



Dilapidation Surveys AUSTRALIA

26 November 2024.

Attention Nathan Wilson, McNab Developments (Qld) Pty Ltd.

Good morning Nathan,

Further to the request from you a dilapidation survey was conducted on 26 November 2024 of areas at and surrounding 643 Deception Bay Road Deception Bay noting the weather on the day was fine and sunny.

This dilapidation survey is a visual non-intrusive inspection intended to record the condition of the requested building and infrastructure as is on the day of the dilapidation survey and on the basis of the prevailing soil and weather conditions.

We have not inspected, assessed or commented on any property structure in terms of its suitability or structural capability and excludes engineer certification, building surveying and recommendations for fault rectification.

High definition digital still colour photography was utilized to capture the survey.

Numbering of photographic images may not be continuous due to deletion of unsuitable or unnecessary images. Deletion of images does not affect the accuracy or continuity of the dilapidation survey.

If applicable, survey areas with difficult, dangerous or no access were not surveyed unless specifically noted in the scope of works and only then if accessible and deemed safe to do so. This included below ground footings, sub floors, between floors, interior of walls, ceilings / roof cavities and roof tops.

Scope of works.

1. The external elevations of the Liberty service station on Deception Bay Road.
2. The overhead weather protection above the fuel pumps.
3. Signage to the service station
4. The hardstand and driveway surrounding the service station.
5. The fence separating the service station from the subject site.
6. The road surface immediately adjacent to the site for the length from 20 meters south east of the service station to 20 meters north west of the site, a distance of approximately 165 meters.
7. The footpath and kerb and channel along the above route in point 6.
8. Power poles, local authority assets and pits along the above route in point 6.
9. The external elevations of the 2 high set duplexes and patios bordering and adjacent to the site.

Possible faults or defects excluded from the survey include but are not limited to the following.

- Faults that may only become apparent in other weather or more consistent lighting conditions.
- Faults not apparent on visual inspection.
- Minor faults eg windows / doors jamming, hairline cracks not easily visible.
- Faults outside the scope of the brief confirming the buildings and infrastructure for survey.

- Faults located in parts of the building or infrastructure not accessible to us, and or which may be concealed by vegetation, silt, vehicles and stacked or leaning materials.
- Fire protection and compliance.
- Pest infestation and damage.
- Security, electronic and communications systems.
- Illegal or defective building compliance including but not limited to gas, plumbing, drainage, asbestos and electrical works.
- Health and safety compliance.
- Deliberate concealment of defects.
- Environmental concerns.

The more notable defects include but are not limited to the below.

Image	Item	Defect or damage
0001-0002	Liberty service station signage	
0003-0019	Liberty service station elevations	Paint peeling on metal façade adjacent to roof on western elevation
0021-0024	Fence line between the service station and life without barriers	Fence in advanced state of disrepair
0026-0027	Fence line between the service station and Deception Bay Road	
0028-0029	Eastern elevation	Damage to wall sheeting
0030-0054	Overhead pump structure and pumps	
0056-0089	Driveway and hardstand from entrance off Deception Bay Road through to the west	Drive surface extensively cracked with individual images showing damage
0092-0119	Driveway to the west moving south to north	Drive surface extensively cracked with individual images showing damage
0122-0140	Middle driveway south to north	Drive surface extensively cracked with individual images showing damage
0142-0166	Driveway closest to Deception Bay Road	Drive surface extensively cracked with individual images showing damage
0167-0176	Eastern elevation of service station	Damage as noted in images to cladding
0178-0191	Exit Drive to Deception Bay Road	Drive surface extensively cracked with individual images showing damage. Concrete finish around drain extensively cracked.
0192-0246	Road surface approximately 20 south east of the site north 3est to approximately 20 meters past the site.	0197. Power pole Image used as a reference point for road surface condition. 0201. Road surface adjacent to exit from service station 0206. Road surface opposite 654 Deception Bay Road. 0228. Power pole Image used as a reference point for road surface condition. As a general comment the road surfaced is in good condition in this section with minor cracking but is quite heavily cracked in image 0238-39 opposite the entrance into the site.
0248-0293	Footpath approximately 20	0255-63. Damage at the crossover into the site

	meters north west of the site heading south east to a point approximately 20 meters south east of the site	0281-82 Crack across footpath adjacent to sewer and entrance to service station. As a general comment the footpath is largely intact and undamaged except adjacent to crossovers and the site entrance
0295-0338	Kerb and channel from base of power pole 75898 north west over the distance of the footpath	0299-301. Chaffing and cracking adjacent to service station entrance 0320. Power pole 75897 used as a reference point 0329-32. Adjacent to driveway access to site
0340-3355	Fence line adjacent to Liberty service station rear elevation and the rear elevation, Deception Bay Road to rear of site	Damage noted in individual images. This elevation heavy with graffiti
0357-0374	Fence line north west side of site Deception Bay Road to rear	Damage noted in individual images. Fence heavy with graffiti and impact damage.
0376-0385	Elevations from site of duplex situated immediately south of number 90 in the gated community.	No visible damage noted where dwelling was visible from site
0387-0397	Elevations from site of duplex number 90 in the gated community.	No visible damage noted where dwelling was visible from site
0399-0401	Northern elevation of duplex immediately south of number 90 in the gated community	No visible damage noted where dwelling was visible from site
0403-0410	Elevations of duplex number 90	No visible damage noted where dwelling was visible from site
0412-0420	Northern and eastern elevations of duplex number 90	No visible damage noted where dwelling was visible from site
0421-0422	Power pole 75897	
0423-0424	Power pole 75898	

Please disregard the last image 07.52.53 which we are unable to delete noting it is a duplicate of image 220.

Please note that we have examined up close on the desk top the visible face brick work of adjoining dwellings in images 0376 to 0420 and note no observable signs of distress to the masonry work.

The links to the digital still image descriptions and the uploaded photographs in drop box are listed below.

Click to open the digital still image files and when opened move the cursor over the first image.

To the right an "open" button will appear.

Click the "open" button to open the initial image to full size and then move through images via the arrows at the top right of the page.

Image sizes can be increased or decreased via the plus and minus or percentage symbols at the top right of the page.

https://www.dropbox.com/scl/fo/wq0b00g4ht9v7ivtqudpz/AB-5htRK2r5lkJerrx_JA5o?rlkey=z23qfhkIntqo0zn5xzm2y3t9j&dl=0

If wishing to keep a permanent record please copy immediately and file.

Whilst back-up copies are usually kept, Dilapidation Surveys Australia accepts no responsibility for maintaining archive copies of photographic material after the work has been delivered to and accepted by the client.

Representatives of outside parties or organizations may request a copy of the report you have commissioned. We recommend you do not distribute the report to anybody outside your organization without the written permission of your liability insurer. To do so may prejudice your organizations entitlement to indemnity if you're obliged to notify a claim made upon you in respect of damage to a third party's property.

Parts of the original scope of works were not accessible noting we have revised down our original quote with our invoice for the above works submitted today.

We thank you for the opportunity to be of service.

If you have any queries please do not hesitate to contact us.

Kind regards,

Gil Tomkins
Dilapidation Surveys Australia
0439998968