



BEFORE YOU BUY

BEFORE YOU BUILD

Dilapidation Inspection Report

Inspection Date:

Property Address:



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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.

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The Parties

Name of Client:

Name of Principal (if applicable):

Job Address:

Client's Email Address:

Client's Phone Number:

Consultant:

Licence / Registration Number:

Company Name: Jim's Building Inspections (Brighton)

Company Address and Postcode: Highett VIC 3190

Company Email: brighton@jimsbuildinginspections.com.au

Company Contact Numbers:

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors.

The following apply: Not Applicable



Section A Results of inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard		✓
Major Defect		✓
Minor Defect	✓	

Additional specialist inspections: Not Applicable

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



Section B General

General description of the property

Building Type:	Commercial, Detached
Number of Storeys:	Single
Main building – floor construction:	Stumps, Strip Footings, Subfloor Timber Frame
Main building – wall construction:	Brick Veneer (Timber Framed), Timber Framed and Clad
Main building – roof construction:	Pitched, Tiled
Other timber building elements:	N/A
Other building elements:	Driveway, Fence - Brick
Occupancy status:	Occupied
Furnished:	Furnished
Strata or company title properties:	No
Orientation (to establish the way the property was viewed):	North
Prevailing weather conditions at the time of inspection:	Fine



Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior
- Interior
- Fencing
- Wall Exterior

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed to provide access.

The following areas were inaccessible:

- Rooms where entry was denied to the inspector.

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.

Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection:

- Stored items, built in cabinetry, furniture and personal items obscured approximately 25% of every room.

The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

Undetected defect risk assessment

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection.

The risk of undetected defects is: Medium

When the risk of undetected defects is high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.



Section D Significant Items

Safety Hazard

No evidence was found.

Major Defect

No evidence was found.

Minor Defect

Defects 3.01

Building: Main Building
Location: Entry
Finding: Plaster - Cracking x2
Information: Cracking to the internal plaster was identified in this area at the time of inspection.

This cracking should be monitored frequently to identify whether further cracking results.

The plaster cracking is approximately up to 1mm wide by 250mm long at the time of inspection.

The plaster cracking is approximately up to 2mm wide by 400mm long at the time of inspection.



Section D Significant Items



SAMPLE



Defects 3.02

Building: Main Building

Location: Hallway

Finding: Plaster - Cracking x3

Information: Cracking to the internal plaster was identified in this area at the time of inspection.

This cracking should be monitored frequently to identify whether further cracking results.

The plaster cracking is approximately up to 2mm wide by 60mm long at the time of inspection.

The plaster cracking is approximately up to 2mm wide by 60mm long at the time of inspection.

The plaster cracking is approximately up to 2mm wide by 50mm long at the time of inspection.



Section D Significant Items

Defects 3.03

Building: Main Building
Location: Kitchen
Finding: Plaster - Cracking
Information: Cracking to the internal plaster was identified in this area at the time of inspection.

This cracking should be monitored frequently to identify whether further cracking results.

The plaster cracking is approximately up to 1mm wide by 300mm long at the time of inspection.



Section D Significant Items



Defects 3.04

Building: Main Building
Location: Reception Office
Finding: Plaster - Cracking x3
Information: Cracking to the internal plaster was identified in this area at the time of inspection.

This cracking should be monitored frequently to identify whether further cracking results.

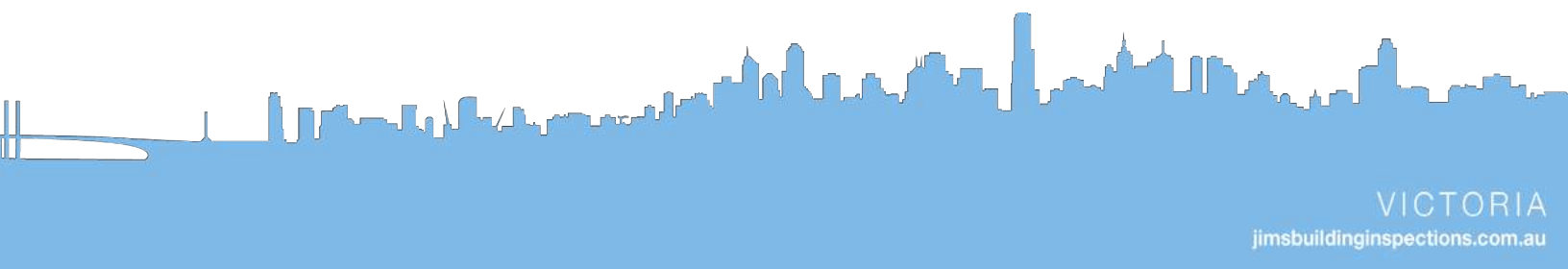
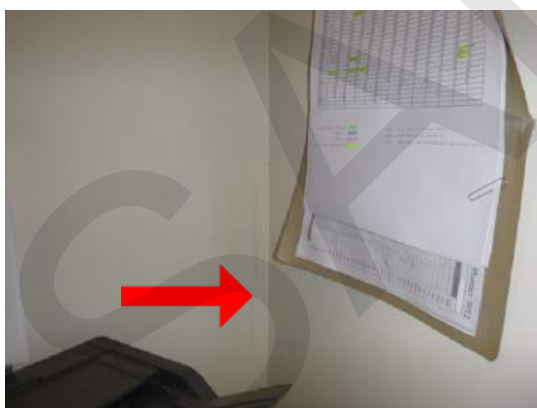
The plaster cracking is approximately up to 1mm wide by 2500mm long at the time of inspection.

The plaster cracking is approximately up to 2mm wide by 400mm long at the time of inspection.

The plaster cracking is approximately up to 1mm wide by 600mm long at the time of inspection.



Section D Significant Items



Section D Significant Items

Defects 3.05

Building: Main Building
Location: Waiting Room
Finding: Plaster - Cracking x4
Information: Cracking to the internal plaster was identified in this area at the time of inspection.

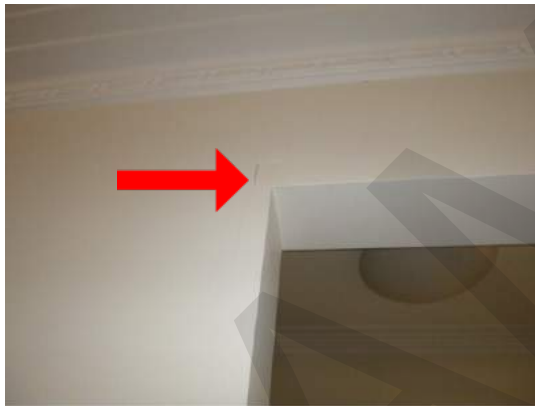
This cracking should be monitored frequently to identify whether further cracking results.

The plaster cracking is approximately up to 1mm wide by 200mm long at the time of inspection.

The plaster cracking is approximately up to 1mm wide by 600mm long at the time of inspection.

The plaster cracking is approximately up to 1mm wide by 700mm long at the time of inspection.

The plaster cracking is approximately up to 1mm wide by 400mm long at the time of inspection.



Section D Significant Items



Defects 3.06

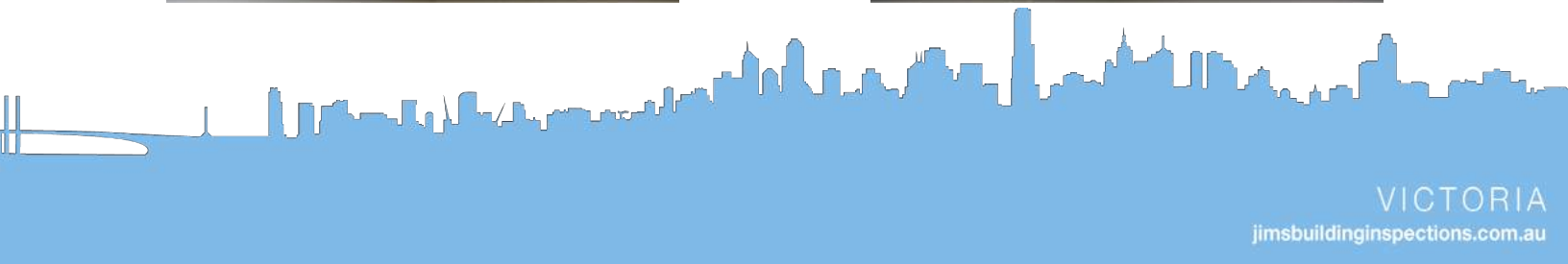
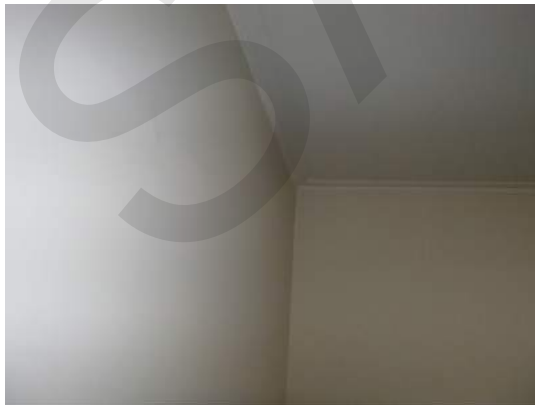
Building:	Main Building
Location:	Consulting Room 2
Finding:	Plaster - Cracking x3
Information:	Cracking to the internal plaster was identified in this area at the time of inspection.

This cracking should be monitored frequently to identify whether further cracking results.

The plaster cracking is approximately up to 1mm wide by 700mm long at the time of inspection.

The plaster cracking is approximately up to 2mm wide by 1200mm long at the time of inspection.

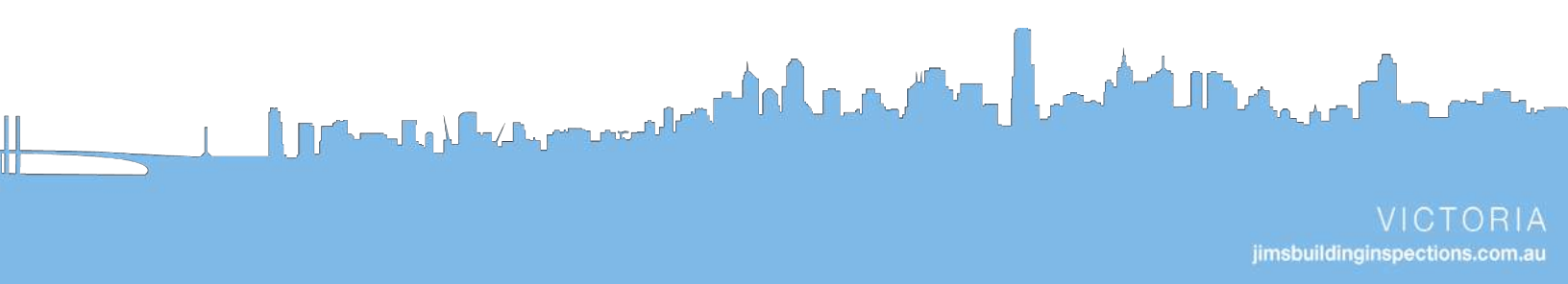
The plaster cracking is approximately up to 1mm wide by 400mm long at the time of inspection.



Section D Significant Items



SAMPLE



Defects 3.07

Building: Main Building
Location: Rear Elevation
Finding: Brickwork - Sill Bricks Lifted/Mortar Cracking
Information: Lifting of window sill bricks was identified in this area at the time of inspection.

This should be carefully monitored to ensure that further lifting does not ensue as a result of further dilapidation.

Sill bricks were raised by approximately 30mm.

Mortar to one brick was cracked.

Please refer to associated photographs for further detail.



Section D Significant Items



Defects 3.08

Building:	Main Building
Location:	Front Elevation
Finding:	Brickwork - Sill Bricks Lifted x2/Step Cracking x2
Information:	Lifting of window sill bricks was identified in two areas at the time of inspection.

This should be carefully monitored to ensure that further lifting does not ensue as a result of further dilapidation.

Sill bricks were raised by approximately 30mm.

Step cracking was identified to the brickwork in two areas at the time of inspection.

Such cracking should be carefully inspected frequently to ensure that further cracking / deterioration does not ensue as a result of dilapidation.

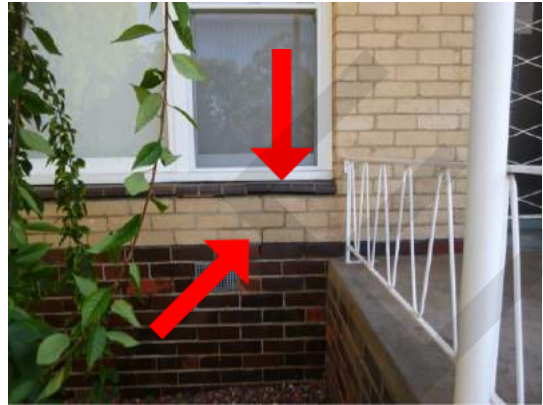
Please refer to associated photographs for further detail.



Section D Significant Items



Section D Significant Items



SAMPLE

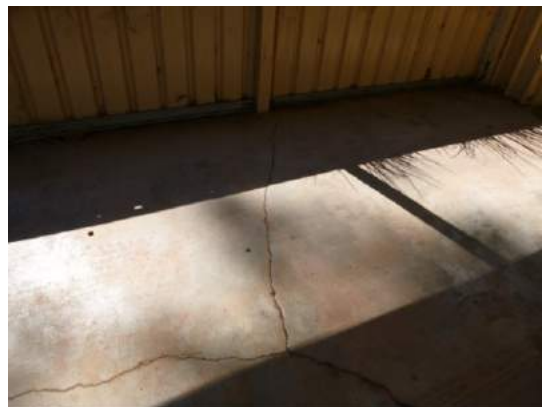


Defects 3.09

Building: Yard
Location: Yard - Rear Driveway to Garage
Finding: Concrete Paving - Cracking & Subsiding
Information: Cracking to the paving in this area was identified at the time of inspection.

This type of cracking is often consistent with general dilapidation of the property, and may continue to develop if left unmaintained.

Please refer to associated photographs for further detail. Frequent monitoring should be carried out to identify any further damage.



Section D Significant Items

Defects 3.1

Building: Yard
Location: Front Brick Fencing
Finding: Brickwork - Cracking x3
Information: Cracking was identified to the brickwork in this area at the time of inspection.

This cracking should be carefully monitored to ensure that further cracking does not ensue as a result of further dilapidation.

Please refer to associated photographs for further detail.



Section D Significant Items



D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed -

- Not Applicable

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

Access denied to Consulting Room 1 due to patient consultations in progress.

For further information, advice and clarification please contact George Vasilakis on 0404 033 387



Section E Attachments and Further Comments

The following items were noted as For your information

Noted Item

Building: Main Building
Location: Consulting Room 1
Finding: Access Denied
Information: At the time of inspection access was denied to this room.

Noted Item

Building: Main Building
Location: UVB Therapy Room
Finding: No Visible Defects
Information: At the time of inspection, no visible defects as a result of dilapidation were identified in this area.



Noted Item

Building: Main Building
Location: Toilet (WC)
Finding: No Visible Defects
Information: At the time of inspection, no visible defects as a result of dilapidation were identified in this area.



Noted Item

Building: Main Building
Location: Bathroom
Finding: No Visible Defects
Information: At the time of inspection, no visible defects as a result of dilapidation were identified in this area.

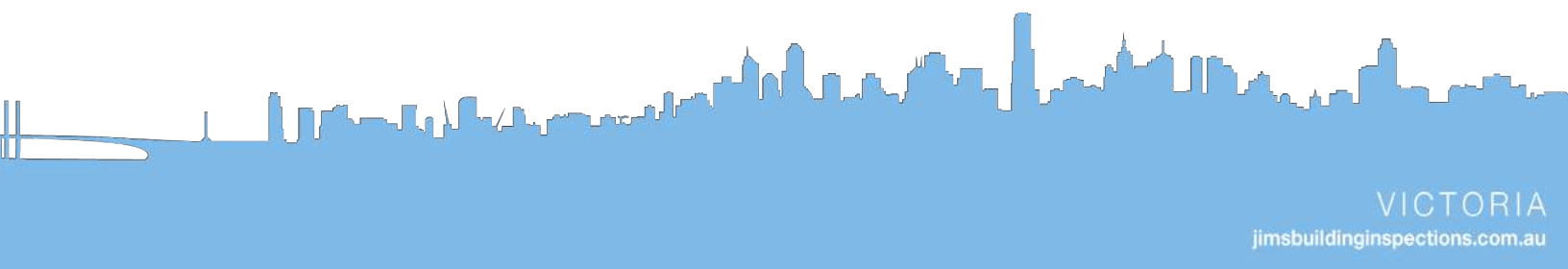


Section E Attachments and Further Comments



Noted Item

Building: Main Building
Location: Right Elevation
Finding: No Visible Defects
Information: At the time of inspection, no visible defects as a result of dilapidation were identified in this area.



Noted Item

Building: Main Building
Location: Left Elevation
Finding: No Visible Defects
Information: At the time of inspection, no visible defects as a result of dilapidation were identified in this area.



SAMPLE



Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other part of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Building element	Portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Dilapidation	The state or process of falling into decay or being in disrepair.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Minor defect	A defect other than a major defect.
Roof space	Space between the roof covering and the ceiling immediately below the roof covering.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.



Terms on which this report was prepared

SERVICE As requested by the Client, the inspection carried out by the Building Inspection Consultant ("the Consultant") was a "Dilapidation Inspection Report". A Pre-Inspection Agreement was issued for this service and forms part of the service agreement.

PURPOSE The purpose of this inspection is to provide advice to the client or other interested party regarding the condition of the property at the time of inspection. It serves as a baseline for comparison prior to planned construction or civil engineering works in areas adjoining or near to the property inspected.

SCOPE OF INSPECTION The inspection shall comprise visual assessment of the property and limited assessment of serviceability to identify major defects, urgent and serious safety hazards and to document the condition of the property at the time of inspection. An estimate of the costs of rectification of defects is not required in an inspection report.

The inspection was limited to Readily Accessible Areas of the Building and Site. The Client shall arrange right of entry, facilitate physical entry and supply necessary information to enable the inspector to undertake the inspection and prepare a report. The Inspector is not responsible for arranging entry to property or parts of the property, where reasonable access or entry is denied those areas are excluded from and do not form part of the inspection.

Should re-inspection be required after the completion of construction works you should separately re-engage the Consultant

ACCEPTANCE CRITERIA Unless noted in "Special Conditions or Instructions", the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted practice at the time of construction and which has been maintained such that there is no significant loss of strength and serviceability.

A report may be conditional on the following:

- (a) Information provided by the person, the employees or agents of the person requesting the report.
- (b) Apparent concealment of possible defects.
- (c) Any other factor limiting the preparation of the report.

EXTENT OF REPORTING

Significant items to be reported are as follows:

- (a) Major defects.
- (b) A documentation of the extent of minor defects.
- (c) Any major defect that is an urgent and serious safety hazard.

LIMITATIONS

The Client acknowledges:

1. That this Report is prepared in accordance with AS 4349-2007 but that it is not a Certificate of Compliance of the property within the requirements of any Act, regulation,



Definitions to help you better understand this report

ordinance, local law or by-law and is not a warranty against problems developing in the future.

2. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.

3. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible, and unsafe to access or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include - but are not limited to - roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

4. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.

EXCLUSIONS

This report excludes assessment of: Footings below ground, concealed damp proof course, electrical installations, concealed plumbing, adequacy of roof drainage, gas fittings and fixtures, air-conditioning, automatic garage doors, pools and related equipment, alarm systems, operation of fireplaces and chimneys, flues and solid fuel heaters, alarm and intercom systems, soft floor coverings, appliances, paint coating, health hazards, timber and metal framing size and adequacy, concealed tie downs and bracing, timber pest activity, other mechanical or electrical equipment such as soil conditions, control joints, sustainable development provisions, concealed timber frames, landscaping, rubbish, floor coverings, furniture and accessories, stored items, insulation, environmental matters or lighting and energy efficiency.

IMPORTANT SAFETY INFORMATION - SMOKE DETECTORS

We cannot comment on smoke detector installation and testing as it is not within the scope of this report and requires specialist inspection services. It is however strongly recommended that all existing detectors in the property be tested prior to occupation and advice be sought as to the suitability of their number, placement and operation.

IMPORTANT SAFETY INFORMATION - ASBESTOS

We cannot comment on the presence or absence of Asbestos from this building as it is not within the scope of this report and requires specialist inspection services. It is however strongly advised that the presence of Asbestos be presumed until otherwise definitely known.

Asbestos containing materials may include sheet type building materials, roofing materials, insulations and linings and more. Especially in buildings that were built or modified pre-1992 further inspection should be undertaken prior to works like renovations, extensions, repairs and maintenance or where any materials which could contain Asbestos become damaged or worn.

An Asbestos Inspection And Condition Audit is always advised.



Definitions to help you better understand this report

IMPORTANT SAFETY INFORMATION - SAFETY GLASS

Glazing standards in contemporary or recently constructed buildings are governed by the Building Code of Australia (National Construction Code) and will almost always be constructed using glazing designed to minimise injury if impacted or broken. Glazing in older homes is highly unlikely to be 'Safety Glass' and may cause significant injury if damaged. Exercise care and caution around glass in older homes in particular.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

Privacy Policy:

We value your personal information, we will ensure it is secure and never share or sell your personal details and contact information. We do however use data collected during inspections for research, commercial, training and educational purposes.

For more information please review our Privacy Policy online at www.jimsbuildinginspections.com.au.

Compliments, Complaints and Concerns

Your feedback, both positive and negative, can assist us to improve our services. We encourage you to please contact us with any compliments or concerns directly and as soon as you are able.

The process for managing customer feedback is documented below:

1. Contact your inspector directly to provide feedback or make any complaint as soon as you are able.
2. If your inspector cannot resolve it or it involves our insurers they will escalate it to their Regional Franchisor (Manager) and / or insurer as applicable.
3. You can also contact their Regional Franchisor (Manager) directly on 131 546 ask to speak to your Inspectors Regional Franchisor (Manager) or email info@jimsbuildinginspections.com.au

Should you have any queries about our terms and conditions, the inclusions and exclusions of this report please contact your Inspector.

