



AUSDILAPS
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PRE CONSTRUCTION CONDITION SURVEY - GEOREFERENCED VIDEO

COMMISSIONED BY:

ADCO Constructions Pty Ltd
7-9 West Street
NORTH SYDNEY NSW 2060

PROJECT:

IATC Kingswood - Nepean Kingswood
Campus - Western Sydney University
NSW

SITE SURVEYED:

Heavy Vehicle Access
Great Western Highway
WERRINGTON NSW 2747

INSPECTION DATE:

9 November 2021

JOB REFERENCE:

ADN21383F

INSPECTOR:

Martin Weng
Civil Engineer
B.Eng (Hons) Civil

WEATHER:

Sunny, 23°C

REPORT PREPARED BY:

Brittany Schneider

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BRIEF

Australian Dilapidations was commissioned by
ADCO Constructions Pty Ltd
to carry out pre-construction condition inspection and report in accordance with AS.4349.0 for the
IATC Kingswood - Nepean Kingswood Campus - Western Sydney University NSW project.

PURPOSE OF THIS REPORT

This is a visual pre-construction inspection in accordance with AS 4349.0 and is intended to record the pre-construction condition of the property inspected and the surrounding areas. This is not a structural report and will not provide comment on the structural integrity or design of the inspected property; however it does include a photographic record of the main defects visible at the time of the inspection. The report is intended to be used to determine if change has occurred post-construction and if so, to what extent. This report and included photographs will be retained for use in/or during post-construction condition surveys.

LIMITATIONS

In accordance with AS 4349.0:

1. A visual only inspection may be of limited use to the client. In addition to a visual inspection, to thoroughly inspect the readily accessible areas of the property, further testing may be required whenever necessary.
2. This report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report.
3. This report does not include the inspection and assessment of items or matters that do not fall within the consultant's direct expertise.
4. The inspection only covers the readily accessible areas of the property and does not include areas, which were inaccessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection.
5. Australian Standard Inspection of Buildings, Part 1: Property Inspections – Residential buildings recognises that a standard property inspection report is not a warranty or an insurance policy against problems developing with the building in the future.

VIDEO LIMITATIONS

1. GPS Trilateration typical accuracy is <4m.
2. The first 15 seconds of an inspection allows for enough time to reach maximum accuracy before movement is commenced.
3. Cellular network reception and other factors outside of AusDilaps control may affect GPS accuracy.
4. In the event that adequate GPS accuracy is unachievable (<10m) we will perform a standard inspection. It is difficult to know whether desired GPS accuracy is able to be achieved until we arrive at site location.

EXCLUSIONS

The client acknowledges that this report does not cover or deal with:

- (i) solving or providing costs for any rectification or repair work;
- (ii) the structural design or adequacy of any element of construction;
- (iii) detection of wood destroying insects such as termites and wood borers;
- (iv) the operation of fireplaces and chimneys;
- (v) any building services or appliances on the property;
- (vi) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (vii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone.

COPYRIGHT

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TERMS AND CONDITIONS

Important information regarding the scope and limitations of inspection and this report: Any person who relies upon the contents of this report does so acknowledging that the following clauses form an integral part of the report.

- 1. This report is not an all encompassing structural survey.** It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether a defect is considered significant or not, to a large extent, depends on the age and type of the building or property inspected. This report is not a Certificate of Compliance with the requirements of any act, regulation, ordinance or by-law or, as a warranty or an insurance policy against problems developing with the building or property in the future.
- 2. Only areas to which reasonable access is available were inspected.** AS 4349.0 defines reasonable access as “areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector’s unobstructed line of sight and within arm’s length...”. Reasonable access does not include removing screws and bolts to access covers or the use of destructive/invasive inspection methods, cutting or making access traps, moving heavy furniture, floor coverings or stored goods.
- 3. This report does not and cannot make comment upon:**
 - The assessment or detection of defects which may be subject to the prevailing weather conditions.
 - Whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects.
 - The presence or absence of timber pests, gas-fittings, common property areas, environmental concerns, the proximity of the property to flight paths, railways, or busy traffic.
 - Noise levels, health and safety issues, heritage concerns, security concerns or systems; fire protection, site drainage.
 - Detection and identification of illegal building work, illegal plumbing work, durability of exposed finishes, neighbourhood problems, electrical installation, cables or reception systems, any matters that are solely regulated by statute.
 - Accordingly, this report does not guarantee that defects and/or damages do not exist in any inaccessible or partly inaccessible areas or sections of the property.
- 4. Asbestos, Lead and Mould Disclaimer:**

No inspection for asbestos, lead or mould was carried out at the property and no professional report on the presence or absence of them is provided. If asbestos is noted as present within the property or if the building was built prior to 1990 and you are concerned they may be present within the property then you should seek advice from a qualified specialist to identify the amount and importance of their presence and the cost of sealing or removal.
- 5. Estimating Disclaimer:**

This report does not provide any estimates on repair or remedial works. We recommend you consult a licenced builder to give an estimate on any work required.
- 6. Disclaimer of Liability:**

No liability shall be accepted on an account of failure of the report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible during inspection, or to which access is denied. No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection.
- 7. Disclaimer of Liability to Third Parties:**

This report is made solely for the use and benefit of the client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report, in whole or in part does so at their own risk.

PROPERTY DESCRIPTION

Property Type:

- Council Assets

GENERAL INSPECTION RESTRICTIONS

1. None noted at the time of the inspection.

SAFETY ISSUES

1. Please refer to 'Major Defects' for any Safety Issues related to building defects.

Important Note: Per AS 4349.0 Clause 4.2.f.2, the report shall identify any observed item that may constitute a present or imminent serious safety hazard.

PROPERTY SITES INSPECTED

- ☑ Externl Building Elements
- ☑ Roudabouts
- ☑ Kerbs/Gutters/Footpaths
- ☑ Roadways

Inspection Records:

ADN21383F-1 Heavy Vehicle Access Video Inspection WERRINGTON.mp4

ADN21383F-2 Light Vehicle Access Video Inspection WERRINGTON.mp4

ADN21383F-3 Carpark Video Inspection WERRINGTON.mp4

Length:

ADN21383F-1: 12:27 Minutes

ADN21383F-2: 3:20 Minutes

ADN21383F-3: 17:21 Minutes

Important Note: The areas listed above are a broad indication of the areas inspected. Within these areas, some further restrictions may have been present restricting or preventing our inspection. If any recommendation has been made within this report to gain access to areas, gain further access to areas, or any area has been noted as being at "High Risk" due to limited access then further access must be gained. We strongly recommend that such access be gained to enable a more complete report to be submitted.

Drainage - Surface Water: Not Inspected

Important Notes: The site should be monitored during heavy rain to determine whether the existing drains can cope. If they cannot cope, then additional drains may be required.

Services: Not Inspected

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and no comments are made to electrical or plumbing. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

EXPLANATION OF REVISIONS

- Not applicable

Yours faithfully

A handwritten signature in blue ink that reads "Michael Burford". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Michael Burford

AUSTRALIAN DILAPIDATIONS

Office: 1800 Dilaps (345 277)

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Great Western Highway Heavy Vehicle Access Defect Register

Defect ID	Type	Comment	Time Stamp
1	Cracking	Slight Cracking in the road way	0:00:08
2	Map Cracking	Map Cracking in the road way	0:00:12
3	Cracking	Slight Cracking in the road way	0:00:31
4	Cracking	Block Cracking in the road way	0:00:45
5	Cracking	Slight Cracking in the road way	0:00:55
6	Cracking	Slight Cracking in the edge of the road way	0:00:58
7	Cracking	Slight Cracking in the road way	0:01:12
8	Cracking	Slight Cracking in the road way	0:01:17
9	Cracking	Slight Cracking in the road way	0:01:22
10	Pothole	Pothole in the road way	0:01:28
11	Map Cracking	Map Cracking in the drive of roundabout	0:01:40
12	Map Cracking	Map Cracking in the drive of roundabout	0:01:47
13	Map Cracking	Map Cracking in the drive of roundabout	0:01:52
14	Map Cracking	Map Cracking in the drive of roundabout	0:01:56
15	Cracking	Slight Cracking in the road way	0:02:01
16	Cracking	Slight Cracking in the road way	0:02:10
17	Cracking	Slight Cracking in the road way	0:02:16
18	Cracking	Slight Cracking in the road way	0:02:19
19	Cracking	Slight Cracking in the road way	0:02:29
20	Map Cracking	Map Cracking in the drive of roundabout	0:02:45
21	Map Cracking	Map Cracking in the road way	0:02:54
22	Cracking	Edge Cracking in the road way	0:03:16
23	Map Cracking	Map Cracking in the road way	0:03:40
24	Cracking	Slight Cracking in the road way	0:04:19
25	Cracking	Slight Cracking in the road way	0:04:23
26	Cracking	Longitudinal cracking in the road way	0:04:36
27	Cracking	Slight Cracking in the road way	0:05:03
28	Cracking	Slight Cracking in the road way	0:05:09
29	Cracking	Slight Cracking in the road way	0:05:15
30	Cracking	Slight Cracking in the road way	0:05:22
31	Cracking	Longitudinal cracking in the road way	0:05:35
32	Cracking	Slight Cracking in the road way	0:06:25
33	Cracking	Slight Cracking in the road way	0:06:52
34	Cracking	Longitudinal cracking in the road way	0:07:11
35	Cracking	Slight Cracking in the road way	0:07:20

Great Western Highway Heavy Vehicle Access Defect Register

Defect ID	Type	Comment	Time Stamp
36	Cracking	Slight Cracking in the road way	0:07:25
37	Map Cracking	Map Cracking in the road way	0:07:44
38	Map Cracking	Map Cracking in the road way	0:08:01
39	Damage	Damage in the crossover	0:08:47
40	Map Cracking	Map Cracking in the road way	0:08:59
41	Spalling	Spalling in the road way	0:09:07
42	Map Cracking	Map Cracking in the road way	0:09:35
43	Cracking	Slight Cracking in the road way	0:09:42
44	Cracking	Slight Cracking in the road way	0:09:47
45	Cracking	Slight Cracking in the road way	0:09:50
46	Cracking	Longitudinal cracking in the road way	0:09:54
47	Cracking	Slight Cracking in the road way	0:10:02
48	Cracking	Slight Cracking in the road way	0:10:09
49	Cracking	Slight Cracking in the road way	0:10:19
50	Cracking	Slight Cracking in the road way	0:10:39
51	Cracking	Slight Cracking in the road way	0:11:29
52	Map Cracking	Map Cracking in the road way	0:11:53
53	Cracking	Slight Cracking in the road way	0:12:01
54	Cracking	Moderate Cracking in the road way	0:12:04

Light Vehicle Access Video Inspection WERRINGTON

Defect ID	Type	Comment	Time Stamp
1	Cracking	Slight Cracking on the Road	0:00:10
2	Map Cracking	Map Cracking on the Road Edge	0:00:13
3	Cracking	Transverse Cracking on the Road	0:00:19
4	Cracking	Slight Cracking on the Road	0:00:20
5	Cracking	Slight Cracking on the Road	0:00:25
6	Map Cracking	Map Cracking on the Road Edge	0:00:27
7	Cracking	Slight Cracking on the Road	0:00:34
8	Cracking	Slight Cracking on the Road	0:00:37
9	Rutting	Longitudinal Depression on the Road	0:00:39
10	Delamination	Delamination on the road	0:00:40
11	Rutting	Longitudinal Depression on the Road	0:00:41
12	Cracking	Block Cracking on the Road	0:00:44
13	Cracking	Slight Cracking on the Road	0:00:46
14	Movement	Movement of Kerbs	0:00:46
15	Map Cracking	Map Cracking on the Road	0:00:52
16	Cracking	Slight Cracking on the Road	0:00:55
17	Map Cracking	Map Cracking on the Road	0:00:58
18	Spalling	Spalling of road surface	0:02:02
19	Cracking	Cracking and Damage in the Kerbs	0:02:18
20	Map Cracking	Map Cracking on the Road Edge	0:02:24
21	Map Cracking	Map Cracking on the Road Edge	0:02:26
22	Cracking	Slight Cracking on the Road	0:03:15

Carpark Video Inspection WERRINGTON			
Defect ID	Type	Comment	Time Stamp
1	Movement	Movement of Kerbs	0:01:04
2	Chipping	Chipping in the Kerb	0:01:31
3	Movement	Movement of Kerbs	0:01:37
4	Map Cracking	Map Cracking on the driveway	0:02:06
5	Chipping	Chipping in the Kerb	0:02:13
6	Cracking	Cracking in the Kerb	0:02:20
7	Cracking	Cracking in the parking bay	0:02:37
8	Cracking	Cracking in the parking bay	0:02:45
9	Cracking	Cracking in the parking bay	0:03:01
10	Chipping	Chipping in the Kerb	0:03:39
11	Cracking	Cracking in the parking bay	0:04:37
12	Chipping	Chipping in the Kerb	0:05:47
13	Cracking	Cracking in the parking bay	0:05:56
14	Cracking	Cracking in the parking bay	0:06:18
15	Cracking	Cracking in the parking bay	0:06:27
16	Movement	Movement of Kerbs	0:06:36
17	Cracking	Cracking in the parking bay	0:06:40
18	Cracking	Cracking in the Kerb	0:06:43
19	Cracking	Cracking in the Kerb	0:07:48
20	Movement	Movement of Kerbs	0:08:01
21	Map Cracking	Map Cracking on the driveway	0:08:31
22	Cracking	Patching and Cracking in the parking bay	0:08:44
23	Cracking	Cracking in the parking bay	0:10:48
24	Cracking	Cracking in the parking bay	0:11:25
25	Depression	Depression in the parking bay	0:11:33
26	Cracking	Cracking in the parking bay	0:11:45
27	Cracking	Cracking in the parking bay	0:11:57
28	Cracking	Cracking in the driveway	0:12:22
29	Cracking	Cracking in the driveway	0:13:00
30	Spalling	Spalling in the driveway	0:13:09
31	Cracking	Cracking in the Kerb	0:13:25
32	Movement	Movement of Kerbs	0:13:57
33	Cracking	Cracking in the parking bay	0:14:18
34	Movement	Movement and damage in kerbs	0:14:46
35	Chipping	Chipping in the Kerb	0:14:53

Carpark Video Inspection WERRINGTON

Defect ID	Type	Comment	Time Stamp
36	Movement	Movement of Kerbs	0:15:48
37	Chipping	Chipping in the Kerb	0:15:51
38	Map Cracking	Map Cracking on the driveway	0:16:48