



# Dilapidation Report

Account to:  
Clients File No. /Ref:  
Phone:  
Fax / Email:  
Client:  
Agreement No / Job No: 180618

Property address:

Date and time of the Inspection:  
Report Prepared Date:

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Servicing Greater Sydney

## **Building Dilapidation Report (Except ACT)**

Building Dilapidation Report in accordance with Australian Standard AS 4349.0—2007. Inspection of Buildings – General Requirements for the purpose of assessing the general condition of the structure.

Our dilapidation reports are carried out by experienced licensed building consultants, dilapidation reports are undertaken prior to the commencement of any excavations, building works or boring on an adjoining property. A dilapidation report is a report on the condition of any cracking and/or damage to the property. Our comprehensive reports are completed to a standard accepted by local Councils and our insurance company.

A dilapidation report is a conditional inspection and report, with photographs, of a building or property that is undertaken prior to works commencing on an adjoining property. The proposed works can include a new unit building (particularly if there are underground garages), alterations to a retaining wall, road works, underground tunnelling or demolition.

An initial inspection and report is undertaken prior to works commencing so that any cracking and/or damage is documented. A final inspection is undertaken on completion of the works and any changes are documented so that remedial works can be undertaken. Councils can request that a dilapidation report cover areas outside of a building site such as footpaths, kerbing and condition of the road as they are a Council asset and any damage must be repaired.

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

This report is not intended to be used as a certificate of compliance for any law, warranty or insurance policy against future problems. It is normally the role of your conveyancer or solicitor to deal with all law-related matters.

The building inspection cannot comment on things like the location of fencing in relation to the boundaries, as this needs to be done by a registered surveyor.

### **SUMMARY:**

**This Summary is supplied to allow a quick & superficial overview of the inspection results. This summary is NOT the Report & cannot be relied upon on its own. This summary must be read in conjunction with the full report & not in isolation from the report. If there should happen to be any discrepancy between anything in the Report & anything in the summary, the information in the Report shall override that in this Summary.**

## **BRIEF DESCRIPTION OF THE STRUCTURE INSPECTED.**

### **DWELLING**

The property inspected is a three storey, free standing home of double cavity brickwork construction. This structure is on a concrete raft slab footings, with a pitched roof covered in terracotta tiles.



### **GARAGE**

A attached double garage of full brick construction is provided to the front of the property. The garage is on a concrete raft slab footing.

## Australian Standards Classifications of Damage

TABLE 2.10 CLASSIFICATION OF DAMAGE TO CONCRETE FLOORS

Description of typical damage	Approximate crack width limit in floor	Change in offset from 3 m straight edge placed over defect	Damage category
Hairline cracks, insignificant movement of slab from level	< 0.3 mm	< 8 mm	0 Negligible
Fine but noticeable cracks. Slab reasonably level	< 1.0 mm	< 10 mm	1 Very slight
Distinct cracks. Slab noticeably curved or changed in level	< 2.0 mm	< 15 mm	2 Slight
Wide cracks. Obvious curvature or change in level	2 mm to 4 mm	15 mm to 25 mm	3 Moderate
Gaps in slab. Disturbing curvature or change in level	4 mm to 10 mm	> 25 mm	4 Severe

Taken from AS 2870: Residential slabs and footings – Construction, Table C2: Classification of damage with reference to concrete floors. Reproduced with permission from SAI Global Ltd under Licence 1407-c122.

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TABLE 3.02 DAMAGE TO WALLS CAUSED BY MOVEMENT OF SLABS AND FOOTINGS AND OTHER CAUSES


Description of typical damage and required repair	Crack width limit	Damage Category
Hairline cracks	< 0.1 mm	0 Negligible
Fine cracks that do not need repair	< 1 mm	1 Very slight
Cracks noticeable but easily filled. Doors and windows stick slightly	< 5 mm	2 Slight
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weather tightness often impaired	5 mm to 15 mm (or a number of cracks 3 mm or more in one group)	3 Moderate
Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and doorframes distort. Walls lean or bulge noticeably. Some loss of bearing in beams. Service pipes disrupted	15 mm to 25 mm but also depends on number of cracks	4 Severe



Taken from AS 2870: Residential slabs and footings – Construction, Table C1: Classification of damage with reference to walls. Reproduced with permission from SAI Global Ltd under Licence 1407-c122.



**Significant matters identified to the property**


Location	Defect
Exterior front retaining wall.	<div>Category 3: Cracks 5 mm to 15 mm in width.</div> <div></div>



Location	Defect
Exterior front retaining wall.	<div>Category 3: Cracks 5 mm to 15 mm in width.</div> <div></div>
Exterior left side boundary retaining wall.	<div>Category 3: Cracks 5 mm to 15 mm in width.</div> <div></div>



Location	Defect
Exterior left side boundary retaining wall.	Existing condition and location photo. <div></div>
Exterior left side boundary retaining wall.	Existing condition and location photo. <div></div>

Location	Defect
Exterior left side boundary retaining wall.	Existing condition and location photo. <div></div>
Exterior left side.	Existing condition and location photo. <div></div>



Location	Defect
Exterior left side boundary retaining wall.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div></div>
Exterior left side.	<div>Existing condition and location photo.</div> <div></div>


Location	Defect
Exterior left side boundary retaining wall.	<div>Category 3: Cracks 5 mm to 15 mm in width.</div> <div></div>

Location	Defect
Exterior left side boundary retaining wall.	Existing condition and location photo. <div></div>
Exterior left side boundary retaining wall.	Category 3: Cracks 5 mm to 15 mm in width. <div></div>

Location	Defect
Exterior left side boundary retaining wall.	Existing condition and location photo. <div></div>
Exterior left side boundary retaining wall.	Existing condition and location photo. <div></div>

Location	Defect
Exterior left side boundary retaining wall.	Existing condition and location photo. <div></div>
Exterior left side boundary retaining wall.	Existing condition and location photo. <div></div>


Location	Defect
Exterior left side boundary retaining wall.	<div>Existing condition and location photo.</div> <div></div>
Exterior front retaining wall.	<div>Existing condition and location photo.</div> <div></div>

Location	Defect
Exterior front retaining wall.	<div>Existing condition and location photo and category 4: Cracks 15 mm to 25 mm in width.</div> <div></div>



Location	Defect
Exterior front retaining wall.	Category 4: Cracks 15 mm to 25 mm in width. 
Exterior front steps.	Category 4: Cracks 15 mm to 25 mm in width and subsidence. 

Location	Defect
Exterior front steps.	<div>Existing condition and location photo.</div> <div></div>
Exterior front steps.	<div>Category 2: Distinct cracks, Slab noticeably curved or changed in level, &lt; 2.0 mm in width and &lt; 15 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>

Location	Defect
Exterior front steps.	Existing condition and location photo. 
Exterior front steps.	Category 2: Distinct cracks, Slab noticeably curved or changed in level, < 2.0 mm in width and < 15 mm change in offset from a 3 m straight edge placed over the crack. 

Location	Defect
Exterior front steps.	<div>Category 2: Distinct cracks, Slab noticeably curved or changed in level, &lt; 2.0 mm in width and &lt; 15 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>
Exterior front.	<div>Existing condition and location photo.</div> <div></div>

Location	Defect
Exterior front.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div></div>


Location	Defect
Exterior front driveway garden walls.	Land slip and subsidence to the stone garden retaining walls. <div></div>
Exterior front driveway garden walls.	Land slip and subsidence to the stone garden retaining walls. <div></div>


Location	Defect
Exterior front driveway garden walls.	<div>Land slip and subsidence to the stone garden retaining walls.</div> <div></div>
Exterior front driveway garden walls.	<div>Land slip and subsidence to the stone garden retaining walls.</div> <div></div>



Location	Defect
Exterior front driveway garden walls.	<div>Land slip and subsidence to the stone garden retaining walls.</div> <div></div>
Exterior driveway.	<div>Category 3: Wide cracks, Obvious curvature or change in level, 2 mm to 4 mm in width and 15 mm to 25 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>

Location	Defect
Exterior driveway.	<p>Category 2: Distinct cracks, Slab noticeably curved or changed in level, &lt; 2.0 mm in width and &lt; 15 mm change in offset from a 3 m straight edge placed over the crack.</p> 
Exterior driveway.	<p>Category 3: Wide cracks, Obvious curvature or change in level, 2 mm to 4 mm in width and 15 mm to 25 mm change in offset from a 3 m straight edge placed over the crack.</p> 

Location	Defect
Exterior driveway.	<p>Category 2: Distinct cracks, Slab noticeably curved or changed in level, &lt; 2.0 mm in width and &lt; 15 mm change in offset from a 3 m straight edge placed over the crack.</p> 
Exterior front steps.	<p>Category 3: Wide cracks, Obvious curvature or change in level, 2 mm to 4 mm in width and 15 mm to 25 mm change in offset from a 3 m straight edge placed over the crack.</p> 

Location	Defect
Exterior front steps.	Existing condition and location photo. <div></div>
Exterior front lower balcony area.	Existing condition and location photo. <div></div>



Location	Defect
Exterior front lower balcony area.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div></div>
Exterior front lower balcony area.	<div>Existing condition and location photo.</div> <div></div>



Location	Defect
Exterior front lower balcony area.	<p>Category 1: Fine but noticeable cracks, Slab reasonably level, &lt; 1.0 mm in width and &lt; 10 mm change in offset from a 3 m straight edge placed over the crack.</p> 
Exterior paving at the front.	<p>Category 4: Gaps in slab, Disturbing curvature or change in level, 4 mm to 10 mm in width and &gt; 25 mm change in offset from a 3 m straight edge placed over the crack.</p> 



Location	Defect
Exterior paving at the front.	<div>Category 4: Gaps in slab, Disturbing curvature or change in level, 4 mm to 10 mm in width and &gt; 25 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>
Exterior paving at the front.	<div>Category 4: Gaps in slab, Disturbing curvature or change in level, 4 mm to 10 mm in width and &gt; 25 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>

Location	Defect
Exterior paving at the front.	<div>Category 4: Gaps in slab, Disturbing curvature or change in level, 4 mm to 10 mm in width and &gt; 25 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>
Exterior paving at the front.	<div>Category 4: Gaps in slab, Disturbing curvature or change in level, 4 mm to 10 mm in width and &gt; 25 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>

Location	Defect
Exterior paving at the front.	<div>Category 4: Gaps in slab, Disturbing curvature or change in level, 4 mm to 10 mm in width and &gt; 25 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>
Exterior paving at the front.	<div>Category 4: Gaps in slab, Disturbing curvature or change in level, 4 mm to 10 mm in width and &gt; 25 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>



Location	Defect
Exterior paving to the right side.	<div>Existing condition and location photo.</div> <div></div>
Exterior paving to the right side.	<div>Category 3: Wide cracks, Obvious curvature or change in level, 2 mm to 4 mm in width and 15 mm to 25 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>



Location	Defect
Exterior right side.	Existing condition and location photo. <div></div>
Exterior right side.	Loose vent pipe support bracket. <div></div>

Location	Defect
Exterior right side.	Existing condition and location photo. 
Exterior right side.	Category 2: Distinct cracks, Slab noticeably curved or changed in level, < 2.0 mm in width and < 15 mm change in offset from a 3 m straight edge placed over the crack. 

Location	Defect
Exterior right side.	<p>Category 2: Distinct cracks, Slab noticeably curved or changed in level, &lt; 2.0 mm in width and &lt; 15 mm change in offset from a 3 m straight edge placed over the crack.</p> 
Exterior right side.	<p>Category 4: Gaps in slab, Disturbing curvature or change in level, 4 mm to 10 mm in width and &gt; 25 mm change in offset from a 3 m straight edge placed over the crack.</p> 



Location	Defect
Exterior rear.	<div>Subsidence of the paving tiles, existing condition and location photo.</div> <div></div>
Exterior rear.	<div>Subsidence of the paving tiles, existing condition and location photo.</div> <div></div>

Location	Defect
Exterior rear.	<div>Subsidence of the paving tiles, existing condition and location photo.</div> <div></div>
Exterior rear.	<div>Category 3: Cracks 5 mm to 15 mm in width.</div> <div></div>



Location	Defect
Exterior rear retaining wals.	<div>Existing condition and location photo.</div> <div></div>
Exterior rear.	<div>Category 2: Distinct cracks, Slab noticeably curved or changed in level, &lt; 2.0 mm in width and &lt; 15 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>

Location	Defect
Exterior rear.	<p>Category 2: Distinct cracks, Slab noticeably curved or changed in level, &lt; 2.0 mm in width and &lt; 15 mm change in offset from a 3 m straight edge placed over the crack.</p> 
Exterior rear.	<p>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</p> 

Location	Defect
Exterior rear.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div>A close-up photograph of a light-colored concrete block wall. A horizontal crack is visible across the middle of the wall, between two courses of blocks. The crack is approximately 5 mm wide. A large red checkmark is overlaid on the right side of the image.</div>
Exterior rear.	<div>Existing condition and location photo.</div> <div>A wide-angle photograph of the exterior rear area. On the left is a brick wall. In the center is a white metal fence. The ground is paved with dark asphalt. A large red 'X' is overlaid on the left side of the image.</div>

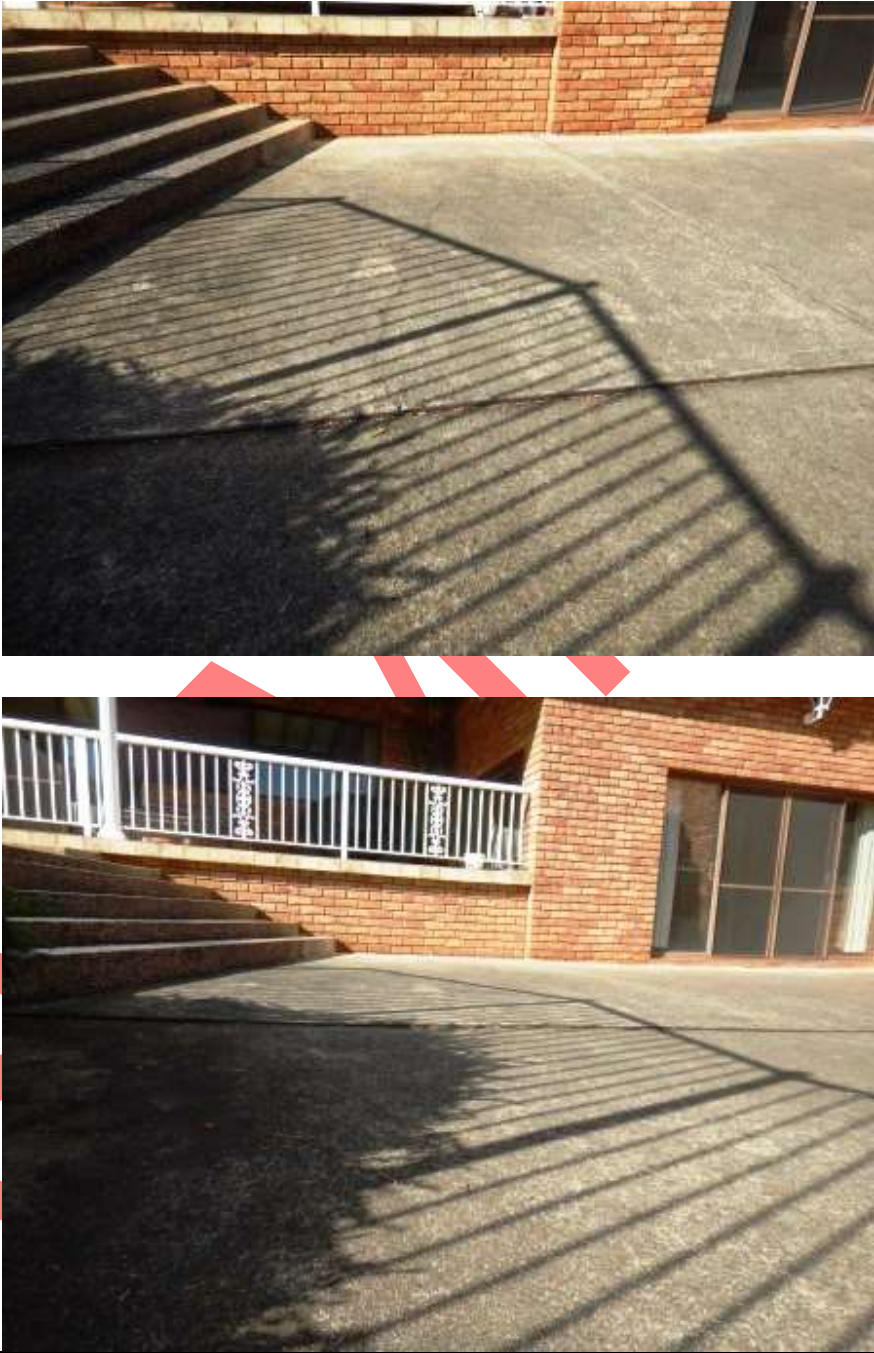
Location	Defect
Exterior rear balcony.	Existing condition and location photo. <div></div>
Exterior rear.	Existing condition and location photo. <div></div>



Location	Defect
Exterior rear.	<div>Existing condition and location photo.</div> <div></div>
Exterior rear.	<div>Category 4: Gaps in slab, Disturbing curvature or change in level, 4 mm to 10 mm in width and &gt; 25 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>

Location	Defect
Exterior rear.	<div>Category 4: Gaps in slab, Disturbing curvature or change in level, 4 mm to 10 mm in width and &gt; 25 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>


Location	Defect
Exterior rear.	<div>Category 4: Gaps in slab, Disturbing curvature or change in level, 4 mm to 10 mm in width and &gt; 25 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>
Exterior rear.	<div>Existing condition and location photo.</div> <div></div>

Location	Defect
Exterior rear.	<div>Existing condition and location photo.</div> <div></div>
Exterior rear.	<div>Category 2: Distinct cracks, Slab noticeably curved or changed in level, &lt; 2.0 mm in width and &lt; 15 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>

Location	Defect
Exterior rear.	<div>Category 3: Wide cracks, Obvious curvature or change in level, 2 mm to 4 mm in width and 15 mm to 25 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>

Location	Defect
Exterior rear.	<p>Category 1: Fine but noticeable cracks, Slab reasonably level, &lt; 1.0 mm in width and &lt; 10 mm change in offset from a 3 m straight edge placed over the crack.</p> 
Exterior rear.	<p>Land slip and subsidence to the stone garden retaining walls.</p> 

Location	Defect
Exterior rear pool area.	Land slip and subsidence to the stone garden retaining walls. <div></div>
Exterior rear pool area.	Land slip and subsidence to the stone garden retaining walls. <div></div>



Location	Defect
Exterior rear pool area.	Land slip and subsidence to the stone garden retaining walls. <div></div>
Exterior rear pool area.	Land slip and subsidence to the stone garden retaining walls. <div></div>



Location	Defect
Exterior rear pool area.	<div>Existing condition and location photo.</div> <div></div>
Exterior rear pool area.	<div>Category 3: Wide cracks, Obvious curvature or change in level, 2 mm to 4 mm in width and 15 mm to 25 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>

Location	Defect
Exterior rear.	<p>Category 2: Distinct cracks, Slab noticeably curved or changed in level, &lt; 2.0 mm in width and &lt; 15 mm change in offset from a 3 m straight edge placed over the crack.</p> 
Exterior rear.	<p>Category 2: Distinct cracks, Slab noticeably curved or changed in level, &lt; 2.0 mm in width and &lt; 15 mm change in offset from a 3 m straight edge placed over the crack.</p> 

Location	Defect
Exterior rear.	<div>Damaged paving topping.<div></div></div>
Exterior rear pool area.	<div>Category 3: Wide cracks, Obvious curvature or change in level, 2 mm to 4 mm in width and 15 mm to 25 mm change in offset from a 3 m straight edge placed over the crack.<div></div></div>

Location	Defect
Exterior rear pool area.	<div>Category 3: Wide cracks, Obvious curvature or change in level, 2 mm to 4 mm in width and 15 mm to 25 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>
Exterior rear pool area.	<div>Existing condition and location photo.</div> <div></div>

Location	Defect
Exterior rear pool area.	<p>Category 2: Distinct cracks, Slab noticeably curved or changed in level, &lt; 2.0 mm in width and &lt; 15 mm change in offset from a 3 m straight edge placed over the crack.</p>  <p>A close-up photograph of a curved concrete slab, likely part of a pool deck or wall. A distinct, vertical crack is visible on the surface. The slab is covered with a light-colored, textured material, possibly aggregate or pebbles. A large red checkmark is overlaid on the right side of the image.</p>
Exterior rear pool area.	<p>Existing condition and location photo.</p>  <p>A wide-angle photograph showing the exterior rear pool area. The pool is filled with blue water and has a dark blue tiled border. The surrounding area is covered with a light-colored, textured material, possibly aggregate or pebbles. A large red 'C' is overlaid on the left side of the image.</p>

Location	Defect
Exterior rear pool area.	<div>Existing condition and location photo.</div> <div></div>
Exterior rear pool area.	<div>Category 3: Wide cracks, Obvious curvature or change in level, 2 mm to 4 mm in width and 15 mm to 25 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>



Location	Defect
Exterior rear pool area.	<div>Existing condition and location photo.</div> <div></div>
Exterior rear pool area.	<div>Category 1: Fine but noticeable cracks, Slab reasonably level, &lt; 1.0 mm in width and &lt; 10 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>


Location	Defect
Exterior rear pool area.	Land slip and subsidence to the stone garden retaining walls. <div></div>
Exterior rear pool area.	Land slip and subsidence to the stone garden retaining walls. <div></div>



Location	Defect
Exterior rear pool area.	<p>Category 1: Fine but noticeable cracks, Slab reasonably level, &lt; 1.0 mm in width and &lt; 10 mm change in offset from a 3 m straight edge placed over the crack.</p> 
Exterior rear pool area.	<p>Land slip and subsidence to the stone garden retaining walls.</p> 

Location	Defect
Exterior rear pool area.	<p>Category 1: Fine but noticeable cracks, Slab reasonably level, &lt; 1.0 mm in width and &lt; 10 mm change in offset from a 3 m straight edge placed over the crack.</p> 
Exterior rear pool area.	<p>Land slip and subsidence to the stone garden retaining walls.</p> 



Location	Defect
Exterior rear pool area.	<p>Category 1: Fine but noticeable cracks, Slab reasonably level, &lt; 1.0 mm in width and &lt; 10 mm change in offset from a 3 m straight edge placed over the crack.</p>  <p>A close-up photograph of a concrete slab with a fine, horizontal crack. A large red checkmark is overlaid on the right side of the image.</p>
Exterior rear pool area.	<p>Land slip and subsidence to the stone garden retaining walls.</p>  <p>A photograph of the exterior rear pool area. The pool is surrounded by a stone garden retaining wall. A large red 'X' is overlaid on the image, indicating a defect.</p>



Location	Defect
Exterior rear pool area.	<div>Land slip and subsidence to the stone garden retaining walls.</div> <div></div>
Exterior rear pool area.	<div>Category 0: Hairline cracks, insignificant movement of the slab level, &lt; 0.3 mm in width and &lt; 8 mm change in offset from a 3m straight edge placed over the crack.</div> <div></div>



Location	Defect
Exterior rear pool area.	Existing condition and location photo. <div></div>
Exterior rear pool area.	Existing condition and location photo. <div></div>

Location	Defect
Exterior rear pool area.	<p>Land slip and Category 4: Gaps in slab, Disturbing curvature or change in level, 4 mm to 10 mm in width and &gt; 25 mm change in offset from a 3 m straight edge placed over the crack.</p> 
Exterior rear pool area.	<p>Category 4: Cracks 15 mm to 25 mm in width.</p> 



Location	Defect
Exterior rear pool area.	<div>Category 4: Cracks 15 mm to 25 mm in width.</div> <div>A close-up photograph of a concrete surface with a significant vertical crack. A metal ruler is placed horizontally across the crack to provide a scale. The crack is approximately 15-25 mm wide. A large red checkmark is overlaid on the right side of the image.</div>
Exterior rear pool area.	<div>Category 4: Cracks 15 mm to 25 mm in width.</div> <div>A photograph of a concrete block wall with a vertical crack running through several courses of blocks. To the left of the wall is a brown corrugated metal fence. A large red 'X' is overlaid on the left side of the image.</div>


Location	Defect
Exterior rear pool area.	<div>Category 4: Cracks 15 mm to 25 mm in width.</div> <div></div>
Exterior rear pool area.	<div>Category 1: Fine cracks that do not need repair &lt; 1mm in width.</div> <div></div>


Location	Defect
Exterior rear pool area.	<p>Land slip and Category 4: Gaps in slab, Disturbing curvature or change in level, 4 mm to 10 mm in width and &gt; 25 mm change in offset from a 3 m straight edge placed over the crack.</p> 
Exterior rear pool area.	<p>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</p> 

Location	Defect
Exterior rear pool area.	<p>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</p> 
Exterior rear pool area.	<p>Category 2: Distinct cracks, Slab noticeably curved or changed in level, &lt; 2.0 mm in width and &lt; 15 mm change in offset from a 3 m straight edge placed over the crack.</p> 



Location	Defect
Exterior rear pool area.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div></div>

Location	Defect
Exterior rear pool area.	<div>Category 1: Fine cracks that do not need repair &lt; 1mm in width.</div> <div></div>
Exterior rear pool area.	<div>Category 0: Hairline cracks, insignificant movement of the slab level, &lt; 0.3 mm in width and &lt; 8 mm change in offset from a 3m straight edge placed over the crack.</div> <div></div>

Location	Defect
Exterior rear pool area.	<p>Category 1: Fine but noticeable cracks, Slab reasonably level, &lt; 1.0 mm in width and &lt; 10 mm change in offset from a 3 m straight edge placed over the crack.</p> 

Location	Defect
Exterior rear pool area.	<div>Missing and drummy coping tiles.</div> <div>A photograph showing the exterior rear pool area. The pool has a white coping and blue mosaic tiles. A large red checkmark is overlaid on the right side of the image.</div>
Exterior rear pool area.	<div>Missing and drummy coping tiles.</div> <div>A photograph showing the exterior rear pool area. The pool has a white coping and blue mosaic tiles. A large red 'X' is overlaid on the right side of the image.</div>



Location	Defect
Exterior rear pool area.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div></div>
Exterior rear pool area.	<div>Existing condition and location photo.</div> <div></div>

Location	Defect
Exterior rear retaining wall.	<div>Category 1: Fine cracks that do not need repair &lt; 1mm in width.</div> <div>A close-up photograph of a concrete retaining wall. A vertical crack is visible in the center of the frame, extending from the top to the bottom. The wall is made of light-colored concrete blocks. To the right of the crack, there is a rough, textured surface, possibly a different material or a repair. A large red checkmark is overlaid on the right side of the image.</div>
Exterior rear retaining wall.	<div>Category 1: Fine cracks that do not need repair &lt; 1mm in width.</div> <div>A wide-angle photograph of a concrete retaining wall. The wall is made of light-colored concrete blocks and runs along the length of the frame. A metal fence is visible on top of the wall. In the background, there are trees and a building. A large red checkmark is overlaid on the left side of the image.</div>


Location	Defect
Exterior rear retaining wall steps.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div></div>
Exterior rear retaining wall steps	<div>Category 3: Cracks 5 mm to 15 mm in width.</div> <div></div>


Location	Defect
Exterior rear retaining wall steps	<div>Category 3: Cracks 5 mm to 15 mm in width.</div> <div></div>



Location	Defect
Exterior upper rear tennis court level.	<div>Subsidence of the paving tiles, existing condition and location photo.</div> <div></div>
Exterior upper rear tennis court level.	<div>Subsidence of the paving tiles, existing condition and location photo.</div> <div></div>



Location	Defect
Exterior upper rear tennis court level.	<div>Subsidence of the paving tiles, existing condition and location photo.</div> <div></div>
Exterior upper rear tennis court level.	<div>Category 1: Fine cracks that do not need repair &lt; 1mm in width.</div> <div></div>



Location	Defect
Exterior upper rear tennis court level.	<div>Subsidence of the paving tiles, existing condition and location photo.</div> <div></div>
Exterior upper rear tennis court level.	<div>Existing condition and location photo.</div> <div></div>

Location	Defect
Exterior upper rear tennis court level.	Existing condition and location photo. <div></div>
Exterior upper rear tennis court level.	Category 2: Cracks noticeable but easily filled < 5 mm in width. <div></div>



Location	Defect
Exterior upper rear tennis court level.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div>A close-up photograph of a vertical crack in a light-colored concrete wall. A person's hand is holding a dark metal ruler against the wall, with the crack running parallel to the ruler. The crack is approximately 2-3 mm wide. A large red checkmark is overlaid on the right side of the image.</div>
Exterior upper rear tennis court level.	<div>Category 1: Fine cracks that do not need repair &lt; 1mm in width.</div> <div>A photograph of a concrete block wall with several fine, vertical cracks. The wall is light grey and shows signs of weathering. At the base of the wall, there is some debris and moss. A large red 'X' is overlaid on the left side of the image.</div>

Location	Defect
Exterior upper rear tennis court level.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div></div>

Location	Defect
Exterior upper rear tennis court level.	Existing condition and location photo. <div></div>
Exterior upper rear tennis court level.	Category 2: Cracks noticeable but easily filled < 5 mm in width. <div></div>

Location	Defect
Exterior upper rear tennis court level.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div></div>
Exterior upper rear tennis court level.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div></div>

Location	Defect
Exterior upper rear tennis court level.	Existing condition, location photo, subsidence and structural failure to the wall. <div></div>



Location	Defect
Exterior upper rear tennis court level.	<div>Existing condition, location photo, subsidence and structural failure to the wall.</div> <div></div>

Location	Defect
Exterior upper rear tennis court level.	Existing condition, location photo, subsidence and structural failure to the wall. <div></div>
Exterior upper rear tennis court level.	Existing condition and location photo. <div></div>



Location	Defect
Exterior upper rear tennis court level.	<div>Category 3: Cracks 5 mm to 15 mm in width.</div> <div></div>

Location	Defect
Exterior upper rear tennis court level.	<div>Existing condition and location photo.</div> <div></div>

Location	Defect
Exterior upper rear tennis court level.	<div>Category 1: Fine but noticeable cracks, Slab reasonably level, &lt; 1.0 mm in width and &lt; 10 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>



Location	Defect
Exterior upper rear tennis court level.	<div>Category 1: Fine cracks that do not need repair &lt; 1mm in width.</div> <div></div>
Exterior upper rear tennis court level.	<div>Category 1: Fine but noticeable cracks, Slab reasonably level, &lt; 1.0 mm in width and &lt; 10 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>



Location	Defect
Exterior upper rear tennis court level.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div></div>
Exterior upper rear tennis court level.	<div>Category 3: Cracks 5 mm to 15 mm in width.</div> <div></div>

Location	Defect
Exterior upper rear tennis court level.	<div>Category 3: Cracks 5 mm to 15 mm in width.</div> <div></div>
Exterior upper rear tennis court level.	<div>Category 4: Gaps in slab, Disturbing curvature or change in level, 4 mm to 10 mm in width and &gt; 25 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>

Location	Defect
Exterior upper rear tennis court level.	<div>Category 4: Gaps in slab, Disturbing curvature or change in level, 4 mm to 10 mm in width and &gt; 25 mm change in offset from a 3 m straight edge placed over the crack.</div> <div>A close-up photograph of a concrete slab surface. A wooden ruler is placed vertically against the slab, showing a gap between the slab and the ruler. The gap is approximately 4 mm to 10 mm wide. The slab surface is rough and uneven, with some debris and a small white patch visible. A large red 'X' is overlaid on the right side of the image.</div>
Exterior upper rear tennis court level.	<div>Category 2: Distinct cracks, Slab noticeably curved or changed in level, &lt; 2.0 mm in width and &lt; 15 mm change in offset from a 3 m straight edge placed over the crack.</div> <div>A wide-angle photograph of a concrete slab surface. A wooden ruler is placed horizontally across the slab, showing a distinct crack in the concrete. The crack is approximately 2.0 mm wide and 15 mm deep. The slab surface is smooth and light-colored. A large red 'X' is overlaid on the left side of the image.</div>

Location	Defect
Exterior upper rear tennis court level.	<div>Category 2: Distinct cracks, Slab noticeably curved or changed in level, &lt; 2.0 mm in width and &lt; 15 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>
Exterior upper rear tennis court level.	<div>Existing condition and location photo.</div> <div></div>

Location	Defect
Exterior upper rear tennis court level.	<div>Category 2: Distinct cracks, Slab noticeably curved or changed in level, &lt; 2.0 mm in width and &lt; 15 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>
Exterior upper rear tennis court level.	<div>Category 2: Distinct cracks, Slab noticeably curved or changed in level, &lt; 2.0 mm in width and &lt; 15 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>


Location	Defect
Exterior upper rear tennis court level.	<div>Category 2: Distinct cracks, Slab noticeably curved or changed in level, &lt; 2.0 mm in width and &lt; 15 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>
Exterior upper rear tennis court level.	<div>Category 2: Distinct cracks, Slab noticeably curved or changed in level, &lt; 2.0 mm in width and &lt; 15 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>

Location	Defect
Exterior upper rear tennis court level.	<p>Category 2: Distinct cracks, Slab noticeably curved or changed in level, &lt; 2.0 mm in width and &lt; 15 mm change in offset from a 3 m straight edge placed over the crack.</p> 
Exterior upper rear tennis court level.	<p>Subsidence to the fence.</p> 

Location	Defect
Exterior upper rear tennis court level.	<div>Gate binding on the concrete paving.</div> <div></div>
Exterior right side.	<div>Category 4: Gaps in slab, Disturbing curvature or change in level, 4 mm to 10 mm in width and &gt; 25 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>

Location	Defect
Exterior right side.	Existing condition and location photo. 
Exterior right side.	Category 3: Cracks 5 mm to 15 mm in width. 

Location	Defect
Exterior right side.	Category 3: Cracks 5 mm to 15 mm in width. <div>A close-up photograph of a crack in a concrete wall. A metal ruler is placed diagonally across the crack to provide a scale. The crack is dark and appears to be several millimeters wide. There is some loose material and debris around the crack. A large red checkmark is overlaid on the right side of the image.</div>
Exterior right side.	Existing condition and location photo. <div>A photograph showing the exterior wall of a building, constructed from grey concrete blocks. The wall is part of a larger structure with a red brick wall visible in the background. The photo shows the existing condition and location of the defect. A large red 'C' watermark is overlaid on the left side of the image.</div>

Location	Defect
Exterior right side.	<div>Category 3: Cracks 5 mm to 15 mm in width.</div> <div></div>


Location	Defect
Exterior right side.	<div>Category 3: Cracks 5 mm to 15 mm in width.</div> <div></div>

Location	Defect
Exterior right side.	<div>Category 3: Cracks 5 mm to 15 mm in width.</div> <div></div>


Location	Defect
Exterior right side.	Category 3: Cracks 5 mm to 15 mm in width. <div></div>

Location	Defect
Exterior right side.	<div>Category 3: Cracks 5 mm to 15 mm in width.</div> <div></div>



Location	Defect
Exterior right side.	<div>Category 3: Cracks 5 mm to 15 mm in width.</div> <div></div>
Exterior right side.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div></div>


Location	Defect
Exterior right side.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div>A close-up photograph of a concrete block wall. A horizontal crack is visible in the mortar joint between two blocks. The crack is approximately 5 mm wide and runs horizontally. A large red checkmark is overlaid on the right side of the image.</div>
Exterior right side.	<div>Existing condition and location photo.</div> <div>A wide-angle photograph showing the exterior of a building. On the left is a concrete block wall. To the right is a brick wall. A paved driveway leads from the foreground towards a white metal gate in the distance. A large red 'C' watermark is overlaid on the left side of the image.</div>



Location	Defect
Exterior right side.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div></div>
Exterior right side.	<div>Category 3: Cracks 5 mm to 15 mm in width.</div> <div></div>


Location	Defect
Exterior right side.	Category 3: Cracks 5 mm to 15 mm in width. <div></div>

Location	Defect
Exterior right side.	Category 2: Cracks noticeable but easily filled < 5 mm in width. <div>A close-up photograph of a concrete block wall. A horizontal crack is visible across the middle of the wall, passing through the mortar joints. The wall is made of large, grey concrete blocks. To the left, a portion of a brick wall is visible. A large red checkmark is overlaid on the right side of the image.</div>
Exterior right side.	Existing condition and location photo. <div>A photograph showing the exterior wall from a wider perspective. The wall is made of grey concrete blocks. A white metal railing is visible in the foreground on the right. The ground is covered with gravel. A large red 'X' is overlaid on the left side of the image.</div>



Location	Defect
Exterior right side.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div></div>
Exterior right side.	<div>Category 3: Cracks 5 mm to 15 mm in width.</div> <div></div>



Location	Defect
Exterior right side.	Category 3: Cracks 5 mm to 15 mm in width. 
Exterior right side.	Category 3: Cracks 5 mm to 15 mm in width. 


Location	Defect
Interior garage.	<div>Category 1: Fine but noticeable cracks, Slab reasonably level, &lt; 1.0 mm in width and &lt; 10 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>



Location	Defect
Interior garage.	<div>Existing condition and location photo.</div> <div></div>
Interior garage.	<div>Category 1: Fine but noticeable cracks, Slab reasonably level, &lt; 1.0 mm in width and &lt; 10 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>

Location	Defect
Interior garage.	<div>Category 1: Fine but noticeable cracks, Slab reasonably level, &lt; 1.0 mm in width and &lt; 10 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>

Location	Defect
Interior garage.	<p>Category 1: Fine but noticeable cracks, Slab reasonably level, &lt; 1.0 mm in width and &lt; 10 mm change in offset from a 3 m straight edge placed over the crack.</p> 
Interior garage.	<p>Existing condition and location photo.</p> 

Location	Defect
Interior garage.	<div>Existing condition and location photo.</div> <div></div>
Interior garage.	<div>Category 1: Fine but noticeable cracks, Slab reasonably level, &lt; 1.0 mm in width and &lt; 10 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>


Location	Defect
Interior garage.	<div>Existing condition and location photo.</div> <div></div>
Interior garage.	<div>Category 1: Fine but noticeable cracks, Slab reasonably level, &lt; 1.0 mm in width and &lt; 10 mm change in offset from a 3 m straight edge placed over the crack.</div> <div></div>

Location	Defect
Interior garage storeroom.	Existing condition and location photo. <div></div>
Interior garage storeroom.	Existing condition and location photo. <div></div>

Location	Defect
Interior garage storeroom.	Category 0: Hairline cracks < 0.1 mm in width. <div></div>
Interior garage storeroom.	Category 0: Hairline cracks < 0.1 mm in width. <div></div>



Location	Defect
Interior garage storeroom.	<div>Damaged ceiling cornice.</div> <div></div>
Interior garage storeroom.	<div>Category 0: Hairline cracks &lt; 0.1 mm in width.</div> <div></div>

Location	Defect
Interior garage storeroom.	<div>Category 0: Hairline cracks &lt; 0.1 mm in width.</div> <div></div>
Interior lower level study.	<div>Existing condition and location photo.</div> <div></div>



Location	Defect
Interior lower level study.	2mm crack to the ceiling cornice. 
Interior lower level study.	Hairline cracking between the ceiling lining and cornice. 

Location	Defect
Interior lower level hallway.	Existing condition and location photo. <div></div>
Interior lower level hallway.	Water damaged wall lining. <div></div>

Location	Defect
Interior lower level hallway.	Water damaged wall lining. 
Interior lower level hallway.	Door out of alignment. 

Location	Defect
Interior lower level vacant room.	Existing condition and location photo. 
Interior lower level vacant room.	Water damaged and category 1: Fine cracks that do not need repair < 1mm in width. 



Location	Defect
Interior lower level vacant room.	<div>Cracked glass.</div> <div></div>
Interior lower level vacant room.	<div>Water damaged and category 1: Fine cracks that do not need repair &lt; 1mm in width.</div> <div></div>

Location	Defect
Interior lower level vacant room.	<div>Water damaged and category 1: Fine cracks that do not need repair &lt; 1mm in width.</div> <div></div>
Interior lower level vacant room.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div></div>

Location	Defect
Interior lower W/C.	Existing condition and location photo. <div></div>
Interior lower level bathroom.	Existing condition and location photo. <div></div>

Location	Defect
Interior lower level bathroom.	<div>Category 1: Fine cracks that do not need repair &lt; 1mm in width.</div> <div></div>
Interior lower level bathroom.	<div>Category 1: Fine cracks that do not need repair &lt; 1mm in width.</div> <div></div>



Location	Defect
Interior lower level hallway cupboard.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div></div>

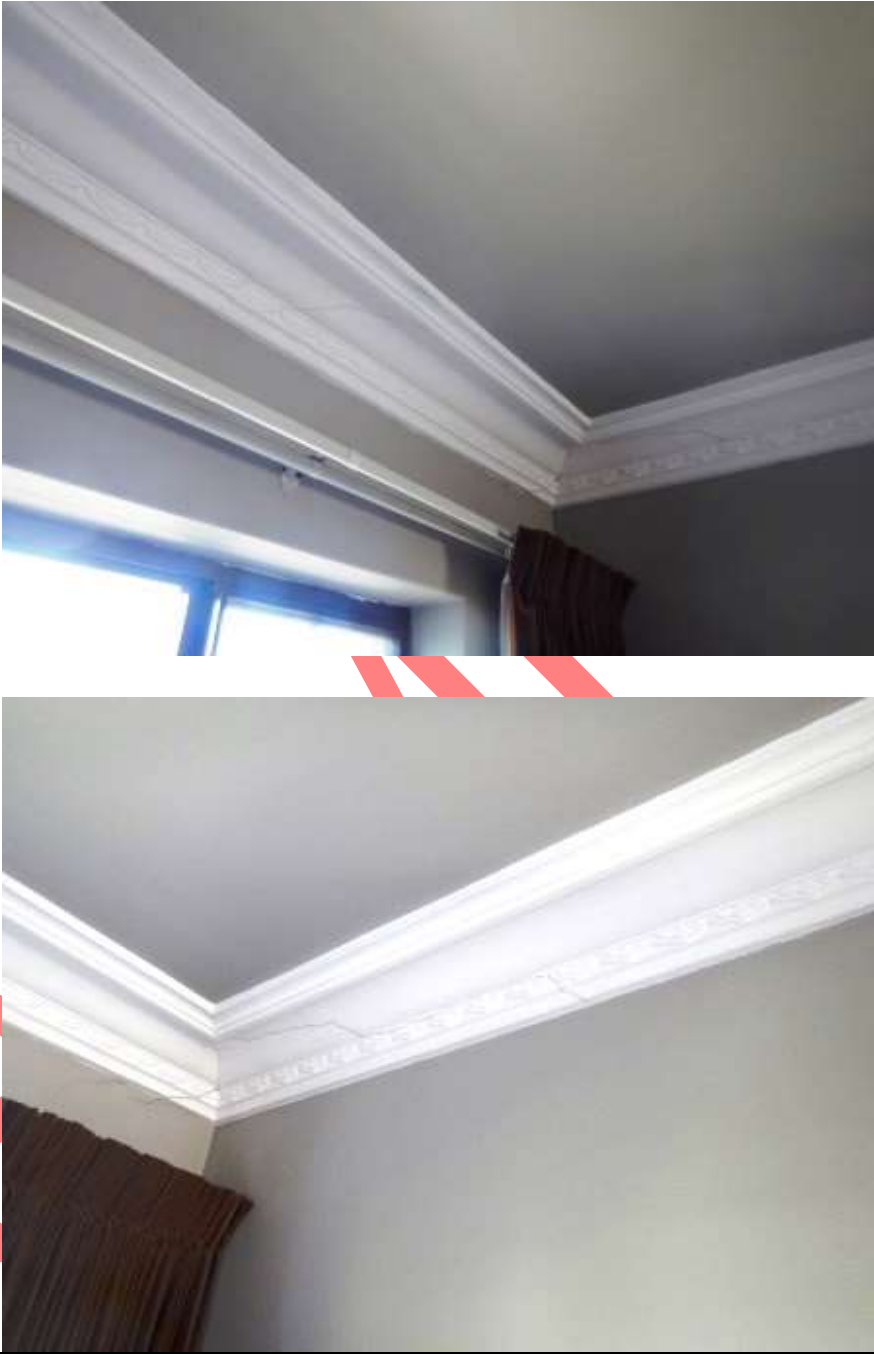
Location	Defect
Interior lower level hallway cupboard.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div></div>
Interior lower level hallway storeroom.	<div>Existing condition and location photo.</div> <div></div>



Location	Defect
Interior lower level staircase area.	Existing condition and location photo. <div></div>
Interior lower level staircase area.	Existing condition and location photo. <div></div>


Location	Defect
Interior lower level staircase area.	<div>Cracking to the ceiling cornice.</div> <div></div>
Middle level entrance area.	<div>Existing condition and location photo.</div> <div></div>

Location	Defect
Middle level entrance area.	<div>Category 1: Fine cracks that do not need repair &lt; 1mm in width.</div> <div></div>
Middle level entrance area.	<div>Hairline cracking to the ceiling cornice.</div> <div></div>


Location	Defect
Interior middle level front lounge room.	<div>Hairline cracking to the ceiling cornice.</div> <div></div>
Interior middle level front lounge room.	<div>Existing condition and location photo.</div> <div></div>



Location	Defect
Interior middle level front lounge room.	<div><p>Hairline cracking to the ceiling cornice and Category 1: Fine cracks that do not need repair &lt; 1mm in width.</p><div></div></div>

Location	Defect
Interior middle level front lounge room.	<div>Hairline cracking to the ceiling cornice and Category 1: Fine cracks that do not need repair &lt; 1mm in width.</div> <div></div>
Interior middle level front lounge room.	<div>Existing condition and location photo.</div> <div></div>

Location	Defect
Interior middle level front lounge room.	<div>Category 4: Cracks 15 mm to 25 mm in width which have been repaired in the past.</div> <div></div>



Location	Defect
Interior middle level front lounge room.	<div>Category 4: Cracks 15 mm to 25 mm in width which have been repaired in the past.</div> <div></div> <div></div>

Location	Defect
Interior middle level front lounge room.	<div>Existing condition, location photo and category 4: Cracks 15 mm to 25 mm in width which have been repaired in the past.</div> <div>The first photograph shows a wide-angle view of a lounge room featuring a large brick archway. In the foreground, a white-clothed table with a brass bowl and several ornate chairs are visible. The second photograph is a close-up of the brickwork, showing a vertical crack that has been filled with a light-colored repair material.</div>

Location	Defect
Interior middle level front lounge room.	<div>Category 4: Cracks 15 mm to 25 mm in width which have been repaired in the past.</div> <div></div>



Location	Defect
Interior middle level front dining room.	<div>Existing condition and location photo.</div> <div></div>
Interior middle level front dining room.	<div>Existing condition and location photo.</div> <div></div>

Location	Defect
Interior middle level front dining room.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div></div>
Interior middle level front door entry area.	<div>Existing condition and location photo.</div> <div></div>



Location	Defect
Interior middle level front door entry area.	<div>Existing condition and location photo.</div> <div>A photograph showing the interior middle level front door entry area. The walls are made of red brick. A wooden door frame is visible, leading into a room with a checkered tile floor. A green bag is hanging on the wall to the right of the door. A large red checkmark is overlaid on the right side of the image.</div>
Interior middle level kitchen / dining room door.	<div>Door binding on the tiles.</div> <div>A photograph showing the interior middle level kitchen / dining room door. The door is made of wood and is partially open, revealing a checkered tile floor. A large red 'X' is overlaid on the image, indicating a defect.</div>

Location	Defect
Interior middle level kitchen area.	<div>Hairline cracking to the ceiling cornice.</div> <div></div>
Interior middle level kitchen area.	<div>Cracked floor tiles.</div> <div></div>

Location	Defect
Interior middle level kitchen area.	<div>Cracked floor tiles.</div> <div>A photograph showing a corner of a kitchen floor. The floor is covered with square tiles in a light cream and dark brown pattern. A wooden door frame and a wooden cabinet are visible. A large red 'X' is overlaid on the right side of the image.</div>
Interior middle level kitchen area.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div>A photograph of a kitchen wall. A horizontal crack is visible across the wall, above a shelf. The shelf holds a pink plastic container, a bag of snacks, and other items. A wooden door frame is visible on the right. A large red 'X' is overlaid on the left side of the image.</div>

Location	Defect
Interior middle level kitchen area.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div></div>
Interior middle level kitchen area.	<div>Hairline cracking to the ceiling cornice.</div> <div></div>



Location	Defect
Interior middle level kitchen area.	<div>Hairline cracking to the ceiling cornice.</div> <div></div>
Interior middle level kitchen area.	<div>Drummy floor tiles.</div> <div></div>

Location	Defect
Interior middle level rear lounge room.	<div>Existing condition and location photo.</div> <div>A wide-angle photograph of a bright, modern lounge room. The room features light-colored walls, a dark wood ceiling with exposed beams, and a large tiled floor. A large glass sliding door on the left leads to a balcony. In the background, there is a dining area with a white table and chairs, and a kitchen area with a brick wall and a large chandelier. A large red checkmark is overlaid on the right side of the image.</div>
Interior middle level rear lounge room.	<div>Hairline cracking to the ceiling lining.</div> <div>A close-up photograph of the ceiling lining in the lounge room. The ceiling is a light green color and shows several thin, dark hairline cracks running across it. A large red 'X' is overlaid on the image, indicating a defect.</div>

Location	Defect
Interior middle level rear lounge room.	<div>Loose render and Category 3: Cracks 5 mm to 15 mm in width.</div> <div></div>

Location	Defect
Interior middle level rear lounge room.	<div>Category 1: Fine cracks that do not need repair &lt; 1mm in width.</div> <div></div>
Interior middle level rear lounge room.	<div>Existing condition and location photo.</div> <div></div>

Location	Defect
Interior middle level rear lounge room.	<div>Water damaged wall lining.</div> <div></div>
Interior middle level rear games room.	<div>Existing condition and location photo.</div> <div></div>


Location	Defect
Interior middle level rear games room.	Existing condition and location photo. <div>A photograph of the interior of a games room. The room features brick walls, a green carpet, and a long table covered with a white cloth. There are wicker chairs and a window with red curtains in the background. A large red checkmark is overlaid on the right side of the image.</div>
Exterior rear bathroom area.	Existing condition and location photo. <div>A photograph of the exterior rear bathroom area. It shows a brick wall with a doorway leading into a bathroom. A window is visible on the right side of the brick wall. A large red checkmark is overlaid on the left side of the image.</div>



Location	Defect
Interior rear bathroom.	Door binding on the door jamb. 
Interior rear bathroom.	Category 2: Cracks noticeable but easily filled < 5 mm in width. 



Location	Defect
Interior middle level rear lounge room.	Existing condition and location photo. <div>A photograph of a lounge room with a light green wall, a brick pillar on the left, and a white sofa with blue and green cushions. A large framed picture of a mountain landscape hangs on the wall. A chandelier is visible on the ceiling. A large red checkmark is overlaid on the right side of the image.</div>
Interior middle level toilet.	Existing condition and location photo. <div>A photograph of a toilet area with a white toilet, a wooden door, and a mirror. A large red 'C' is overlaid on the left side of the image.</div>

Location	Defect
Interior middle level toilet.	Existing condition, location photo and loose and drummy wall tiles. <div></div>
Middle level exterior right side door.	Door binding on tiles. <div></div>



Location	Defect
Middle level storeroom.	Existing condition and location photo. <div></div>
Interior middle level laundry.	Existing condition, location photo, loose and drummy wall tiles. <div></div>

Location	Defect
Interior middle level laundry.	Existing condition, location photo, loose and drummy wall tiles. <div></div>

Location	Defect
Interior middle level laundry.	<div>Category 1: Fine cracks that do not need repair &lt; 1mm in width.</div> <div></div>
Interior middle level laundry.	<div>Category 1: Fine cracks that do not need repair &lt; 1mm in width.</div> <div></div>

Location	Defect
Interior middle kitchen doorway area.	<div>Hairline cracking to the ceiling cornice.</div> <div></div>
Interior middle level from right side room.	<div>Existing condition and location photo.</div> <div></div>

Location	Defect
Interior middle level from right side room.	<div>Hairline cracking to the ceiling cornice.</div> <div></div>
Interior middle level from right side room.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div></div>

Location	Defect
Interior middle level from right side room.	<div>Hairline cracking to the ceiling cornice.</div> <div></div>
Interior staircase rear leading to the top floor.	<div>Existing condition and location photo.</div> <div></div>

Location	Defect
Interior staircase rear leading to the top floor.	<div>Hairline cracking to the ceiling cornice.</div>
Interior top floor hallway area.	<div>Cracking to the ceiling cornice and lining.</div>

Location	Defect
Interior top floor hallway area.	Category 2: Cracks noticeable but easily filled < 5 mm in width. <div></div>
Interior top floor hallway area.	Cracking to the ceiling cornice. <div></div>



Location	Defect
Interior top floor hallway area.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div></div>
Interior top floor left side bedroom 1.	<div>Existing condition and location photo.</div> <div></div>

Location	Defect
Interior top floor left side bedroom 1.	Existing condition and location photo. 
Interior top floor left side bedroom 1.	Category 0: Hairline cracks < 0.1 mm in width. 

Location	Defect
Interior top floor left side bedroom 1.	Cracking between the ceiling cornice and wall lining. <div></div>



Location	Defect
Interior top floor left side bedroom 1.	Existing condition and location photo. <div></div>
Interior top floor left side bedroom 1.	Category 2: Cracks noticeable but easily filled < 5 mm in width. <div></div>



Location	Defect
Interior top floor left side bedroom 1.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width which has been repaired in the past.</div> <div></div>
Interior top floor left side bedroom 1.	<div>Category 1: Fine cracks that do not need repair &lt; 1mm in width.</div> <div></div>

Location	Defect
Interior bedroom 1 ensuite.	Existing condition and location photo. <div></div>
Interior bedroom 1 ensuite.	Category 2: Cracks noticeable but easily filled < 5 mm in width. <div></div>



Location	Defect
Interior bedroom 1 ensuite.	Category 2: Cracks noticeable but easily filled < 5 mm in width. <div></div>



Location	Defect
Interior top floor left side bedroom 1.	Category 1: Fine cracks that do not need repair < 1mm in width. 
Interior top floor left side bedroom 1.	Category 1: Fine cracks that do not need repair < 1mm in width. 



Location	Defect
Interior top floor hallway area.	<div>Category 1: Fine cracks that do not need repair &lt; 1mm in width.</div> <div></div>
Interior top floor hallway area.	<div>Cracking to the ceiling cornice which has been repaired in the past.</div> <div></div>



Location	Defect
Interior top floor rear bedroom 2.	Existing condition and location photo. <div></div>
Interior top floor rear bedroom 2.	Category 0: Hairline cracks < 0.1 mm in width. <div></div>


Location	Defect
Interior top floor rear bedroom 2.	<div>Category 0: Hairline cracks &lt; 0.1 mm in width.</div> <div></div>
Interior top floor rear bedroom 2.	<div>Category 1: Fine cracks that do not need repair &lt; 1mm in width.</div> <div></div>

Location	Defect
Interior top floor rear bedroom 3.	Existing condition and location photo. <div></div>
Interior top floor rear bedroom 3.	Cracking to the ceiling cornice and lining. <div></div>

Location	Defect
Interior top floor rear bedroom 3.	<div>Cracking between the ceiling cornice and wall lining.</div> <div></div>
Interior top floor rear bedroom 3.	<div>Category 0: Hairline cracks &lt; 0.1 mm in width.</div> <div></div>

Location	Defect
Interior top floor rear bedroom 3.	<div>Category 0: Hairline cracks &lt; 0.1 mm in width.</div> <div></div>
Interior top floor rear bedroom 3.	<div>Cracking to the ceiling cornice and lining.</div> <div></div>



Location	Defect
Interior top floor rear bedroom 4.	Existing condition and location photo. <div>A photograph showing the interior of a bedroom. A doorway in the center leads to a hallway with a window at the end. A dark jacket is hanging on the left wall, and a portion of a brown sofa is visible in the bottom left corner.</div>
Interior top floor hallway area.	Cracking to the ceiling cornice and lining. <div>A close-up photograph of a ceiling. A diagonal crack runs across the white ceiling cornice and into the ceiling lining. A bright light source creates a strong glare in the upper center of the image.</div>

Location	Defect
Interior top floor hallway / lounge room area.	<div>Cracking to the ceiling cornice and lining.</div> <div></div>

Location	Defect
Interior top floor hallway / lounge room area.	<div>Cracking to the ceiling cornice and lining.</div> <div></div>
Interior top floor hallway / lounge room area.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div></div>

Location	Defect
Interior top floor hallway / lounge room area.	<div>Gap between the ceiling cornice and wall lining.</div> <div></div>
Interior top floor hallway area.	<div>Existing condition and location photo.</div> <div></div>



Location	Defect
Interior top floor hallway area.	<div>Category 2: Cracks noticeable but easily filled &lt; 5 mm in width.</div> <div></div>
Interior top floor bathroom.	<div>Existing condition and location photo.</div> <div></div>



Location	Defect
Interior top floor bathroom.	<div>Hairline cracking to the ceiling cornice.</div> <div></div>
Interior top floor bathroom.	<div>Cracked glass to the shower door.</div> <div></div>



Location	Defect
Interior top floor bathroom.	Cracked glass to the shower screen. <div></div>

Location	Defect
Interior top toilet.	Existing condition and location photo. <div></div>
Interior top toilet.	Category 2: Cracks noticeable but easily filled < 5 mm in width. <div></div>

Location	Defect
Interior top floor hallway area.	<div>Existing condition and location photo.</div> <div>A photograph of an interior hallway with light-colored walls and a wooden door frame. A person is standing in the background near a brick wall. A large red checkmark is overlaid on the right side of the image.</div>
Interior top floor hallway area.	<div>Category 1: Fine cracks that do not need repair &lt; 1mm in width.</div> <div>A close-up photograph of a white wall showing fine, vertical cracks. A wooden door frame is visible in the bottom right corner. A large red 'X' is overlaid on the left side of the image.</div>



Location	Defect
Interior top floor hallway area.	<div>Category 1: Fine cracks that do not need repair &lt; 1mm in width.</div> <div></div>
Interior top floor front bedroom 4.	<div>Category 1: Fine cracks that do not need repair &lt; 1mm in width.</div> <div></div>

Location	Defect
Interior top floor front bedroom 4.	<div>Category 0: Hairline cracks &lt; 0.1 mm in width.</div> <div></div>
Interior top floor front bedroom 4.	<div>Loose skirting boards.</div> <div></div>



Location	Defect
Interior top floor lounge room area.	<div>Cracking to the ceiling lining.</div> <div></div>
Interior top floor lounge room area.	<div>Cracking to the ceiling lining.</div> <div></div>

Location	Defect
Interior top floor lounge room area.	Cracking to the ceiling lining and cornice. 
Interior top floor lounge room area.	Cracking to the ceiling lining and cornice. 

Location	Defect
Interior top floor lounge room area.	<div>Category 1: Fine cracks that do not need repair &lt; 1mm in width.</div> <div></div>
Interior top floor lounge room area.	<div>Cracking to the ceiling cornice.</div> <div></div>

Location	Defect
Exterior upper level balcony area.	Cracked and damaged soffit / eave lining. <div></div>
Exterior upper level balcony area.	Existing condition and location photo. <div></div>

Location	Defect
Exterior upper level balcony area.	<div>The soffit / eave lining has been resecured to the ceiling joist in the past.</div> <div></div>

Location	Defect
Exterior upper level balcony area.	<p>The soffit / eave lining has been resecured to the ceiling joist in the past.</p> 
Exterior upper level balcony area.	<p>Existing condition and location photo.</p> 

Location	Defect
Exterior upper level balcony area.	Existing condition and location photo. 

### Important Information Regarding the Scope and Limitations of the Inspection and this Report

1. **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 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 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 (*eg. 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 ten (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. **DISCLAIMER OF LIABILITY TO THIRD PARTIES:** - This Report is made solely for the use and benefit of the client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in completely or in part does so at his or her own risk.
6. **REASONABLE ACCESS:** Only areas to which reasonable access is available were inspected. The Australian Standard 4349.3 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances specified in the Table below are available or, where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers." Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

Area	Access hole	Crawl space	Height
Roof interior	450 x 400mm	600 x 600mm	Accessible from 2.1m stepladder or 3.6m ladder placed against a wall.
Sub floor	500 x 400mm	Vertical clearance <b>Timber floor:</b> 400mm to bearer, joist or other obstruction. <b>Concrete floor</b> : 500mm	

Roof Exterior			Accessible from a 3.6m ladder.
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**IMPORTANT DISCLAIMER**

**DISCLAIMER OF LIABILITY:** -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).

**CONTACT THE INSPECTOR**

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties or timber Pest activity and/or damage in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The Inspection and Report was carried out by: Brett Childs

Inspectors contact phone number:

Insurance Accreditation Number: Rapid Solutions no 6088

Dated this Day of June, 2018

SIGNED FOR AND ON BEHALF OF:

Signature: