



CONDITION INSPECTION REPORT

In accordance with AS 4349.0

65432

Report Number

999 Sea Drive, Main Beach Qld 4217

Inspection Address

My Constructions Pty Ltd

Client's Name

27 July 2022

Date of Inspection

David Brown

Inspector

(Company Name Pty Ltd)
QBCC Licence No. 123456789



☎ 1300 123 456

<http://www.inspectmyhome.com.au>

This Report is produced for the Clients use only. The Company and the consultant are not liable for any reliance placed on the report by any third party.

1.0 ACCESSIBILITY (See also Clause A.2)

The Consultant has endeavored to access and inspect all areas of the property on the day of inspection, however areas to which reasonable access for the full visual inspection were not available or were obstructed or restricted are outlined below:-



Vegetation.



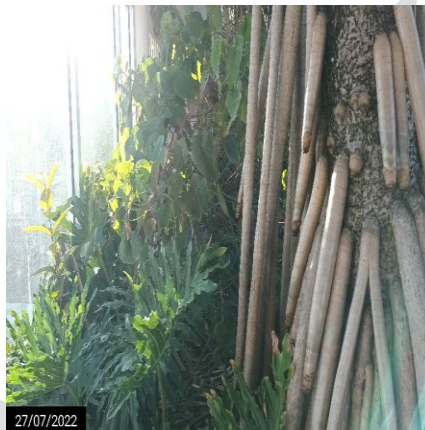
Vegetation.



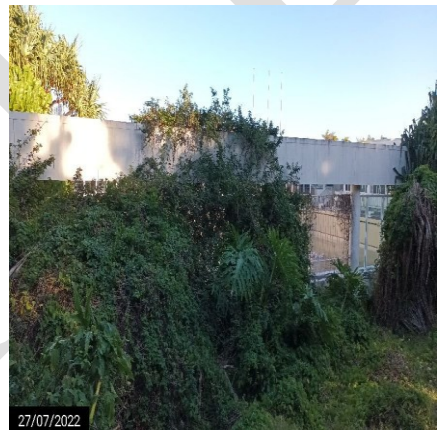
Vegetation.



Vegetation.



Vegetation.



Vegetation.



Vegetation.

Interior because:

Floor coverings.

Built in sections, wall and ceiling linings.

No access to voids beneath built in cupboards and bath tubs.

Sub Floor because:

No access to subfloor where slab on ground/solid fill construction.

Wall Exterior because:

Visual inspection limited due to vegetation.

Visual inspection limited due to foliage.

Stumps, and/or Posts because:

Visual inspection from ground level only.

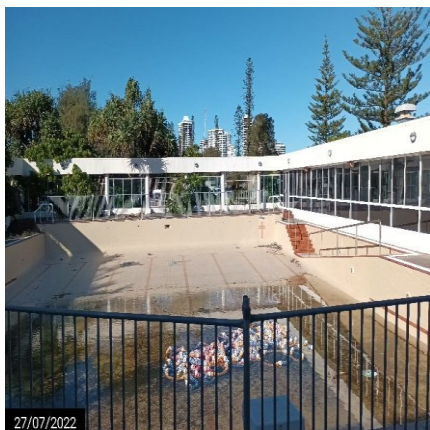
Retaining Walls because:

Visual inspection from ground level only.

SAMPLE

2.0 **GENERAL**

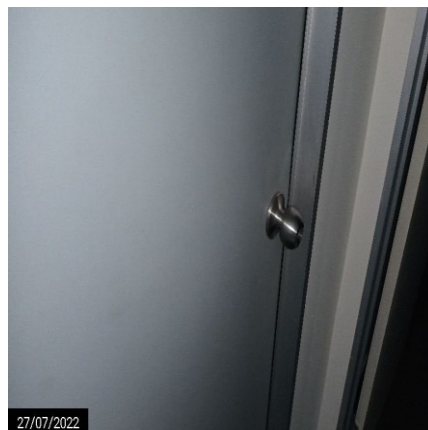
2.1 Brief description of the building and other structures on the property:



Pool area



Activity 2 room.



Door locked.



Roadway entry.

Type: **Commercial.**
Height: **Single Storey.**
Building: **Cavity Brick. Lightweight Construction.**
Piers: **Steel. Concrete.**
Floor: **Concrete Slab.**
Roof: **Metal.**

2.2 Was the property furnished at the time of inspection? No

2.3 Weather on day of inspection? Dry.

2.4 Was the inspection limited to assessing the interior and immediate exterior of a particular unit? No

Reasonable Access

Area	Access Hole	Crawl Space	Height
Roof Interior	450 x 400mm	600 x 600mm	Accessible from 3.6m ladder
Sub-floor	500 x 400mm	Vertical clearance Timber floor: 400mm to bearer underside of. Concrete floor: 500mm	
Roof Exterior			Accessible from a 3.6m ladder

3.0 INSPECTION FINDINGS



Repairs to roadway near roundabout entry.



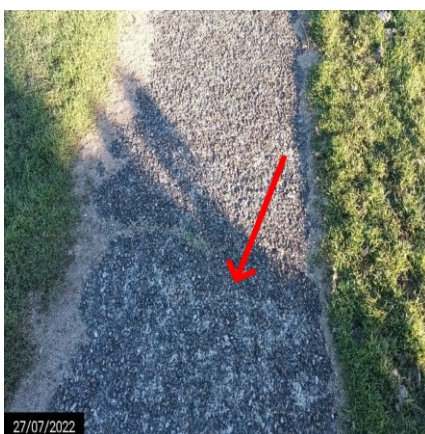
Repairs to roadway near roundabout entry.



Cracking to concrete footpaths (up to 3mm).



Cracking to concrete footpaths (up to 3mm).



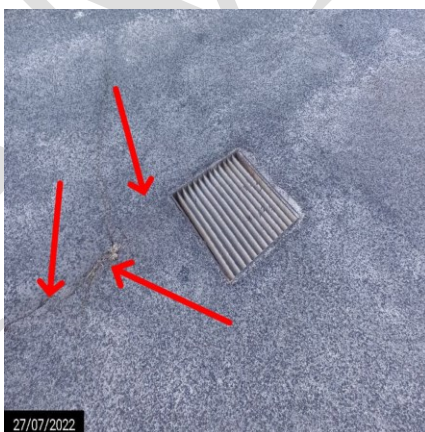
Cracking to concrete footpaths (up to 3mm).



Cracking to concrete footpaths (up to 2mm).



Cracking to concrete footpaths (up to 3mm).



Movement to carpark roadway (up to 5mm)



Movement/ lifting of bitumen roadway.



Cracking to carpark roadway (up to 3mm).



Cracking to concrete kerb (up to 3mm).



Movement/ cracking to carparking roadway (up to 8mm).



Movement/ cracking to carparking roadway (up to 8mm).



Electrical substation.



Cracking to concrete pathways south of tennis court (up to 2mm).



Cracking to concrete pathways south of tennis court (up to 2mm).



Cracking to tennis court retaining wall along south elevation (up to 2mm).



Cracking to tennis court retaining wall along south east corner (up to 2mm).



Cracking to tennis court retaining wall along south east corner (up to 2mm).



Cracking to concrete pathways along south elevation of tennis court (up to 2mm).



Tennis court.



Vegetation.



East elevation.



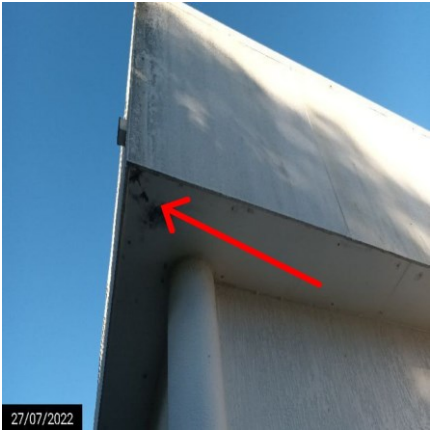
Damaged door to east elevation storage cupboard.



Moisture staining to east elevation.



Moisture staining to east elevation.



Moisture staining to east elevation eaves linings.



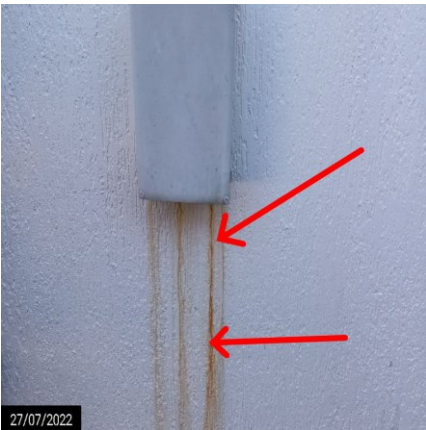
Cracking to masonry walls along east wall.



Cracking to masonry walls along north east corner (up to 2mm).



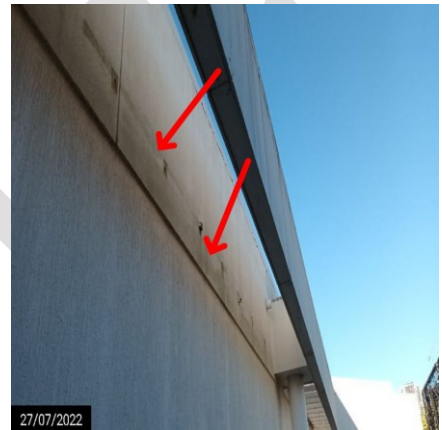
Cracking to west elevation masonry wall (up to 2mm).



Rust stain below communication box along west elevation adjacent tennis court.



Eave trellis along west adjacent tennis course deteriorated.



Eave timber feature trellis along west adjacent tennis court missing.



Moisture staining to west elevation near entry.



Moisture staining to west elevation near entry.



Cracking to tennis south elevation wall linings (up to 3mm).



Efflorescence to south elevation masonry wall adjacent car park near disabled park.



Movement to West elevation roof parapet.



Cracking to wall lining along west elevation (up to 2mm).



Hole in wall lining at waste pipe along west elevation.



Damaged eave along west elevation.



Cracking to west elevation wall linings (up to 4mm).



Damaged column eaves cover.



Movement to eaves lining elevation along west elevation.



Cracking to pool south elevation wall linings (up to 3mm).



Cracking to pool south/east elevation wall linings (up to 3mm).



Cracking to pool south elevation wall linings (up to 3mm).



Cracking to retaining walls along pool courts along south end (up to 2mm).



Cracking to retaining walls along pool south end (up to 2mm).



Cracking to retaining walls along pool south end (up to 2mm).



Cracking/ movement to concrete kerb along road ways (up to 2mm).



Cracking/ movement to concrete kerb along road ways (up to 2mm).



Cracking/ movement to concrete kerb along road ways (up to 2mm).



Drummy tiles along external entry tiles.



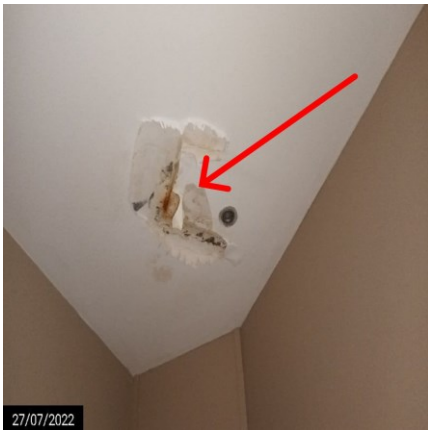
Cracking to concrete column along entry elevation (up to 2mm).



Moisture staining to reception area north elevation.



Doors require adjustment.



Moisture staining to plaster ceiling linings (treatment room 1).



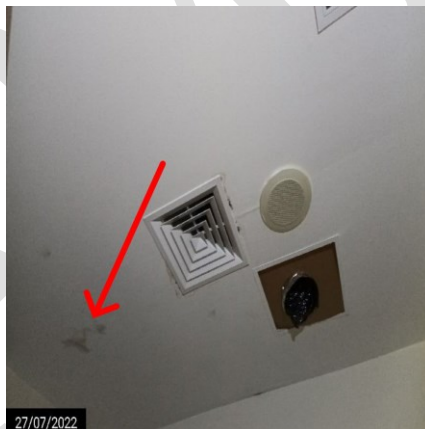
Exit door damaged (treatment room).



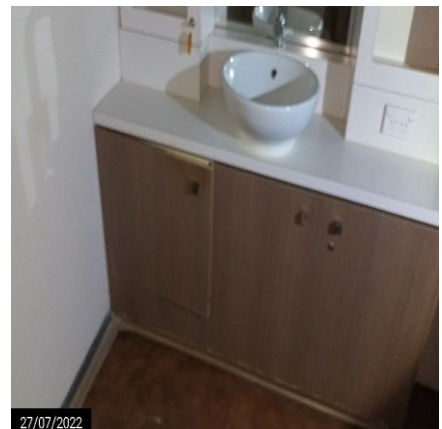
Door lock missing from treatment room 1.



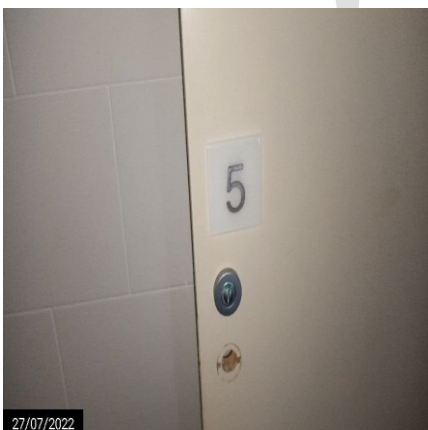
Moisture staining to treatment room 2.



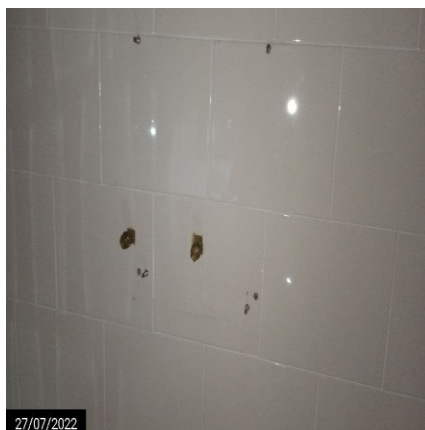
Moisture staining to treatment room 3.



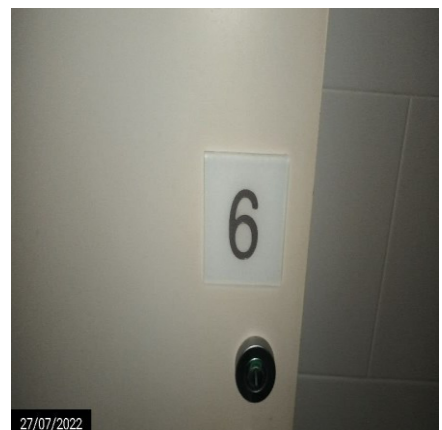
Cupboards to treatment rooms require adjustment.



Shower (5).



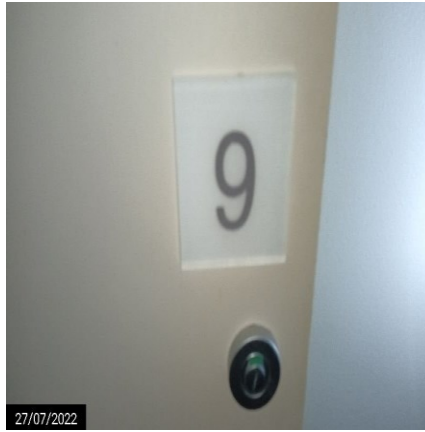
Missing shower taps (5).



Room 6.



Missing air conditioning ceiling register (6).



Room 9.



Moisture staining to room 9 plaster ceiling linings.



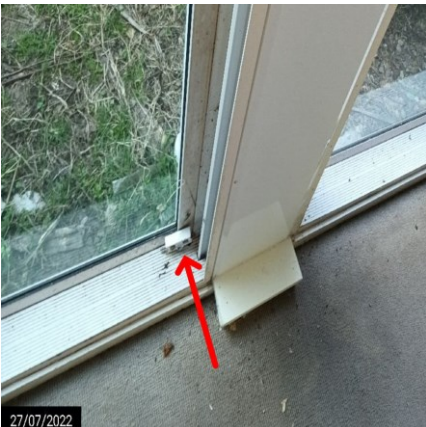
Treatment lounge room.



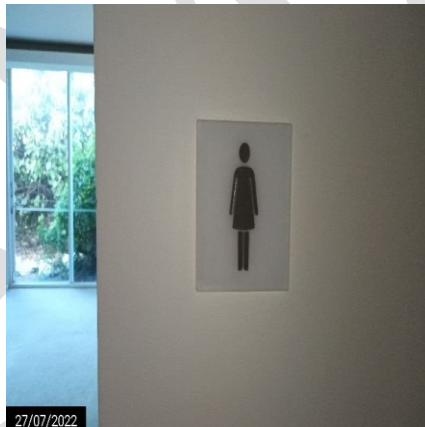
Moisture staining to treatment room lounge plaster ceiling linings.



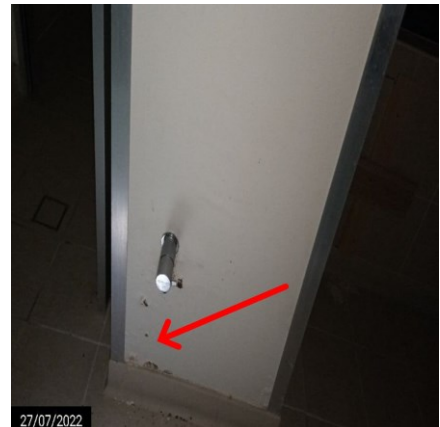
Moisture staining to treatment room lounge plaster ceiling linings.



Damaged treatment room lounge door locks.



Ladies toilet.



Moisture staining to ladies plaster ceiling linings.



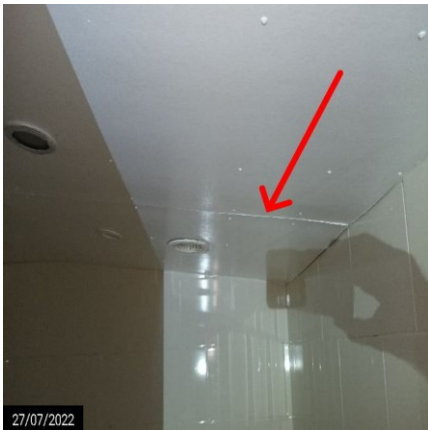
Moisture staining to ladies plaster ceiling linings.



Evidence of mould to ladies toilet.



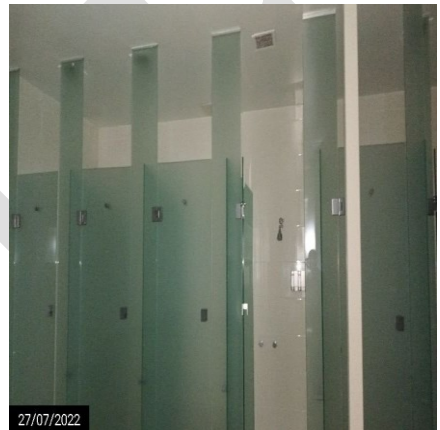
Some doors require adjustment.



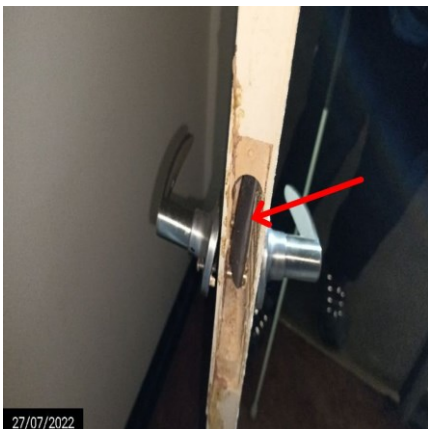
Cracking to ladies plaster ceiling linings (up to 2mm).



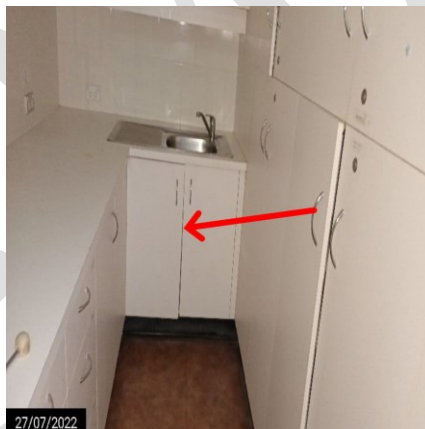
Loose ladies spa pump access.



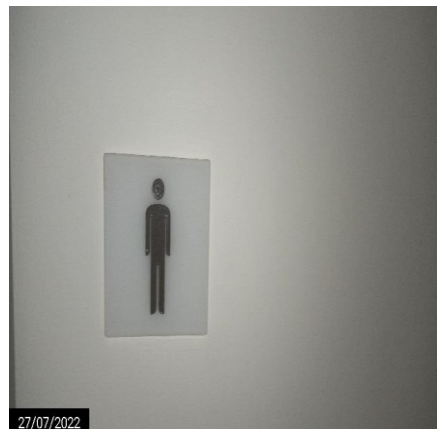
Ladies shower/WC.



Doors throughout require maintenance (missing door locks).



Cabinets throughout require adjustments.



Male toilet.



Moisture staining to male plaster ceiling linings.



Rust to male toilet steel post.



Plaster cracking to male toilet plaster ceiling linings (up to 2mm).



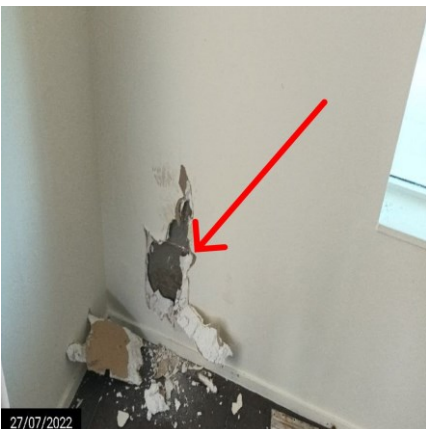
Moisture staining to reception area.



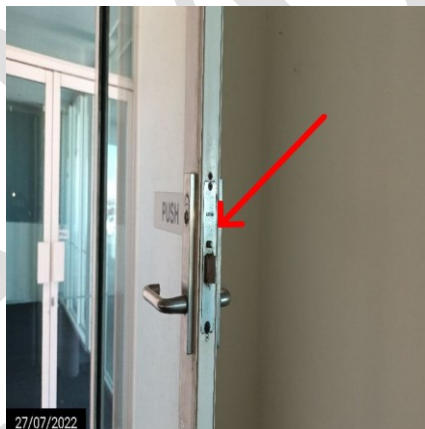
Reception area.



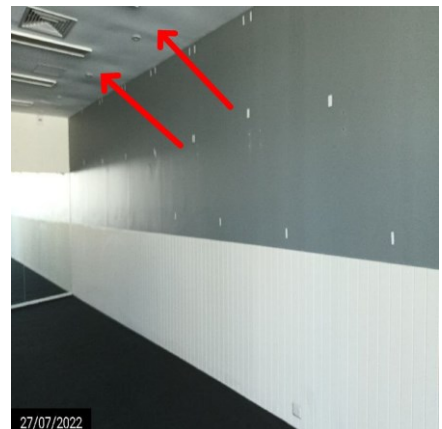
Damaged timber skirtings in reception areas.



Damaged plaster wall linings along rear elevation reception area.



Rear reception exit door is binding.



Minor sagging to activity 1 plaster ceiling linings (up to 5mm).



Minor sagging to activity 1 plaster ceiling linings (up to 5mm).



Drummy floor tiles to activity 1 door opening.



Moisture staining to reception area plaster wall linings (below fire extinguisher).



Cracking to concrete pathways (up to 2mm).



Moisture staining to north end pool verandah.



Locked access door.



Moisture staining to north end pool verandah.



Cracking to concrete pathways around pool areas (up to 2mm).



Cracking to masonry walls along north end of pool area (up to 3mm).



Cracking to concrete bases along pool area (up to 3mm).



Damaged and decayed pool seating timbers.



Damaged and decayed pool seating timbers.



Pool seating missing.



Damaged and decayed pool seating timbers.



Cracking to concrete bases along pool area (up to 3mm).



Cracking to concrete bases along pool area (up to 3mm).



Concrete pathways along south pool area wall have sagged (up to 30mm).



Cracking to concrete pathways along south end of pool area (up to 3mm).



Damaged pool tiling along Southwest corner of pool shell.



Damaged and loose capping tiles to south west corner of pool shell.



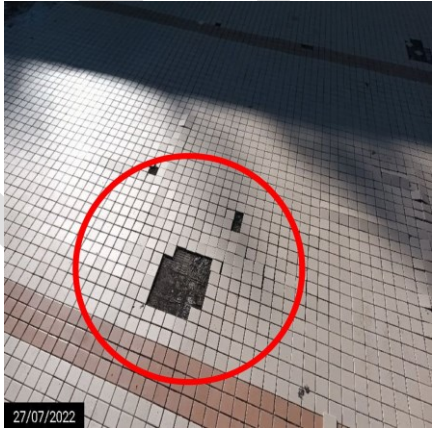
Damaged and loose capping tiles to south west corner of pool shell.



Damaged pool tiling.



Damaged pool tiling.



Damaged pool tiling.



Damaged pool tiling.



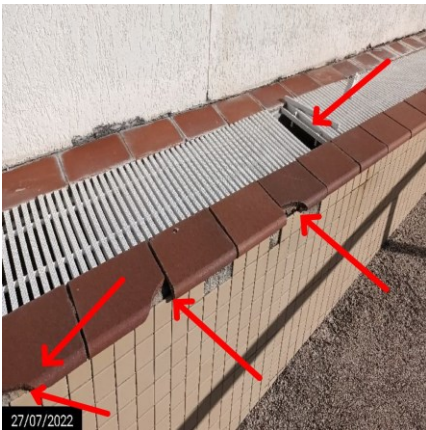
Damaged pool tiling.



Damaged pool drainage covers.



Missing wall tiling along pool ramp access area.



Damaged pool area drain covers and chipped capping papers.



Damaged pool area drain covers.



Cracking to concrete paving around pool area (up to 3mm).



Cracking to concrete paving around pool area (up to 3mm).



Pool paving pit lid lifting.



Wood decay to pool's seating.



Cracking to concrete paving around pool area (up to 3mm).



Paint bubbling to masonry walls down access ramp.



Moisture staining to activity 2 floor coverings.



Moisture staining to activity 2 plaster ceiling linings.



Moisture staining to activity 2 room 1 plaster ceiling linings.



Light cover missing to activity 2 room
along pool.

This inspection as requested by client to comment on overall condition of property.

On the day of inspection the property was found to be in a reasonably maintained condition for a property of its age and type, with general deterioration/weathering and minor defects for age detected.

Building is unoccupied, therefore accurate assessment of moisture cannot be achieved.

4.0 ADDITIONAL PHOTOS

Please see below for additional photos taken from this Inspection (if any).

CERTIFICATION

This document certifies that the property described in this Report has been inspected by the Building Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in Clause A.1 of this Report, and in strict accordance with the Australian Standards.

COMPANY NAME
CONSULTANT

Company Name Pty Ltd
David Brown

POSTAL ADDRESS

PO Box 123
Helensvale
QLD 4212

PHONE

1300 123 456

AUTHORISED SIGNATORY
DATE OF ISSUE

Licensee/ Director
27 July 2022

SAMPLE

Important information regarding the scope and limitations of the inspection and this report.

All Terms and Conditions must be read in conjunction with report.

This report comprises a schedule giving details of the inspection, a descriptive summary and the consultant's opinion of the overall general condition of the property. This report does **NOT** indicate and / or recommend areas to be repaired, replaced rectified or further investigated. It only details information pertaining to the existing condition of the property where reasonable access is obtained.

Glossary of Terms

Satisfactory	Acceptable general condition, average for age
Defects present	As stated

For the purpose of a dilapidation report, the consultant will inspect those parts of the residential building to which reasonable access is allowed or permitted, together with any such additional parts of the site as may be requested.

Where a property is furnished at the time of the inspection a further inspection of the property is strongly recommended.

No inspection was made, **and no report is submitted**, of inaccessible areas. These include, but may not be limited to, concealed frame timbers, eaves, areas concealed by concrete floors, wall linings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts. Furnishings, furniture and stored items were not inspected.

Reasonable Access

Only areas to which reasonable access is available were inspected. Bellara Holdings defines reasonable access as "areas where safe, unobstructed access is provided or, where the clearances are not available, areas within the consultant's unobstructed line of sight. 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. 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 the inspection. This inspection does not include breaking apart, dismantling, or removing objects such as foliage, floor or wall coverings, sidings, furnishings, appliances, personal possessions, mouldings, roof insulation / sisalation, floors or ceilings. The inspector cannot see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards, or any other areas that are concealed or obstructed. The inspector did not use any invasive procedures such as digging, gouging or force. Properties that are occupied may have furnishings or household items concealing evidence of defects or structural damage, which were not visible to the building inspector on the day of inspection. The report is confined to the discovery or non-discovery of **visible structural defects** present on the day of inspection.

Nothing contained in this report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected on the day of inspection do not contain structural or other defects. Accordingly, this report is not a guarantee that damage does not exist in any accessible or partly inaccessible areas or sections of the property. Nor is it guaranteed that future damage will not occur or be found.

With strata and company title properties, the inspector will only inspect and access the condition of the interior and immediate exterior of the particular unit to be inspected. The complete inspection on other common property areas would, if requested, be the subject of a Special Purpose Property Report, as the purchaser would have additional liability for the general maintenance of the common property.

In the case of rural properties, the Dilapidation Report is confined to the inspection of the main residential dwelling only. Any other improvements such as stables, outbuildings, barns, machinery, sheds, fencing, dams, pumps, shearers quarters etc will not be inspected. The inspection of any additional improvements would, if requested, be the subject of a Special Purpose Property Report. The report does not comment on the presence of any hazardous materials, such as asbestos. This report does not and cannot state the extent of damage. If any structural damage is reported, then determining the extent of actual damage becomes the subject of a separate report to determine the full extent of damage and the repairs required.

The Dilapidation report: is not intended as a certificate of compliance of the property within the requirements of any act, regulation, ordinance or by-law, or as a warranty or an insurance policy against problems developing with the building in the future. The dilapidation report does not offer guarantee's and / or warranties to owner's of properties inspected, nor does the information within the report extend any/ or future liabilities to the client. The report is a condition report and as such will detail areas checked and note defects present on the day of the inspection. Comments will be made in relation to defects and where applicable categories may be referred to within report. Whether or not the services have been used for some time prior to an inspection being carried out will effect the detection of the leaks and other defects. For example, in the case of a shower enclosure, the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak.

Limitations and exclusions

- The report does not make reference to items or matters outside the scope of the building consultant's direct expertise.
- The report is not a standard property report, maintenance report or special purpose report. The building consultant does not warrant that the property is free from all defects or does not require any maintenance.
- The building consultant makes no reference to pest control including termite infestation in the building report.
- The building consultant makes no reference to plumbing or drainage, concealed water proofing and breaching.
- The building consultant will not test any electrical outlets or appliances on the property and make no reference or opinion of such.
- No inducements, representations, warranties, or guarantees will be made by the building consultant or other representatives to the client in respect to services provided.

The building consultant does not express any opinion or likely costs on any repairs which may include- but not limited to- extensions, renovations, pool fencing and compliance, title boundaries, easements, covenants, encumbrances, market value, sale price, purchase price, pest control, termite damage, compliance, or anything outside the building consultants expertise.