

# **Dilapidation Report**

**PROPERTY**

**SAMPLE REPORT**

Commissioned By

Report Prepared By

**DILAPIDATION SURVEY SPECIALISTS PTY LTD**

Inspection Date

**PROPERTY**

# **SAMPLE REPORT**

## **HOUSE PHOTO**

## 1.0 PREFACE

DILAPIDATION SURVEY SPECIALISTS have participated in the building construction and building consulting industries for 34 years and has reported on the condition of over 12,500 completed properties or buildings under construction and undertaken over 4,000 dilapidation surveys. Their experience qualifies them to comment on the issues raised in the following instructions.

## 2.0 INSTRUCTIONS

2.0 We confirm you instructions to inspect the accessible areas of the property at the above address for the purpose of carrying out a written and photographic record of existing cracking and damage to the exterior and interior of the property.

### 2.1 Existing condition of inspected areas. Example comments.

2.1.1 Movement to Structure - There is no major cracking to the building finishes, however there is evidence of previous settlement and cracking to the building.

2.1.2 Crack & damage description - A full description of the more significant cracking and damage can be found in "Observations".

2.1.3 Photographic record - See Annexure. An additional photographic record of the property is available if required.

2.1.4 Copy of this Report - Should be served on all affected parties and signed before commencement of works.

## 3.0 ACCESS RESTRICTIONS

3.0 Access restricted by cupboards, stored goods, floor coverings, debris, tiles, wall linings and vegetation.

## OBSERVATIONS

*For the purposes of this report, the front of the property faces SOUTH. Unless identified, all cracking is considered hairline to 1mm in width or not of a significant nature.*

### 3.1 Interior

- 3.1.1 **Entry/living room** – cracking to internal corner of cornice and wall at north east corner – (refer photograph no. 1)
- 3.1.2 Cracking to junction of eastern wall and window architrave at northern end. Cracking runs for the height of the architrave and is up to 2mm in width – (refer photograph no's. 2, 3 & 4) – photos showing typical cracking
- 3.1.3 Cracking to joint of door architrave at top right – (refer photograph no. 5)
  
- 3.1.4 **Dining room** – cracking to joint of architrave and doorway leading to kitchen at top left – (refer photograph no. 6)
- 3.1.5 Cracking to internal corner of cornice and top of wall at north west corner – (refer photograph no. 7)
- 3.1.6 Cracking to joint of architrave around air conditioning unit on western wall at bottom left corner – (refer photograph no. 8)
- 3.1.7 Cracking to junction of cornice and southern wall adjoining western corner – (refer photograph no's. 9 & 10)
- 3.1.8 Cracking to junction of cornice and ceiling along southern wall in various locations – (refer photograph no's. 11 & 12) – photos showing typical cracking
  
- 3.1.9 **Kitchen** – cracking to internal corner of cornice at north east corner – (refer photograph no. 13)
- 3.1.10 Cracking to ceiling adjoining exhaust vent closest to rangehood – (refer photograph no. 14)
- 3.1.11 Wallpaper coming away in various locations – (refer photograph no's. 15 & 16) – photos showing typical deterioration of wallpaper
  
- 3.1.12 **Bathroom** – wall tiles missing and cracked to all walls – (refer photograph no's 17, 18, 19 & 20) – photos showing typical condition of tiles
- 3.1.13 Cracking to internal corner of cornice at north east corner – (refer photograph no. 21)
- 3.1.14 Cracking to internal corner of cornice at north west corner – (refer photograph no. 22)
- 3.1.15 Cracking to internal corner of cornice at south west corner – (refer photograph no. 23)
- 3.1.16 Cracking to western shower screen towards bottom southern corner – (refer photograph no. 24)
- 3.1.17 Cracking to base of shower screen door closest to eastern end – (refer photograph no. 25)

- 3.1.18 Shower likely to leak – (refer photograph no's. 26 & 27)
- 3.1.19 **Bedroom 1** – cracking to joint of cornice and western wall above left side of doorway – (refer photograph no. 28)
- 3.1.20 Cracking to joint of beading and door jamb to left side. Crack runs for the height of the door jamb – (refer photograph no's. 29 & 30) – photos showing typical cracking
- 3.1.21 Cracking to joint of panelling at northern end of robe – (refer photograph no. 31)
- 3.1.22 Cracking to internal corner of cornice at south east corner – (refer photograph no. 32)
- 3.1.23 Cracking to junction of cornice and eastern wall in various locations – (refer photograph no's. 33 & 34) – photos showing typical cracking
- 3.1.24 Water staining to eastern wall below window on right side – (refer photograph no. 35)
- 3.1.25 Cracking to junction of cornice and wall at north east corner – (refer photograph no. 36)
- 3.1.26 **Bedroom 2** (north east corner) – no significant cracking identified, however walls are heavily obstructed by stored goods – (no photos)
- 3.1.27 **Laundry** – cracking to ceiling adjoining roof access hole – (refer photograph no's. 37 & 38)
- 3.1.28 Cracking to joint of ceiling and cornice along northern wall – (refer photograph no. 39) – photo showing typical cracking to joint
- 3.1.29 **WC** – cracking and paint deterioration to ceiling adjoining southern cornice – (refer photograph no. 40)
- 3.1.30 **Bedroom 3** (north west corner) – cracking to joint of door architrave at top right – (refer photograph no. 41)
- 3.1.31 Cracking to window architraves in various locations, especially bottom left – (refer photograph no. 42)
- 3.1.32 **Hallway** – cracking to junction of bathroom door architrave and wall at top right – (refer photograph no. 43)

## 3.2 Exterior

- 3.2.1 **Northern** (starting at eastern corner) – cracking to weatherboard at north east corner fifth rib up from bottom – (refer photograph no. 44)

- 3.2.2 Cracking to joint of treads and brickwork on eastern side of rear stairs – (refer photograph no's. 45 & 46) – photos showing typical cracking
- 3.2.3 Cracking to joint of stairs and rear wall. Cracking is up to 2.5mm in width and travels for the height of the steps – (refer photograph no's. 47 & 48)
- 3.2.4 Isolated cracking to junction of treads and brickwork on western side of rear stairs – (refer photograph no. 49) – photo showing typical cracking
- 3.2.5 Various cracked and displaced tiles, especially on western side of rear stairs – (refer photograph no. 50)
- 3.2.6 Cracking to joint of weatherboards in various locations – (refer photograph no's. 51 & 52) – photos showing typical cracking of joints
- 3.2.7 **Western** (starting at northern corner) – cracking to render on southern side of landing adjoining top step – (refer photograph no. 53)
- 3.2.8 Cracking to concrete adjoining ventpipe – (refer photograph no. 54)
- 3.2.9 **Southern** (starting at western corner) – cracking to subfloor masonry 4 metres east of western corner – (refer photograph no's. 55 & 56) – photos showing typical cracking
- 3.2.10 Trim to eaves at south east corner displaced – (refer photograph no. 57)
- 3.2.11 **Eastern** (starting at southern end) – cracking to ceiling adjoining post at south east corner – (refer photograph no's. 58 & 59)
- 3.2.12 Cracking to joint of cornice and ceiling along western wall in various locations – (refer photograph no's. 60, 61, 62 & 63) – photos showing typical cracking to joint
- 3.2.13 Trim missing to internal corner of wall above entry door – (refer photograph no. 64)
- 3.2.14 Cracking to entry porch 1.2 metres north of southern step. Cracking runs for the width of the porch – (refer photograph no's. 65 & 66) – photos showing typical cracking
- 3.2.15 Cracking to joint of porch and cladding at both western and northern ends (no new cracking appears to have occurred) – (refer photograph no's. 67, 68, 69 & 70) – photos showing typical cracking
- 3.2.16 Cracking to edge of concrete porch at northern end – (refer photograph no's. 71 & 72)
- 3.2.17 Cracking to joints of cladding on left side of downpipe above and adjoining downpipe bracket – (refer photograph no's. 73 & 74) – photos showing typical cracking
- 3.2.18 Please note sections of subfloor walls obstructed by parked vehicles – (no photo)

- 3.2.19 Various cracks to joints of cladding – (refer photograph no's. 75 & 76)
- 3.2.20 **Garage** – cracking to garage slab in various locations – (refer photograph no's. 77, 78, 79 & 80) – photos showing typical cracking to concrete
- 3.2.21 Note walls and floors are heavily obstructed by stored goods
- 3.2.22 **Driveway** (starting at northern end) – cracking to driveway 1.5 metres south of garage. Cracking runs for the width of the driveway – (refer photograph no's. 81 & 82)
- 3.2.23 Further cracking to driveway at north east corner – (refer photograph no. 83)
- 3.2.24 Severe cracking to concrete on western side of driveway, especially adjoining garage slab – (refer photograph no's. 84 & 85)
- 3.2.25 Further cracking to driveway 1.4 metres south of previous cracking – (refer photograph no. 86)
- 3.2.26 Further cracking to driveway 800mm south of previous crack. Cracking runs for the width of the driveway – (refer photograph no's. 87 & 88)
- 3.2.27 Cracking to driveway adjoining western side of gate – (refer photograph no. 89)
- 3.2.28 Cracking to driveway 2 metres south of gate. Cracking runs for the width of the driveway – (refer photograph no's. 90 & 91)
- 3.2.29 Cracking to driveway 2.3 metres south of previous crack. Section of crack obstructed by parked vehicle – (refer photograph no. 92) – photo showing typical cracking
- 3.2.30 Severe cracking to concrete on south of carport. Displacement of surfaces is up to 50mm – (refer photograph no's. 93, 94 & 95)
- 3.2.31 Cracking to driveway 2 metres south of previous cracking. Please note section of crack obstructed by parked vehicle – (refer photograph no. 96)
- 3.2.32 Cracking to driveway at southern end – (refer photograph no's. 97 & 98)
- 3.2.33 Fences**
- 3.2.34 **Eastern** – fence leaning – (refer photograph no's. 99, 100 & 101) – photos showing typical condition of fences
- 3.2.35 **Southern** – fence leaning and deteriorated – (refer photograph no's. 102 & 103) – photos showing typical condition of fences
- 3.2.36 **Western** – fence reasonably straight and plumb – (refer photograph no's 104 & 105) – photos showing typical condition of fences

- 3.2.37 **Northern** – fence leaning – (refer photograph no's. 106 & 107)  
– photos showing typical condition of fences
- 3.2.38 General views of back yard – (refer photograph no's. 108, 109, 110, 111, 112 & 113)
- 3.2.39 **Carport** – gaps to trim and timber beam at north east corner  
with gaps up to 15mm – (refer photograph no's. 114, 115, 116, 117, 118, 119 & 120)
- 3.2.40 Verge pointing above same corner cracked and displaced –  
(refer photograph no's. 121, 122 & 123) - photos showing  
typical cracking to verge
- 3.2.41 Gaps to junction of beam and barge board at south east corner  
– (refer photograph no's. 124, 125 & 126)
- 3.2.42 Cracking to verge pointing at southern end – (refer photograph  
no's. 127, 128 & 129) - photos showing typical cracking to  
verge