

## Current Schedule of Condition/Dilapidation Report

**Client:** Owner / Contractor

**Client Address:** 3/20 Sample Road,  
Sydney NSW

**Site Address:** 5/20 Sample Road,  
Sydney NSW

**Date:** 01 January 2012  
**WB Job Number:** 1234





## Quality Assurance

### Quality Assurance

Rev	Status	Prepared by	Checked by	Date
-	Issued			

### Document Distribution

Issued to	Company	No. Copies	Date
Owner/Contractor	-	1	



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## Contents

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	Page
1. Introduction	2
2. Publication	4
3. Limitations	5
4. Agreement	6
Appendices	7



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## Section 1 - Introduction

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- 1.1 This report is intended to record the current condition of the property known as 5/20 Sample Road, Sydney, prior to commencing construction works to 3/20 Sample Road, Sydney.
- 1.2 The site inspection was carried out on 1<sup>st</sup> January 2012. The weather during the course of inspection was dry and fine during most of the day.
- 1.3 This report of condition contains the following definitions and their descriptions are as follows:
- **GOOD** – No signs of wear or tear and able to perform the function for which it was installed.
  - **FAIR** – Showing signs of wear/soiling but still serviceable and functioning adequately.
  - **POOR** – Subject to hard and long term wear with repair and/or renovation generally necessary.
- 1.4 The below tables identify the classification of cracks and their sizes in relation to building elements.



## Section 1 - Introduction

### 1.4.1 Classification of Identified Defects with Reference to Walls

Impact Category	Description of typical defect to walls	Approximate crack width limit
0	Hairline cracks	< 0.1 mm
1	Fine cracks which do not need repair	0.1 mm to 1.0 mm
2	Cracks noticeable but easily filled. Doors and windows stick slightly.	1 mm to 5 mm
3	Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weather-tightness often impaired	5 mm to 15 mm, or a number of cracks 3 mm to 5 mm in one group
4	Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window or door frames distort. Walls lean or bulge noticeably. Some loss of bearing in beams. Service pipes disrupted.	15 mm to 25 mm but also depends on number of cracks
5	As above but worse, and requiring partial or complete rebuilding. Roof and floor beams lose bearing and need shoring up. Windows broken with distortion. If compressive damage, severe buckling and bulging of the roof and walls.	> 25 mm

### 1.4.2 Classification of Damage to Concrete Floors

Impact Category	Description of typical damage	Approximate crack width limit in floor	Change of offset from 3m straight placed over defect
0	Hairline crack, insignificant movement of slab from level	< 0.3 mm	< 8mm
1	Fine but noticeable cracks. Slab reasonably level	< 1.0 mm	< 10mm
2	Distinct cracks, Slab noticeable curved or change in level	< 2.0 mm	< 15mm
3	Wide cracks. Obvious curvature or change in level	2mm – 4mm	15mm – 25mm
4	Gaps in slab. Disturbing curvature or change in level	4mm – 10mm	> 25mm



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## Section 2 - Publications

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### Generally

Neither the whole nor any part of this Schedule of Condition, nor any reference thereto, may be included in any document, circular or statement without prior written approval by Washington Brown Consultancy of the form and contents in which it will appear.

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## Section 3 - Limitations

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### Limitations

- 3.1 This report does not constitute a building survey, and is only intended to record the current condition of the building fabric and exposed finishes.
- 3.2 In preparation of this report no tests have been carried out on any service installations such as heating, alarm systems, emergency lighting, and smoke or heat detectors.
- 3.3 Where the terms 'left hand' and 'right hand' are used, it is assumed that the observer is facing the element being described.
- 3.4 The elevation featuring the principal entrance is referred to as the 'front elevation' which is deemed to be facing south and all elevations are referenced accordingly.
- 3.5 We advise that we have not inspected parts of the building built-in, covered up or otherwise made inaccessible, and therefore cannot comment as to whether they are free from defect or infestation. We also advise that we have not tested services or carried out tests for any deleterious materials.
- 3.6 All areas were inspected from ground floor level only.
- 3.7 We have not commented on any environmental issues, hazardous materials and the like and did not form part of the brief.
- 3.8 Due to inconsistent lighting levels minor defects may not have been identified.



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## Section 4 – Agreement

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### 4. Agreement

1. We, the undersigned, agree that this is a fair and reasonable record of the condition of the premises located at 5/20 Sample Road, Sydney, prior to commencing the construction works to 3/20 Sample Road, Sydney, as recorded within the Washington Brown's Schedule of Condition / Dilapidations Report dated 1 January 2012.

Signed: \_\_\_\_\_

Dated \_\_\_\_\_

**For and on behalf of  
(Neighbouring Owner / Occupier)**

Signed: \_\_\_\_\_

Dated \_\_\_\_\_

**For and on behalf of  
(Owner / Contractor)**





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## Appendices

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- Appendix A - Schedule of Condition
- Appendix B - Photographic Record



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## Appendices

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# Appendix A

## Schedule of Condition

Item Ref	Location	Element	Description	Condition	Photo Ref
	Flat 5 / 20 Sample Road, Sydney				
<b>1.0</b>	<b>Internals</b>				
<b>1.1</b>	<b>Kitchen</b>	<b>General</b>	Plastered and painted ceiling with perimeter coving, plastered and painted wall with timber skirting and tiling above worktop area and cork tiles to floor.	<ul style="list-style-type: none"> <li>• Minor hairline crack to ceiling adjacent to battens.</li> <li>• Hairline crack to perimeter of coving and junction of wall above window and bedroom elevations.</li> <li>• Damage to paintwork above wall units.</li> <li>• Hairline cracking to skirting at junction of wall to lounge elevation wall.</li> <li>• Uneven wall above door opening and window overlooking the lounge.</li> </ul>	<b>1-13</b>
<b>1.2</b>	<b>Lounge</b>	<b>General</b>	Plastered and painted ceiling with ornate perimeter coving, plastered and painted walls with timber skirting with carpet to floor.	<ul style="list-style-type: none"> <li>• Hairline cracking to perimeter of coving and junction of wall.</li> <li>• Hairline crack to wall above television where plasterboard infill.</li> </ul>	<b>14-22</b>
<b>1.3</b>	<b>Bathroom</b>	<b>General</b>	Timber boarded bathroom ceiling with perimeter batten, plastered and painted	<ul style="list-style-type: none"> <li>• Flaking paintwork to walls at high level above window</li> </ul>	<b>23-32</b>

Item Ref	Location	Element	Description	Condition	Photo Ref
			walls and part tiled and tiling to floor throughout.	<ul style="list-style-type: none"> <li>• Uneven plasterwork above and behind door.</li> <li>• Tiling in satisfactory condition with hairline crack to junction of tiles and door frame on hinge side.</li> </ul>	
<b>1.4</b>	<b>Bedroom</b>	<b>General</b>	Plastered and painted ceiling with perimeter coving, plastered and painted walls with timber skirting and carpets to floor.	<ul style="list-style-type: none"> <li>• Hairline crack to junction of coving and wall above door and vertical crack to corner above door.</li> <li>• Hairline crack at junction of skirting and architrave right hand side of door.</li> <li>• Hairline crack at skirting level and door frame on hinge side.</li> </ul>	<b>33-41</b>



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## Appendices

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# Appendix B

## Photographic Record



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