pointCPD

Pre-construction dilapidation report

Condition of adjoining property before work starts

Records the existing condition of the property below before construction work starts on the neighbouring site. Describe every defect with its location, size and photo reference. A post-construction inspection should be completed using the same report.

1. Project and inspection details

Construction site address		**Builder / principal contractor**	
Development consent / CDC number		**Relevant consent condition**	
Work that could affect this property Demolition, excavation, piling, heavy vehicles, vibration			
Inspection type Pre-construction or post-construction		**Date and time**	
Inspected by		**Qualifications**	
Weather at inspection		**Crack gauge / tools used**	

2. Property inspected

Address		**Owner / occupier**	
Contact		**Owner present?**	
Building type and approximate age e.g. single-storey brick veneer, 1970s		**Construction** Walls, roof, floor, footings if known	
Areas not inspected and why Access refused, locked, obstructed			

3. External condition

Describe each defect: location, type, length, width, direction, and whether it appears old (dirty, painted over) or recent (clean edges).

Element	Location	Condition / defect description	Size	Photo #
EXAMPLE *Brick wall*	*East elevation, below kitchen window*	*Stepped crack through mortar joints, dirty edges, appears old*	*600 mm long, 1 mm wide*	*12, 13*
EXAMPLE *Concrete driveway*	*Near front boundary*	*Transverse crack full width, slight vertical displacement*	*3 m long, 2 mm wide*	*4*

Element	Location	Condition / defect description	Size	Photo #

External elements checked

#	Check	Checked	N/A	Summary
1	External walls, all elevations	☐	☐	
2	Footings and visible sub-floor	☐	☐	
3	Roof covering, gutters and downpipes (from ground or ladder)	☐	☐	
4	Paths, paving and driveway	☐	☐	
5	Boundary fences and gates	☐	☐	
6	Retaining walls	☐	☐	
7	Pool, pool fence and surrounds	☐	☐	
8	Stormwater pits and drainage	☐	☐	
9	Outbuildings, garages and sheds	☐	☐	
10	Trees near the boundary	☐	☐	

4. Internal condition (room by room)

Room	Element	Condition / defect description	Size	Photo #
EXAMPLE *Bedroom 2*	*Ceiling*	*Hairline crack along plasterboard joint, north side, paint intact*	*1.2 m, hairline*	*21*

Room	Element	Condition / defect description	Size	Photo #

Internal elements checked in each room

#	Check	Checked
1	Ceilings and cornices	☐
2	Walls and wall linings	☐
3	Floors and floor coverings, including level	☐
4	Tiles, grout and wet area seals	☐
5	Doors: operate freely, gaps even	☐
6	Windows: operate freely, glass intact	☐
7	Architraves, skirtings and joinery	☐

5. Council and public assets along the frontage

Asset	Location	Condition	Photo #
EXAMPLE *Footpath*	*In front of construction site*	*Two cracked slabs near the existing crossover*	*30, 31*

6. Photo schedule

Date-stamp every photo. Use a crack gauge or tape in close-ups for scale. Attach photos in order.

Photo #	Location and what it shows	Date / time

Photo #	Location and what it shows	Date / time

7. Acknowledgement

This report records the condition observed on the date of inspection. It is not a structural assessment.

Inspector signature		**Date**	
Owner signature Acknowledges the report records the condition at inspection		**Date**	
Copies provided to Owner, certifier, council, builder			