DILAPIDATION REPORT

PREPARED FOR: <<>>

PROJECT LOCATION: <<>>

PURPOSE OF THIS REPORT: Prepare a dilapidation report for the two unit blocks forming <<>> including internals, externals and any yard area improvements

DATE: 24th November <<>>

PREPARED BY: <<>>
Senior Building Consultant

OUR REFERENCE: <<>>-REP Units
# TABLE OF CONTENTS

DILAPIDATION REPORT .................................................................................................................. 1

TABLE OF CONTENTS ................................................................................................................... 2

1  INTRODUCTION ...................................................................................................................... 3

   1.1  INSTRUCTIONS ............................................................................................................. 3

   1.2  GLOSSARY OF TERMS .............................................................................................. 3

2.  COMMENTARY ....................................................................................................................... 3

3  INSPECTION ............................................................................................................................ 5

3  DEFECT SCHEDULE ................................................................................................................. 6

   PHOTOGRAPHS AND DESCRIPTIONS .................................................................................. 6

   BLOCK ‘A’ - CONTAINING UNITS 1-12 .............................................................................. 6

   EXTERNAL AREAS .............................................................................................................. 6

   EASTERN ELEVATION YARD ............................................................................................ 6

   NORTHERN ELEVATION YARD ........................................................................................ 12

   SOUTHERN ELEVATION YARD .......................................................................................... 17

   EXTERNAL ELEVATION WALL AREAS .......................................................................... 21

   INTERNAL AREAS ............................................................................................................... 26

   Unit 6 26

   BLOCK ‘B’ - CONTAINING UNITS 13-24 .......................................................................... 31

   EXTERNAL AREAS .............................................................................................................. 31

   SOUTHERN ELEVATION YARD ............................................................................................ 31

   WESTERN ELEVATION YARD ............................................................................................ 34

   NORTHERN ELEVATION YARD ........................................................................................ 38

   EASTERN ELEVATION YARD ............................................................................................ 39

   EXTERNAL ELEVATION WALL AREAS .......................................................................... 40

4  CONCLUSION ............................................................................................................................ 44

CONDITIONS RELATING TO THIS REPORT ................................................................................ 47

APPENDIX A  GLOSSARY OF BUILDING TERMS

APPENDIX B  CURRICULUM VITAE OF AUTHOR

This document and its contents are intended for the Addressee only and contains opinions held by the Author based on material available at the time and expressed for the purposes of consideration by the Addressee and not for general publication without written consent.
1 INTRODUCTION

1.1 INSTRUCTIONS

We are instructed by <<>> to attend the site at <<>> , carry out a visual inspection and produce a pictorial and written dilapidation report.

This report is based on a visual inspection only, no core drilling, testing or structural sampling has been carried out. The internal areas (corridors/stairs), units 2, 3, 6, 7, 10 & 11, external facades and all yard area improvements/structures have been inspected.

- Our instructions are only to report on current defects to these structures which include settlement, cracking and any obvious areas of deterioration of render, brickwork and concrete etc.

1.2 GLOSSARY OF TERMS

A Glossary of Building Terms is attached as Appendix A.

2. COMMENTARY

The subject property has two individual three storey unit full masonry unit blocks with garaging to the ground level. The units have been constructed with face brick externally and rendered masonry internally with pitched and tiled roofs.

Each block contains 12 separate units with the eastern most block (A) containing units 1-12 and the western block (B) containing units 13-24.

The development is approximately 30 years of age and for the purposes of this Report the main front entrances are considered to face south for A block and east for B block.
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3 INSPECTION

3.1 The inspection was carried out on the 23rd November 2009. The weather at the time was overcast and cool.

3.2 Of the individual units to be inspected, access was only able to be arranged with the occupant of unit 6. Despite a number of attempts access was unable to be arranged to the remaining nominated units.

3.3 Photographs that have been included in this report were taken on the day of the inspection using an Olympus Camedia C-5060 wide zoom digital camera. Photographs have been added to the report using Olympus Master Version 1.1 software. Photographs have not been edited or doctored other than the addition of descriptive text boxes and arrows to highlight the nominated items for the attention of the reader.

3.4 The following schedule has been formulated on a spreadsheet basis outlining the items in an area by area basis. The item and its location have been identified.
3  DEFECT SCHEDULE

Photographs and Descriptions

<table>
<thead>
<tr>
<th>BLOCK ‘A’ - CONTAINING UNITS 1-12</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXTERNAL AREAS</td>
</tr>
<tr>
<td>Eastern Elevation Yard</td>
</tr>
</tbody>
</table>

1. A crack of up to 2mm in width is evident to the Council kerb. The crack is positioned approx 750mm north from the southern edge of the Council lay-back for the drive
### Photographs and Descriptions

<table>
<thead>
<tr>
<th><strong>2.</strong></th>
<th><img src="image" alt="Image of bitumen repair section on footpath" /></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>A bitumen repair section has been inserted to the Council footpath covering ½ a panel (defined by the formed control joints). The panel affected is the 2nd panel from the northern boundary line</td>
</tr>
</tbody>
</table>
Photographs and Descriptions

3. A crack of up to 2.5mm in width is evident running across the formed concrete kerbing positioned along the southern edge of the main drive.

The cracking is directly adjacent to the end of the boundary line grated drain.
### Photographs and Descriptions

<table>
<thead>
<tr>
<th>4.</th>
</tr>
</thead>
</table>

A crack of up to 2.0mm in width is evident running across the formed concrete kerbing positioned along the southern edge of the main drive.

The cracking is in line with the 1\textsuperscript{st} north/south direction formed control joint line from the eastern boundary.
A crack of up to 2.0mm in width is evident running across the formed concrete kerbing positioned along the northern edge of the main drive.

The cracking is in line with the 1st north/south direction formed control joint line from the eastern boundary.
A 20mm vertical step is evident at the junction of the main drive and the exposed aggregate path positioned next to the block’s external wall on the northern side of the drive.

The exposed aggregate path is 20mm lower than the drive slab.
<table>
<thead>
<tr>
<th>Photographs and Descriptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northern elevation yard</td>
</tr>
</tbody>
</table>

7. There are approx 14 loose HWD palings to the northern boundary fence in the area immediately to the eastern side of the bricked in clothes drying area.

The palings were noted to be loose at both top and bottom rails.

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## Photographs and Descriptions

8. There are approx 3 loose HWD palings to the northern boundary fence to the eastern end sloping section of fence leading to the eastern boundary line.

The palings were noted to be just attached at the bottom rail and have fallen inwards (south) from the top rail.
9. A vertical crack up to 9mm in width is evident to the middle of the northern elevation brick wall forming the clothes drying area. The crack commences at ground level as hairline width extending to 9mm at the top of the wall.
Photographs and Descriptions

10.

A vertical crack of up to 20mm in width is evident to the middle of the eastern elevation brick wall forming the clothes drying area.

The crack commences at the 6th brick course height and extends to the top of the wall.
There are approx 10 loose HWD palings to the northern boundary fence in the area immediately to the western side of the bricked in clothes drying area. The palings were noted to be loose at both top and bottom rails with a number having already failed and fallen. As this section of fence is covered with Ivy growth, the number of loose palings may increase if the Ivy is removed.
### Photographs and Descriptions

**Southern Elevation Yard**

<table>
<thead>
<tr>
<th>12.</th>
<th>A crack of up to 15mm in width and stepping of up to 30mm in height difference is evident to the east/west direction exposed aggregate pathway running in front of the main electrical meter box.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The cracking is positioned 300mm east of the buildings S/W corner</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Photographs and Descriptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>13. Two cracks of up to 2mm in width are evident running across the north/south direction exposed aggregate path leading to the S/W corner of the building.</td>
</tr>
<tr>
<td>The cracks are positioned approx 2000mm and 4000mm in from the southern elevation boundary line</td>
</tr>
</tbody>
</table>
Photographs and Descriptions

14.

A crack of up to 12mm in width and stepping of up to 30mm in height difference is evident to the southern end of the exposed aggregate path leading from the Council footpath up to the main entrance doors of the block.

The crack is running across the S/E corner of the path approx 300mm in from the corner point.
## Photographs and Descriptions

<table>
<thead>
<tr>
<th>15.</th>
<th><img src="image1.jpg" alt="Photograph 1" /></th>
<th><img src="image2.jpg" alt="Photograph 2" /></th>
</tr>
</thead>
</table>

Bitumen repair strips have been placed on the Council footpath in three separate positions all to the east from the main entrance path.
### Photographs and Descriptions

<table>
<thead>
<tr>
<th>External Elevation Wall Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>16. Minor fracturing and delamination of the concrete and mortar edging is evident to the two vertical edges to the northern and southern ends of the concrete beam over the top of the eastern elevation vehicular access opening. The cracking and delamination is limited to an area of up to 20mm in width for the full height of the beam ends where they abut into the face brickwork.</td>
</tr>
</tbody>
</table>
Vertical cracking of up to 0.75mm in width is evident to the brickwork of the N/E corner of the building to both the eastern and northern elevation faces.

The cracking is positioned approx ½ brick back from the external corner and extends for the height of the block.

This is as a result of “brick growth”
Photographs and Descriptions

18. [Images of brick wall and measurement scale]
ERROR: stackunderflow
OFFENDING COMMAND: ~

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