OWNER INSPECTIONS
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DILAPIDATION REPORT

Sample Property

Suburb withheld , QLD

Name withheld

25/04/2026

Inspector
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Terms and Conditions – Dilapidation Report Services

These Terms and Conditions apply to all dilapidation inspection and reporting services ('Services') provided by Owner Inspections Pty Ltd ('we', 'us', or 'our') to the client ('you'). By engaging our services or accepting our report, you agree to these Terms.

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.

7. Fees and Payment: Fees must be paid in accordance with our invoice or agreed quotation. Payment is due within 7 days. Late or unpaid fees may result in delay or withholding of reports.

8. Cancellation Policy: A minimum of 48 hours' notice is required for cancellations. A reattendance fee applies if access is not available at the scheduled time.

9. Copyright and IP: All reports and associated materials remain our intellectual property. You are granted a limited, non-transferable licence to use the report for its intended purpose only.

10. Privacy: We manage personal and property information in accordance with applicable privacy laws. We do not disclose client data except as necessary to deliver services or as required by law.

11. Liability: Our liability is limited to the fees paid for the Services. We are not liable for indirect or consequential losses. You indemnify us for unauthorised use or distribution of the report.

12. Governing Law: These Terms are governed by the laws of the relevant Australian state or territory where the services are provided. Invalid provisions do not affect the remainder of the Terms.

By requesting or accepting our services, you confirm that you have read, understood, and agreed to these Terms and Conditions.

1.1.1 + Inspection Details - + General: New Construction Site
1.3.1 + Inspection Details - + Views: + General views of the property at the time of the inspection
2.2.1 + Inspection Summary Notes - Inspection Summary : Dilapidation Report
3.1.1 + House External - General: General views of the area/room
3.2.1 + House External - + Fence and Gates: Not Straight/Stable

1: + INSPECTION DETAILS

Information

+ General: In Attendance
Vacant Site

+ General: Occupancy
Vacant

+ General: Weather Conditions
Recent Rain, Cloudy, Cool, Light Rain

+ General: Type of Building
Other

+ General: How Many Levels?
Unknown

+ General: External Building Material
Unknown

+ General: Roof
Unknown

+ Views: Front

+ Views: Right

+ Views: Rear

+ Views: Left

Limitations

+ Limitations / Obstructions

+ SUBFLOOR/BASEMENT:

Not applicable

Further Inspection and Reporting of these areas is Essential within 14 days once access has been obtained and prior to a Decision to Purchase to determine if any major defect/safety hazard exists in these areas/sections.

Observation

1.1.1 + General

NEW CONSTRUCTION SITE

Maintenance Item/Information Only

1.3.1 + Views

Maintenance Item/Information Only

+ GENERAL VIEWS OF THE PROPERTY AT THE TIME OF THE INSPECTION

SILT FENCING

NORTH
HOMES
/MOVE FORWARD

NORTH
HOMES

2: + INSPECTION SUMMARY NOTES

		V	D	M	U
2.1	Overall conditions	X			
2.2	Inspection Summary		X		

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

Observation

2.2.1 Inspection Summary

Defects

DILAPIDATION REPORT

The vacant Construction site has been recently site cut and is in a reasonable condition.

No evidence of any earth cracking on the site at the time of inspection.

Temporary fence panels were found laying on the ground.

The north west boundary fence was damaged.

The north boundary fence was found in a sound condition with no damage observed.

Council verge and gutters were in a sound condition at the time of inspection.

3: + HOUSE EXTERNAL

		V	D	M	U
3.1	General		X		
3.2	+ Fence and Gates		X		

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

Observation

3.1.1 General

GENERAL VIEWS OF THE AREA/ROOM

Maintenance Item/Information Only

3.2.1 + Fence and Gates

NOT STRAIGHT/STABLE

Defects

NORTH WEST ELEVATION