



OWNER INSPECTIONS

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DILAPIDATION REPORT - EXTERNAL CONDITION REPORT – Sample Property

Sample Property

Suburb withheld, NSW

Name withheld

04/09/2026

Inspector

Brad Kumnick

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1. Purpose: The report documents the pre-construction condition of surrounding properties to establish a baseline for future reference in case of damage disputes.
2. Scope of Inspection: Inspections are visual and non-invasive. Reports consist of written descriptions and photographic records of observed conditions. Inaccessible or concealed areas will not be inspected or reported on.
3. No Structural Assessment: The report is not a structural assessment, engineering opinion, or safety audit. No testing, probing, or dismantling is conducted.
4. Client Obligations: You are responsible for providing access to all properties listed, notifying occupants or neighbours in advance, and supplying any documents or details needed to complete the inspection.
5. Safety and Access: Unsafe, locked, or restricted areas will not be inspected. We may cancel or reschedule if site conditions are unsafe or non-compliant.
6. Use and Distribution: The report is for your use and may be shared with your consultants, contractors, or legal advisors. It must not be altered or used for other purposes without our written consent.
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By requesting or accepting our services, you confirm that you have read, understood, and agreed to these Terms and Conditions.

- 3.2.1 + Roof External - + Roof Cladding: General Views
- 4.2.1 + Rainwater Drainage System - + Downpipes: Visually Fine
- 5.1.1 + House External - General: General views of the area/room
- 5.2.1 + House External - + Wall Claddings: Side facade
- 5.7.1 + House External - + Fence and Gates: Visually Fine
- 5.12.1 + House External - + Eaves: Visually Fine
- 5.13.1 + House External - + Retaining Walls: Visually Fine

1: + INSPECTION DETAILS

Information

+ General: Occupancy Occupied	+ General: Weather Conditions Clear	+ General: Type of Building Freestanding
+ General: How Many Levels? Double Storey	+ General: External Building Material Brick Veneer	+ General: Roof Metal



+ General: In Attendance
Vacant Site





Limitations

+ Limitations / Obstructions

LIMITATIONS

7/CHURCH ST Suburb withheld

Limited access. No access to inside property



2: + INSPECTION SUMMARY NOTES

		V	D	M	U
2.1	Overall conditions	X			

V = Visually Fine D = Defect M = Major Defect U = Unable to Inspect

Information

Overall conditions : Dilapidation Report

A dilapidation Inspection was conducted today 4 th September 2026. To front and side of property 7 Church street Bslgownie. It was found propert is in good condition.



3: + ROOF EXTERNAL

		V	D	M	U
3.1	+ General	X			
3.2	+ Roof Cladding	X			
3.3	+ Skylight				X

V = Visually Fine D = Defect M = Major Defect U = Unable to Inspect

Information

+ General: + General Views of the Roof

Roof area

Good condition

Observation

3.2.1 + Roof Cladding

GENERAL VIEWS

General Views of the area

 Maintenance Item/Information Only



4: + RAINWATER DRAINAGE SYSTEM

		V	D	M	U
4.1	+ Gutter/Fascia	X			
4.2	+ Downpipes	X			

V = Visually Fine D = Defect M = Major Defect U = Unable to Inspect

Information

+ Gutter/Fascia: Guttering & fascia

Roof

Acceptable



Observation

4.2.1 + Downpipes

VISUALLY FINE

The Item/Room inspected and was visually fine at the time of inspection.

 Maintenance Item/Information Only



5: + HOUSE EXTERNAL

		V	D	M	U
5.1	General	X			
5.2	+ Wall Claddings	X			
5.3	+ Chimney				X
5.4	+ Doors and Windows	X			
5.5	+ Garage Slab				X
5.6	+ Driveways/Paths/Porch	X			
5.7	+ Fence and Gates	X			
5.8	+ Deck/Balcony				X
5.9	+ Steps/Stairs	X			
5.10	+ Balustrades				X
5.11	+ Tiling (Wall/Floor)	X			X
5.12	+ Eaves	X			
5.13	+ Retaining Walls	X			

V = Visually Fine D = Defect M = Major Defect U = Unable to Inspect

Information

+ Steps/Stairs: Steps

7 church st Suburb withheld

Good condition



+ Wall Claddings: Cladding Material

Front facade

Brick Veneer

Good condition



+ Doors and Windows: Windows doors

Front of house

Good condition



+ Driveways/Paths/Porch: Driveway Material

7 Church st Suburb withheld

Concrete

Good condition



Observation

5.1.1 General

GENERAL VIEWS OF THE AREA/ROOM

Sample Property

Suburb withheld

Good condition



Maintenance Item/Information Only







5.2.1 + Wall Claddings

SIDE FACADE

RIGHT SIDE OF NO 7

Good condition



Maintenance Item/Information Only



5.7.1 + Fence and Gates

VISUALLY FINE

Sample Property

Good condition





5.12.1 + Eaves

VISUALLY FINE

 Maintenance Item/Information Only

The Item/Room inspected and was visually fine at the time of inspection.



5.13.1 + Retaining Walls

VISUALLY FINE

Sample Property Suburb withheld

 Maintenance Item/Information Only

Good condition



6: + LIVING/DINNING AREA

		V	D	M	U
6.1	General				X
6.2	Cracks				X
6.3	Doors				X
6.4	Windows				X
6.5	Floors				X
6.6	Stairs				X
6.7	Balustrades				X

V = Visually Fine D = Defect M = Major Defect U = Unable to Inspect

Information

Floors: Floor Coverings

Concrete

7: + BED 1

		V	D	M	U
7.1	General				X
7.2	Cracks				X
7.3	Doors				X
7.4	Windows				X
7.5	Floors				X

V = Visually Fine D = Defect M = Major Defect U = Unable to Inspect

Information

Floors: Floor Coverings

Timber

8: + BED 2

		V	D	M	U
8.1	General				X
8.2	Cracks				X
8.3	Doors				X
8.4	Windows				X
8.5	Floors				X

V = Visually Fine D = Defect M = Major Defect U = Unable to Inspect

Information

Floors: Floor Coverings

Carpet

9: + BED 3

		V	D	M	U
9.1	General				X
9.2	Cracks				X
9.3	Doors				X
9.4	Windows				X
9.5	Floors				X

V = Visually Fine D = Defect M = Major Defect U = Unable to Inspect

Information

Floors: Floor Coverings

Carpet

10: + BED 4

		V	D	M	U
10.1	General				X
10.2	Cracks				X
10.3	Doors				X
10.4	Windows				X
10.5	Floors				X

V = Visually Fine D = Defect M = Major Defect U = Unable to Inspect

Information

Floors: Floor Coverings

Carpet

11: + KITCHEN

		V	D	M	U
11.1	General				X
11.2	Cracks				X
11.3	Doors				X
11.4	Windows				X
11.5	Floors				X

V = Visually Fine D = Defect M = Major Defect U = Unable to Inspect

Information

Floors: Floor Coverings

Tile

12: + ENSUITE

		V	D	M	U
12.1	General				X
12.2	Cracks				X
12.3	Doors				X
12.4	Windows				X
12.5	Floors				X

V = Visually Fine D = Defect M = Major Defect U = Unable to Inspect

Information

Floors: Floor Coverings

Tile

13: + BATHROOM

		V	D	M	U
13.1	General				X
13.2	Cracks				X
13.3	Doors				X
13.4	Windows				X
13.5	Floors				

V = Visually Fine D = Defect M = Major Defect U = Unable to Inspect

Information

Floors: Floor Coverings

Tile

14: + TOILET

		V	D	M	U
14.1	General				X
14.2	Cracks				X
14.3	Doors				X
14.4	Windows				X
14.5	Floors				

V = Visually Fine D = Defect M = Major Defect U = Unable to Inspect

Information

Floors: Floor Coverings
Tile

15: + OTHER ROOMS

		V	D	M	U
15.1	General				X
15.2	Cracks				X
15.3	Doors				X
15.4	Windows				X
15.5	Floors				X

V = Visually Fine D = Defect M = Major Defect U = Unable to Inspect

Information

Floors: Floor Coverings
Tile