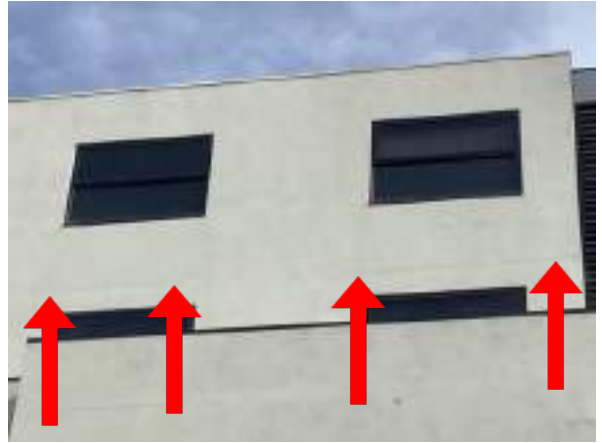
Location: Exterior North Side
Finding: For Your Information
Site Photos

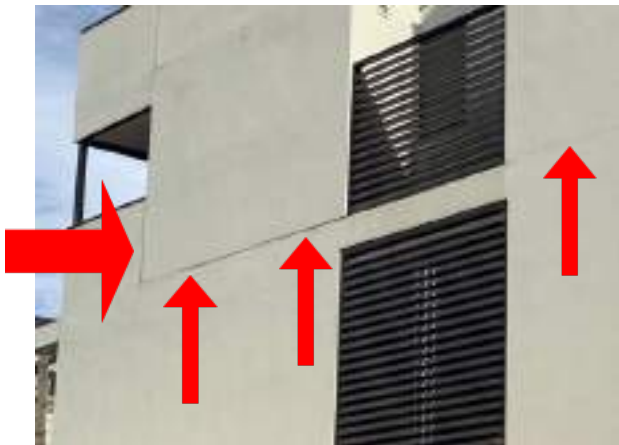
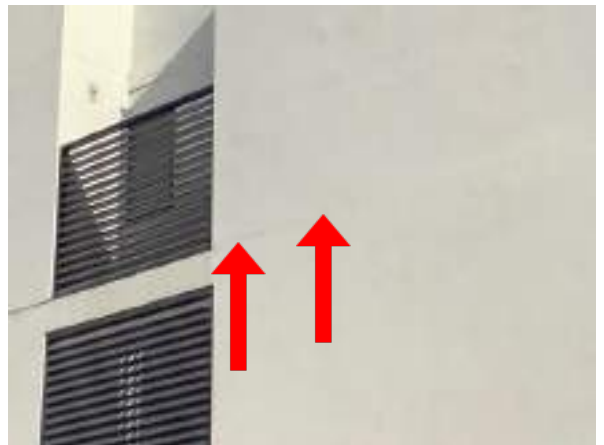


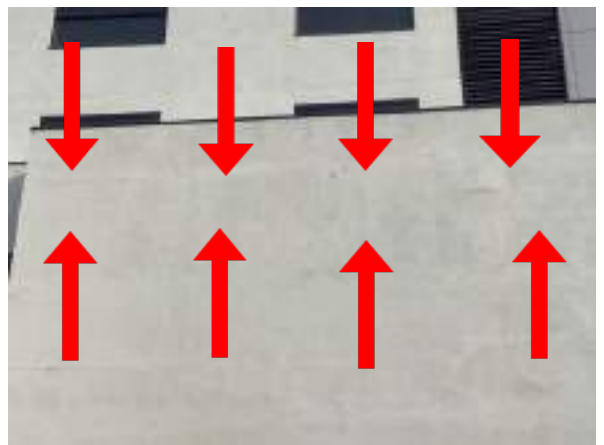
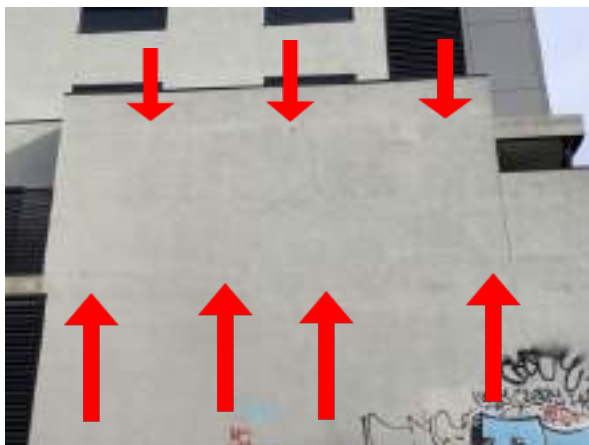
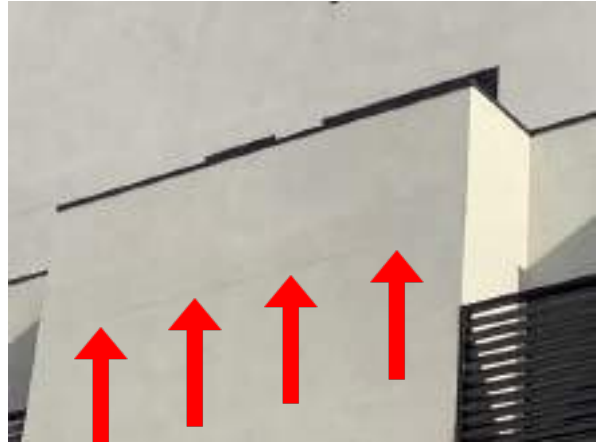
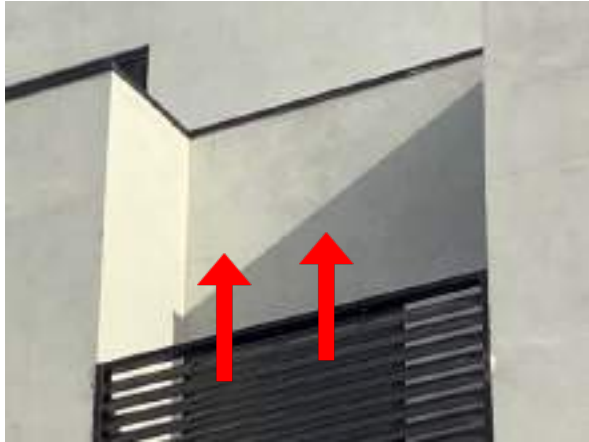


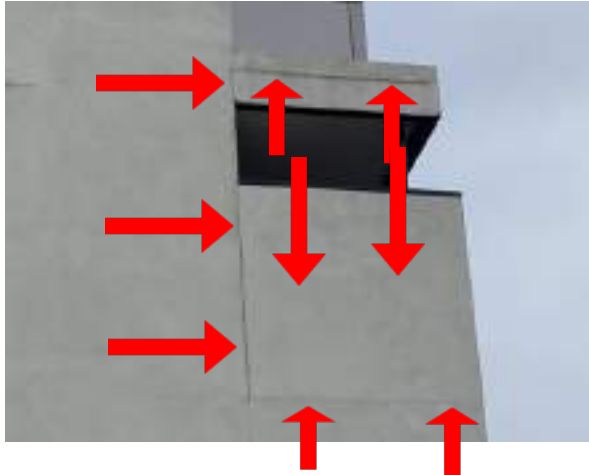
For your information 4.05

Location: Exterior North Side
Finding: Various Cracking
Various cracking to North Side





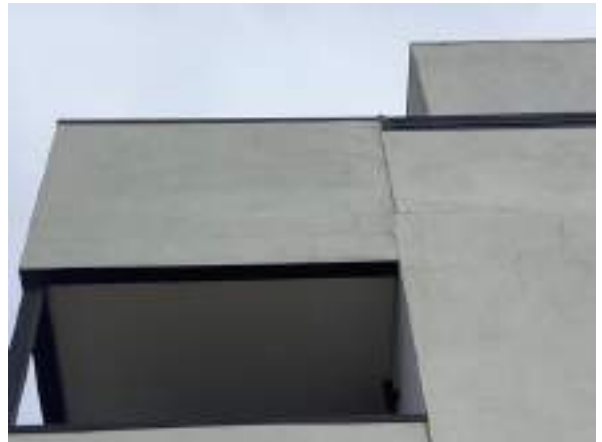




For your information 4.06

Location: Exterior North Side

Finding: For Your Information
Site Photos of cracks which have already been noted with arrows, These are just additional photos from a different angle.





For your information 4.07

Location: Exterior North Side
Finding: For Your Information Site Photos





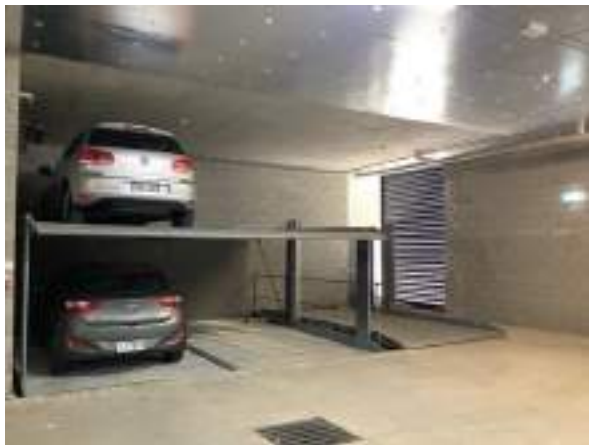




For your information 4.08

Location: Car Park
Finding: For Your Information
Carpark, adjacent to work site.









For your information 4.09

Location: Car Park
Finding: For your Information
Walls









For your information 4.10

Location: Car Park
Finding: Concrete Flooring
For your information, minimum typical cracking.







For your information 4.11

Location: Car Park
Finding: For your information
Concrete Pillars







For your information 4.12

Location: Exterior West Side
Finding: For Your Information
Exterior west side, for your information.

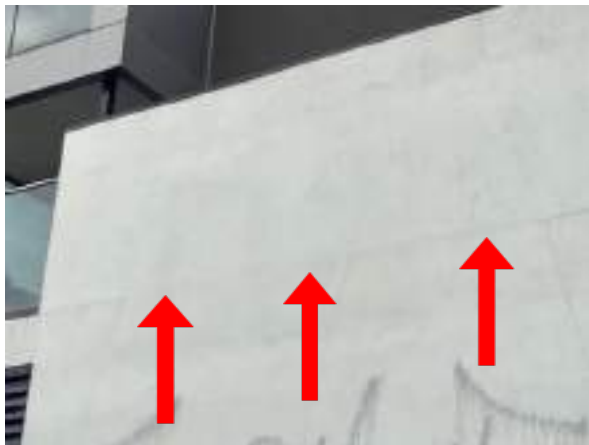
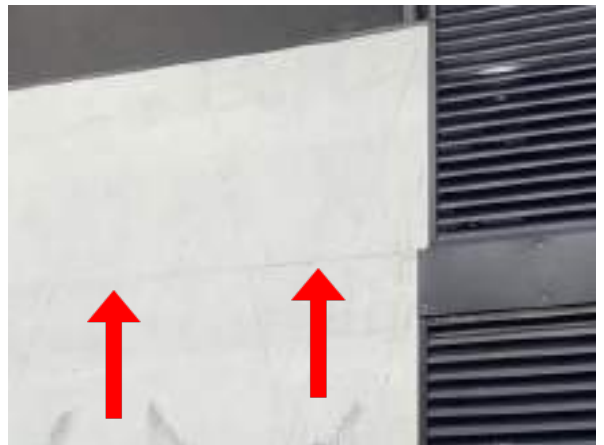
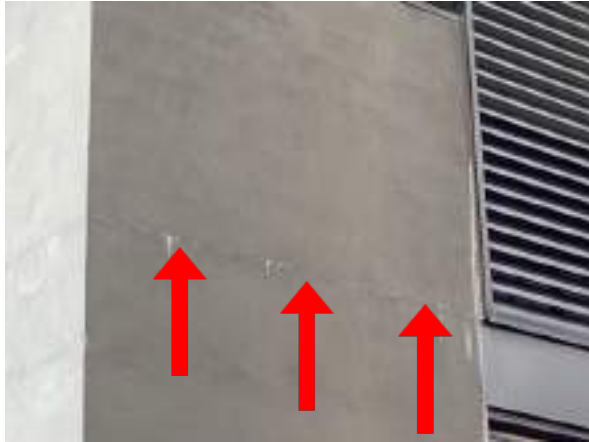




For your information 4.13

Location: Exterior West Side
Finding: Exterior Cracking
Exterior Cracking







Conclusion

Building consultant's summary

In Summary the building, compared to others of similar age and construction is in the condition documented in this report.

ITEMS NOTED BELOW ARE FOR YOUR INFORMATION ON EXCLUSIONS & NOTES OF IMPORTANCE.

A/

Provide an existing conditions report on the property noted in this report and in particular to note :
Movement, Water damage, Cracking defects or disrepair (both internal and external) existing at the time of the inspection.

B/

Faults not apparent on visual inspection.

Minor faults (eg. Very fine hairline cracks, jamming windows, hidden items, roof items, etc).

C/

No special inspection or investigation of insect attack (eg. Borer, termite, etc).

D/ Frame Inspection.

Unless our engagement is a specific inspection at the frame stage, then the frame **HAS NOT** been inspected.

E/

This is a non invasive inspection only.

F/

NO ACCESS has been made to the exterior roof, roof void or roof space, or sub-floor.

Terms on which this report was prepared
