

Inspection Date	Sun, 27 Sep 2026
Client	Sample Constructions Pty Ltd
Property / Site Name	Example Commercial Property
Address	66-70 Waples Road Unanderra
Project / Reference No.	BP-SAMPLE-001
Property Description	Retirement village comprising several residential and care buildings, associated external car parking, landscaped areas and a high-care nursing facility.

Key Inspection Items	Building - External	Building - Internal	Car Park	External & Surrounding Areas
	Kerb & Gutter	Landscaping	Roadways	

Location	 George Klitsidis Oct 05, 2026 11:13 AM Lat: -33.99056885036408 Long: 151.05006011337878
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PHOTOGRAPHIC RECORD

Full-size Photographic Record

SAMPLE REPORT ONLY

INSTRUCTIONS

BuiltPoint was instructed to undertake a pre-construction dilapidation inspection of the subject property and nominated surrounding areas.

The purpose of the inspection is to provide an independent photographic and written record of the observable condition of the property prior to the commencement of nearby construction or associated works, establishing a baseline against which any subsequently reported changes or damage may be compared.

EXISTING CONDITIONS

The condition of the property at the time of inspection has been documented through written observations and photographs. Visible defects and deterioration, including cracking, surface damage, weathering, staining, movement and other observable conditions, have been recorded where identified and considered relevant.

Not every surface, element, mark or imperfection may be individually photographed or described. The absence of a specific observation or photograph should therefore not be interpreted as confirmation that an area or element was free from existing defects or deterioration.

METHODOLOGY

The inspection was undertaken systematically on an area-by-area basis and was limited to conditions that were visually observable and reasonably accessible at the time of inspection.

Photographs were taken to provide a representative record of the inspected areas and to document visible defects, deterioration and other relevant conditions.

Where cracking was observed, crack widths were measured or estimated where practicable. Crack-width classifications may be referenced against the damage categories contained in AS 2870 – Residential slabs and footings as a descriptive guide only and do not constitute a structural assessment or assessment of compliance with AS 2870.

SCOPE AND LIMITATIONS

The inspection was visual and non-invasive. No destructive investigation, testing, opening-up, dismantling or removal of building elements was undertaken. Concealed, inaccessible, obstructed or unsafe areas were not inspected.

This report is a condition record only and does not constitute a structural or engineering assessment, building compliance inspection, certification or hazardous materials assessment.

Measurements and dimensions recorded within the report are approximate unless specifically stated otherwise. Any location, mapping or GPS information is provided for general identification purposes only and should not be relied upon as survey-accurate information.

This report has been prepared by BuiltPoint for the named client and for the purpose stated in this report. No responsibility is accepted for reliance upon the report for another purpose or by a third party without the prior written agreement of BuiltPoint.

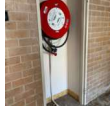
RECOMMENDATIONS

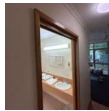
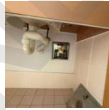
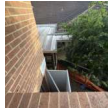
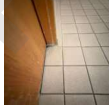
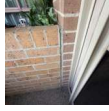
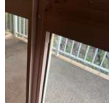
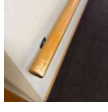
This report should be retained as the baseline condition record for comparison should damage or a change in condition subsequently be reported.

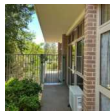
Where a reported change cannot be readily assessed by comparison with this report, further assessment by an appropriately qualified specialist may be warranted.

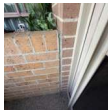
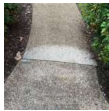
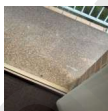
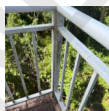
Where appropriate, a post-construction inspection may be undertaken to document any observable changes from the condition recorded herein.

RECORD OF INSPECTION

Item	Area / Location	Defect Description	Photo
1	Marco Polo Internal	Internal areas generally presented in fair to good condition. Localised wall and ceiling surface marks, minor cracking and general wear consistent with the age and use of the building were observed. Existing finishes and visible conditions are recorded in the accompanying photographs.	      1 2 3 4 5 6 See full page photos attached at end of PDF
2	Marco Polo External	External building elements generally presented in fair condition. Minor weathering, surface deterioration and localised cracking were observed to masonry and external finishes. Refer to photographs for the condition of individual elevations and adjoining surfaces at the time of inspection.	     7 8 9 10 11 See full page photos attached at end of PDF
3	Courtyards	Courtyard areas generally presented in fair condition. Existing weathering and minor deterioration were evident to external surfaces, paving and adjoining building elements. Landscaping and other obstructions restricted visibility to some surfaces.	    12 13 14 15 See full page photos attached at end of PDF
4	Car Park & Surrounding Areas	Car park and surrounding external areas exhibited general surface wear consistent with regular use. Localised deterioration, staining and minor defects were observed to paved surfaces, kerbs, landscaping interfaces and associated external elements.	      16 17 18 19 20 21 See full page photos attached at end of PDF

Item	Area / Location	Defect Description	Photo
5	Cordeaux Lodge Internal	Internal areas generally presented in fair to good condition, with localised wear to wall, floor and ceiling finishes. Minor marks, surface deterioration and isolated cracking were observed in some locations. Photographs record the visible condition at the time of inspection.	 22  23  24  25  26  27  28  29  30  31  32  33  34  35  36  37  38  39  40  41  42  43  44  45  46  47  48  49  50  51  52  53  54  55  56  57  58  59  60  61  62 See full page photos attached at end of PDF
6	Cordeaux Lodge North Elevation	Masonry, soffits, windows and associated external finishes exhibited normal weathering with isolated areas of minor surface deterioration and cracking visible at the time of inspection.	 63  64  65  66  67  68  69  70  71  72 See full page photos attached at end of PDF

Item	Area / Location	Defect Description	Photo
7	Cordeaux Lodge West Elevation	West elevation exhibited general weathering and ageing to external building finishes. Localised surface marks, minor cracking and deterioration were observed to masonry and associated elements. Existing conditions are documented in the photographic record.	 73  74  75  76  77  78  79  80  81  82 See full page photos attached at end of PDF
8	Cordeaux Lodge South Elevation	South elevation generally presented in fair condition. Localised weathering, staining and minor deterioration were observed to external finishes and adjoining building elements. No invasive investigation was undertaken.	 83  84  85  86  87  88  89  90  91  92 See full page photos attached at end of PDF
9	Cordeaux Lodge East Elevation	East elevation exhibited general weathering consistent with the age and exposure of the building. Minor cracking, surface deterioration and localised defects were observed to masonry, soffits and associated external elements as shown in the photographs.	 93  94  95  96  97  98  99  100  101  102  103  104  105  106  107 See full page photos attached at end of PDF

Item	Area / Location	Defect Description	Photo
10	Cordeaux Lodge External & Courtyards	External and courtyard areas generally presented in fair condition. Localised weathering, surface deterioration, staining and minor defects were observed to paved surfaces, balustrades, external finishes and associated building elements. Existing conditions at the time of inspection are documented in the accompanying photographic record.	 40  44  45  108  109  110  111  112  113  114  115  116  117  118  119  120  121 See full page photos attached at end of PDF

CONDITION SUMMARY

The property was generally observed to be in a condition consistent with its age, use and construction. Existing defects, deterioration, surface wear and other visible conditions observed at the time of inspection have been documented within this report and supported by photographic records.

This report provides a record of the visible condition of the inspected areas at the date of inspection and is intended to establish a baseline for comparison should any concerns regarding damage arise following subsequent construction or associated works.

ACCESS LIMITATIONS

Were any areas unable to be inspected?

No

Areas Not Inspected / Access Limitations

All areas remained accessible.

Signature

George Klitsidis

George Klitsidis, Mon, 05 Oct 2026, 11:11 am



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

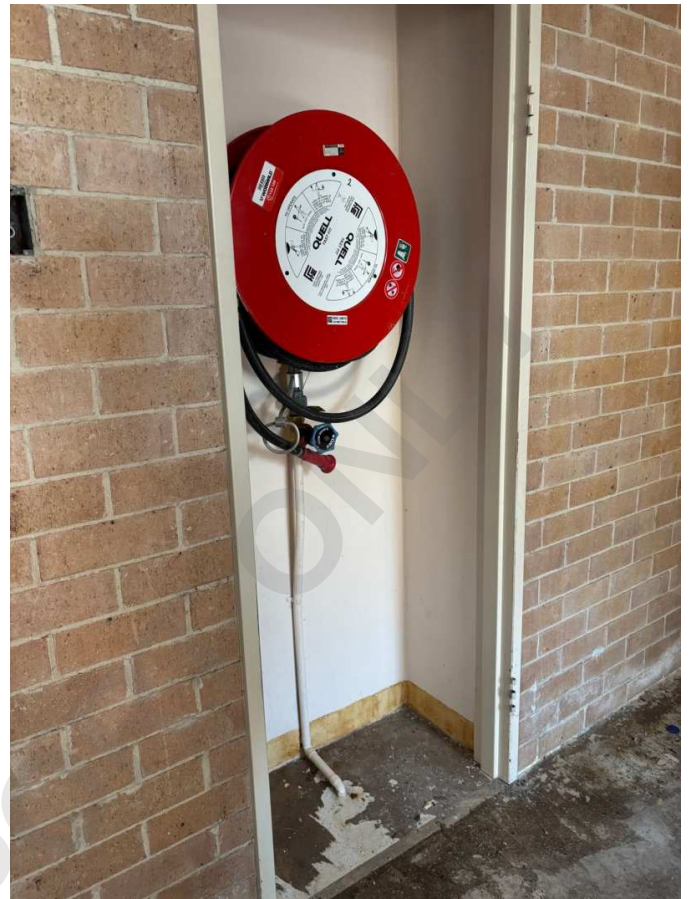


Photo 6

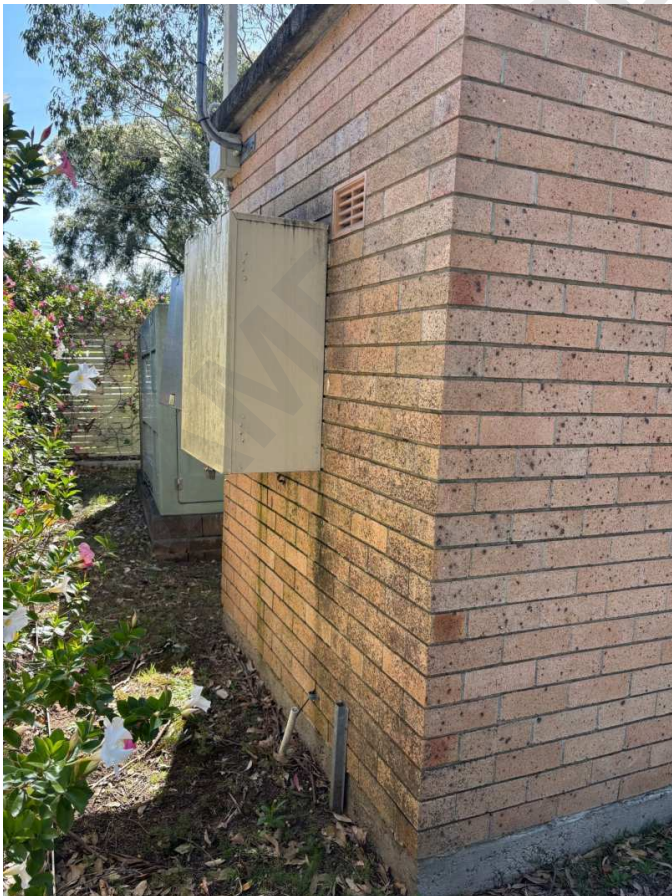


Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19

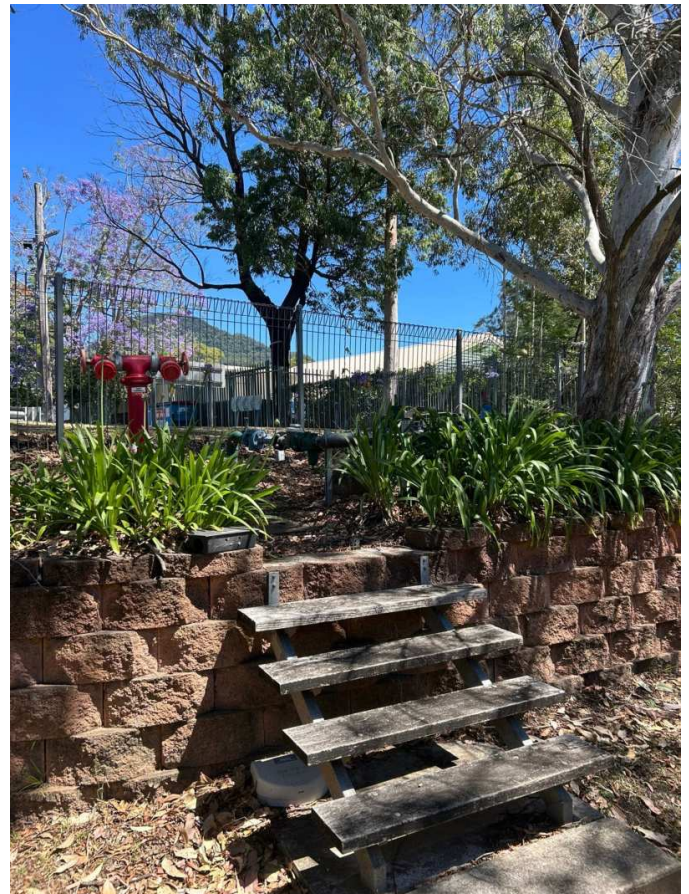


Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31

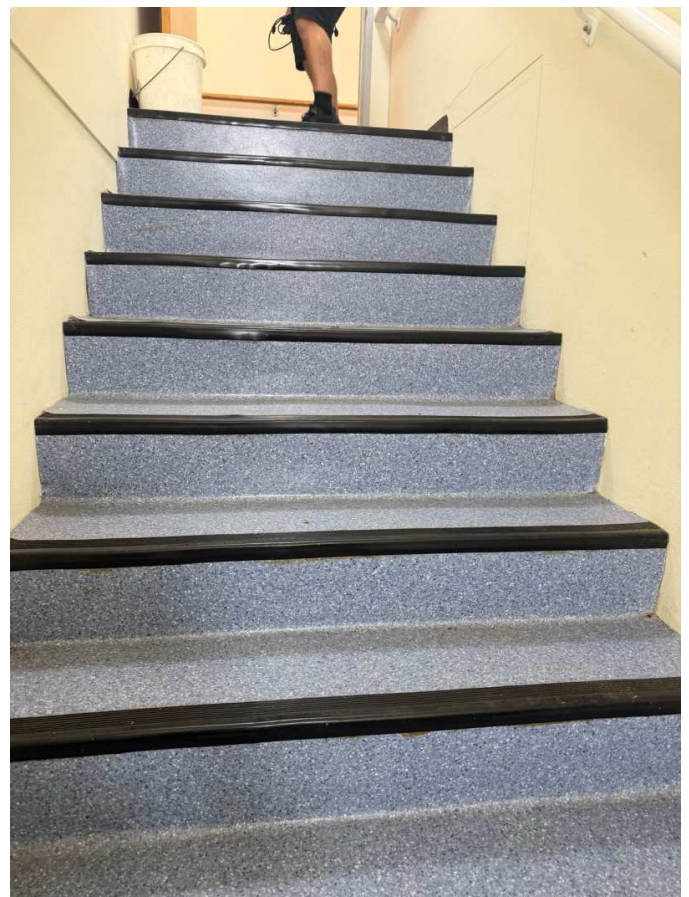


Photo 32



Photo 33



Photo 34



Photo 35

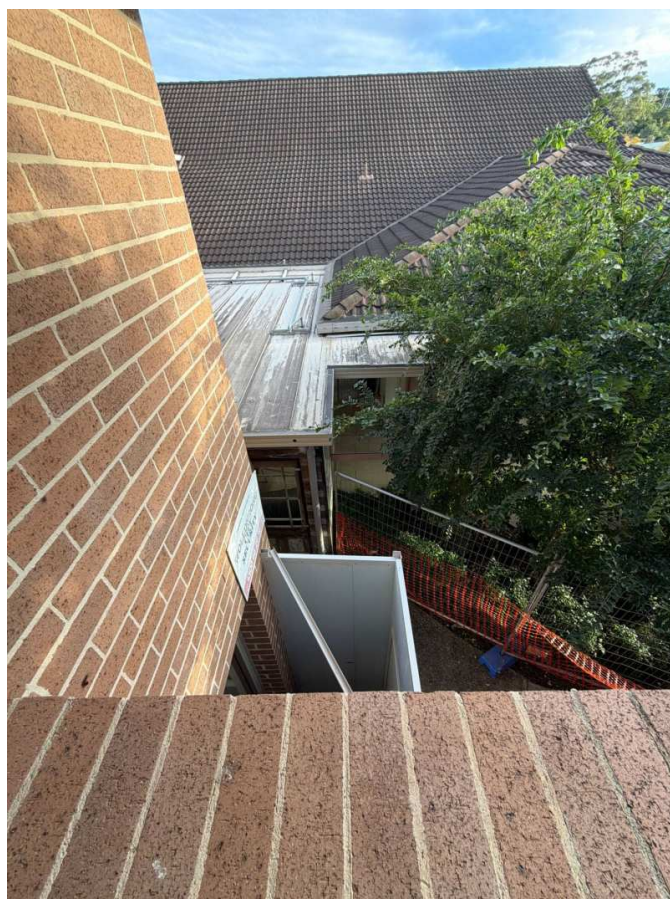


Photo 36



Photo 37



Photo 38

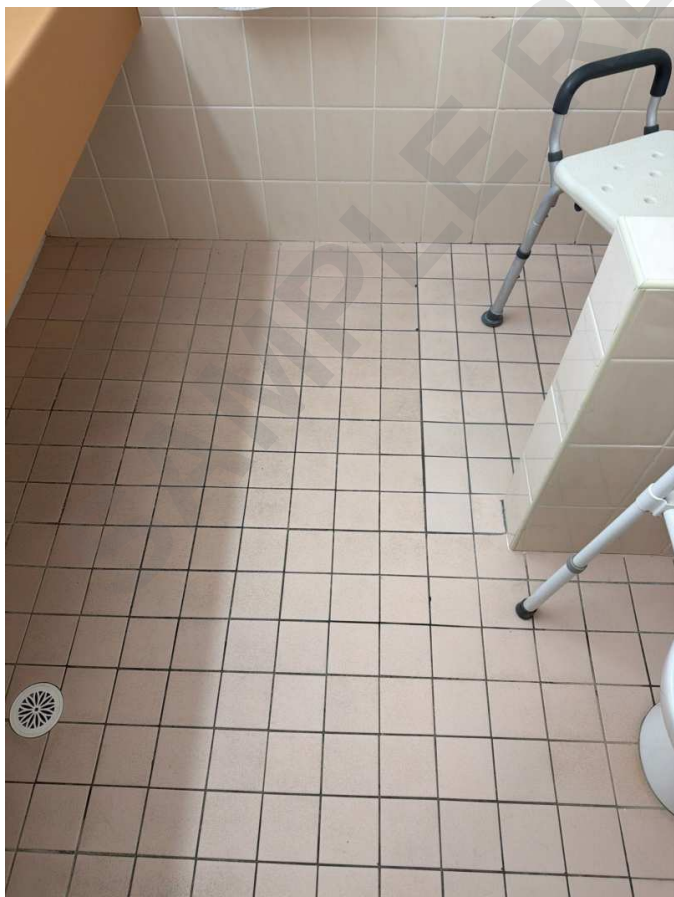


Photo 39



Photo 40



Photo 41

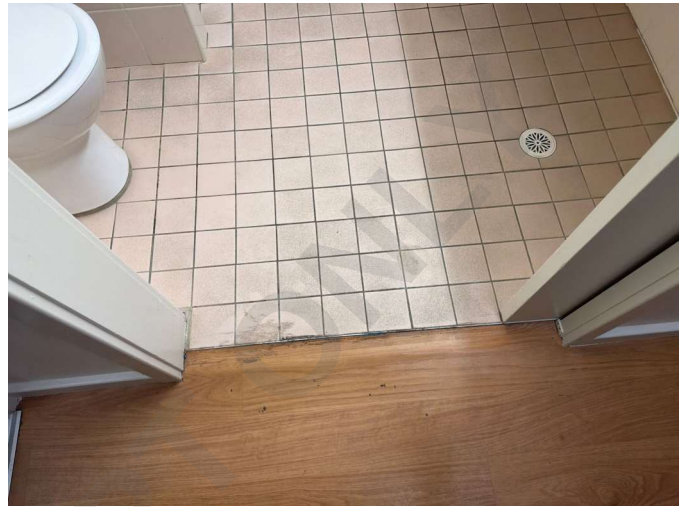


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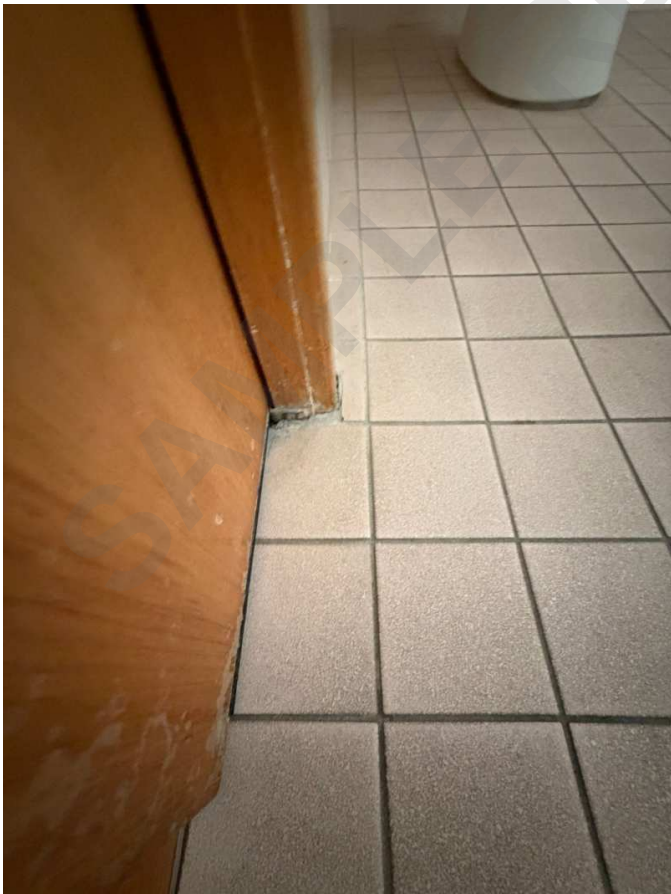


Photo 43



Photo 44

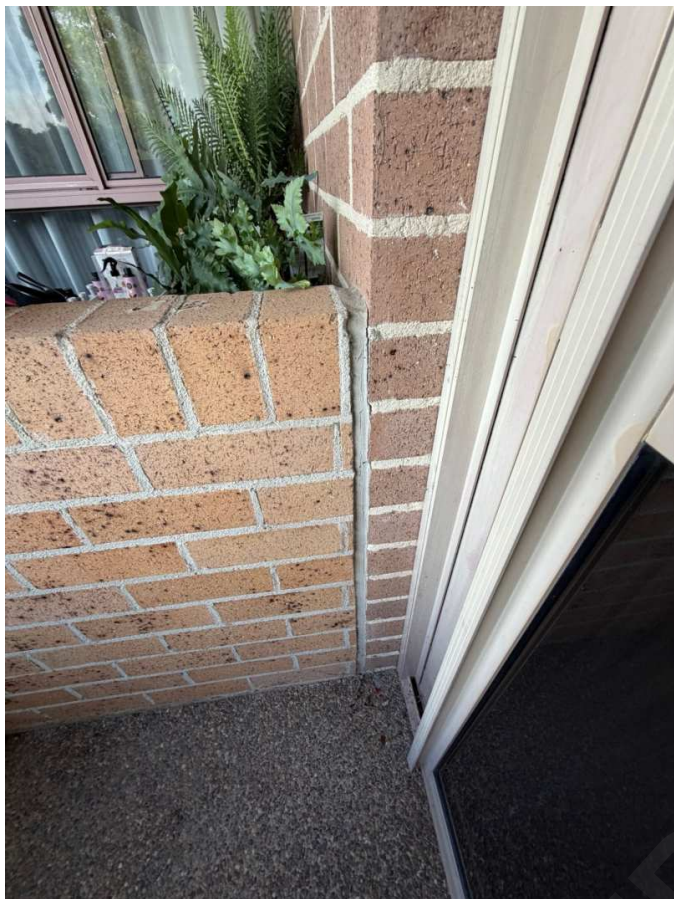


Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59

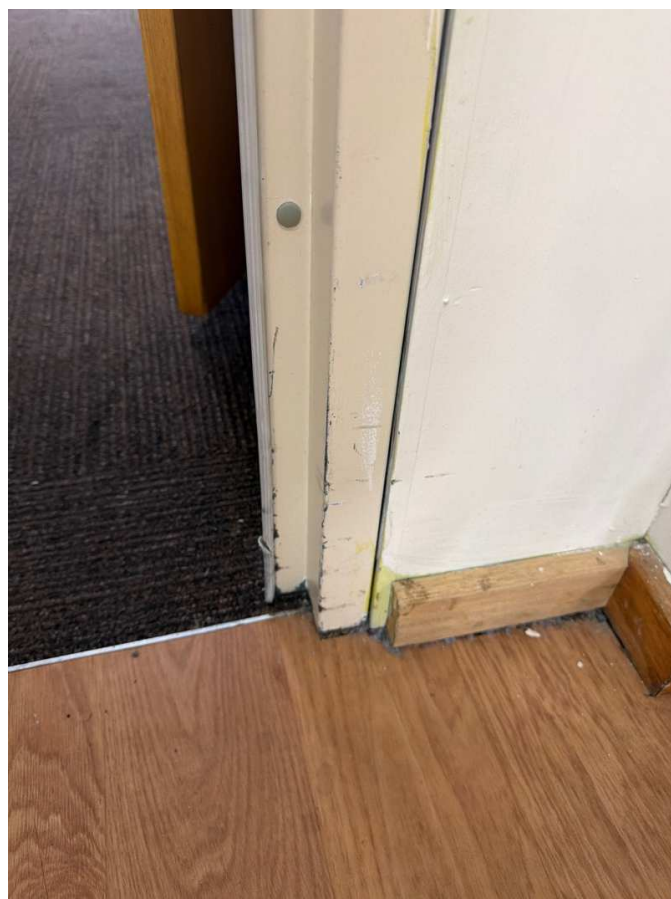


Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74

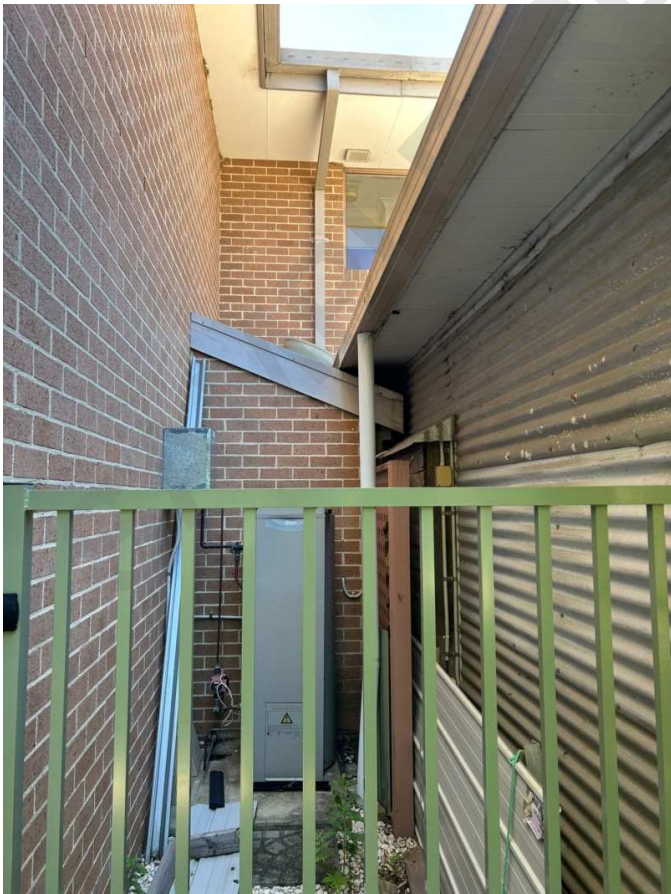


Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107

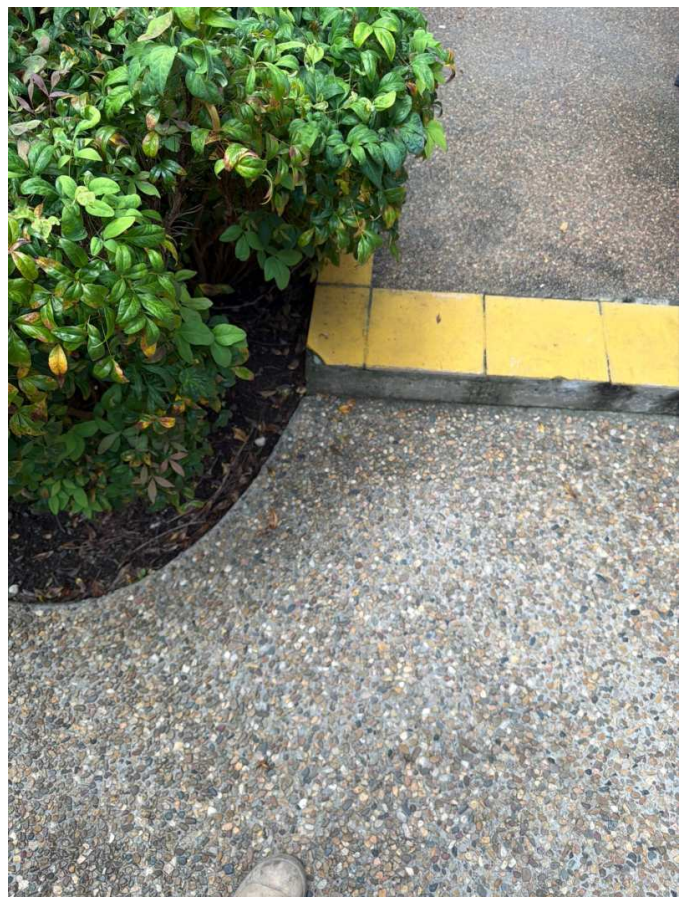


Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113

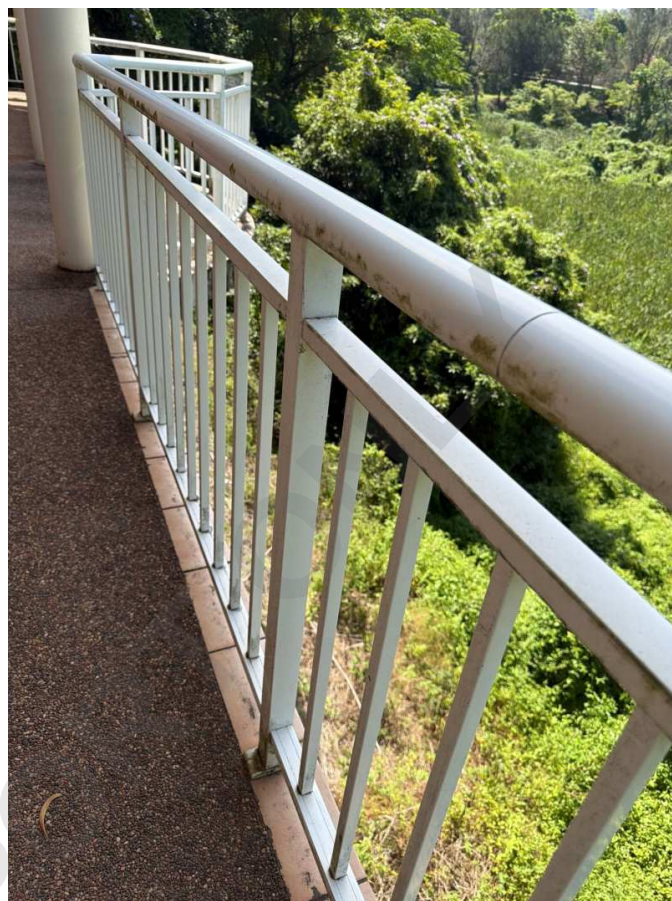


Photo 114



Photo 115



Photo 116

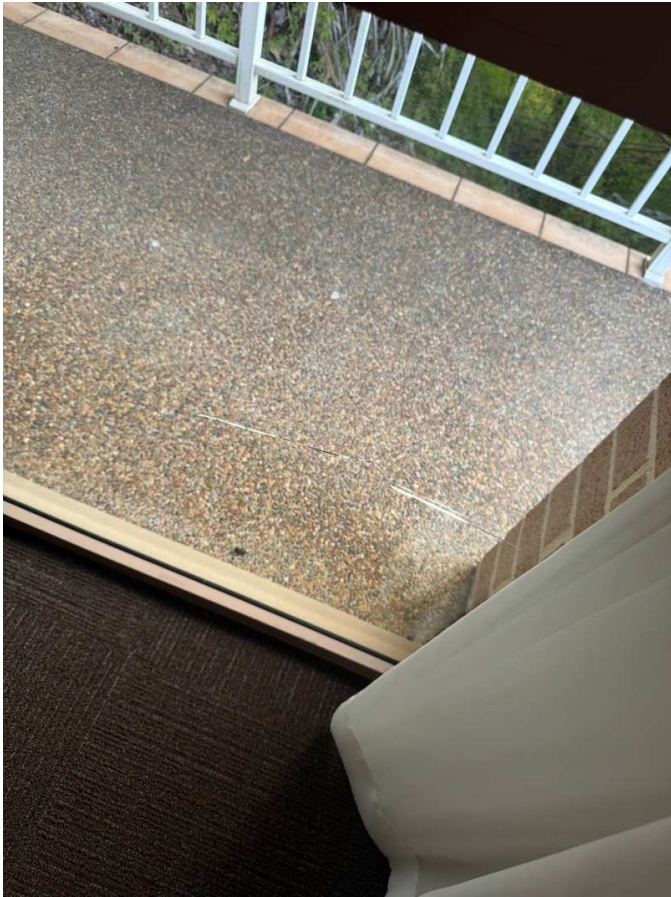


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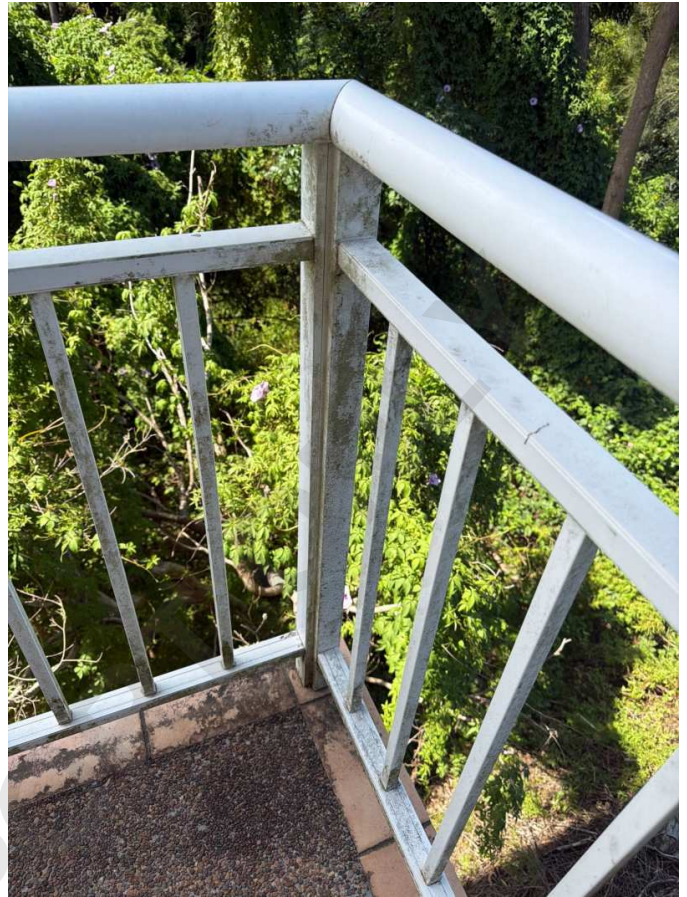


Photo 118



Photo 119



Photo 120



Photo 121

SAMPLE REPORT ONLY