PROPERTY CONDITION SURVEY - RESIDENTIAL

COMMISSIONED BY:
Ahmed Boussi
Richard Crookes
Level 3 4 Broadcast Way
ARTARMON NSW 2064

PROJECT:
3B Smalls Road
RYDE NSW 2112

SITE SURVEYED:
12 Smalls Road
RYDE NSW 2112

INSPECTION DATE:
16 November 2018

JOB REFERENCE:
AD2583L

INSPECTOR:
Farzad Rezvani
Consultant

WEATHER:
Cloudy, 21°C

REPORT PREPARED BY:
Jennifer DeForest
BRIEF

Australian Dilapidations was commissioned by Richard Crookes to carry out pre-construction condition inspection and report in accordance with AS.4349.1 for the 3B Smalls Road project.

PURPOSE OF THIS REPORT

This visual pre-construction inspection in accordance with AS. 4349.1 and is intended to record the pre-construction condition of the property inspected and the surrounding areas. This is not a structural report; however it does include a photographic record of the main defects visible at the time of the inspection.

LIMITATIONS

In accordance with AS.4349.1 clause 2.5:
1. ‘Visual only’ inspections are not recommended. 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 requires the Consultant to carry out when ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
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 covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builders debris, Landscaping, pavements or earth.
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.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:
(i) any ‘minor fault or defect’, i.e. a matter, in view of the age, type and condition of the building being inspected, does not require substantial repairs or urgent attention and rectification;
(ii) solving or providing costs for any rectification or repair work;
(iii) the structural design or adequacy of any element of construction;
(iv) detection of wood destroying insects such as termites and wood borers;
(v) the operation of fireplaces and chimneys;
(vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
(vii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
(viii) any appliances such as dishwashers, insinkerators, ovens, stoves and ducted vacuum systems;
(ix) a review of occupational, health or safety issues such as asbestos content, or the provision of safety glass or swimming pool fencing;
(x) a review of environmental or health or biological risks such as toxic mould;
(xi) whether the building complies with the provision of any building act, code regulation(s) or by-laws; and
(xii) 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.
Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.
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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, which define the Scope and Limitations of the inspection, form an integral part of the report.

1. **This report is not an all encompassing report dealing with the building or property from every aspect.** It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of the building or property inspected. This Report attempts to assist in judging a building or property according to its age and level of maintenance and in providing relative comparisons. It is unrealistic to expect comment on minor defects or imperfections in the Standard Property Report. If this is required, a Special Purpose Property Report is recommended. 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. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.

2. **Only areas to which reasonable access is available were inspected.** The Australian Standard 4349.1 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.” Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

3. **This Report does not and cannot make comment upon:** defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) 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 (eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); 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 (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; free or pay television cables or reception systems; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (Such matters may upon request be covered under the terms of a Special-purpose Property Report.)
4. **ASBESTOS, LEAD AND MOULD DISCLAIMER:** No inspection for asbestos lead or mould was carried out at the property and no report on the presence or absence of them is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the Additional Comments section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even building built after this date up until the early 90s may contain some Asbestos. Sheetings should be fully sealed. If concerned or if the building was built prior to 1990 you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. If asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or of removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples’ health. You should seek advice from a qualified asbestos removal expert. Lead based paints may be present in the building or property. Further investigation would be required to determine if lead based products are present. Special precautions need to be taken where lead products are disturbed and further advice should be sought from suitable experts. Mildew and non-wood decay fungi is commonly known as Mould. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. If in the course of the Inspection, Mould happened to be noticed it may be noted in the Additional Comments section of the report. If Mould is noted as present within the property or if you notice Mould and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

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 works 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 for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report). No responsibility can be accepted for defects which are latent or otherwise not reasonably detected on a visual inspection without interference with or removal of any of the structure including fixtures or fittings within the building.

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.

**DEFINITIONS**

- **Acceptable** - The item or area inspected appears to be in sound condition without any significant visible defects taking into account the apparent age of the structure and those aspects capable of visual inspection without purporting to comment on aspects not visible to the inspector.
- **Above Average** - All items and areas appear to be very well maintained and show good quality building work, finishes and fittings, when compared with structures of similar age and construction.
- **Average** - There may be components requiring repair or maintenance consistent with dwellings of similar age or construction. There were no significant items or problems that were not consistent with structures of similar age or construction.
- **Below Average** - The building and its parts are poorly maintained, show roughly executed workmanship, neglect or lack of repairs and maintenance. There may be repairs or defects leading to substantial repair or remedial work required.
- **Fair** - The item or area inspected exhibits some minor defects, minor damage or deterioration and may require some minor repairs of maintenance.
- **Poor** - The item or area inspected may be in a badly neglected state of repair, finished in an un-tradesman like manner or deteriorated due to age or lack of maintenance.
PROPERTY DESCRIPTION

Property Type:
Single family, residential property.

Building type:
Multi-storey, Brick and cladding building.

Overall Condition:
Noted to be in average condition.

Important Note: The building and/or property rating noted above is only a generalisation taking into account numerous factors and should be read in conjunction with the notable items and main report.

SUMMARY OF AREAS INSPECTED

Location:
12 Smalls Road
RYDE NSW 2112

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.

Summary of Areas considered to be High Risk that were Not Inspected/Not Accessible or Inspection Impaired and where access should be gained:

None noted at this time.

Important Note: Damage and or defects may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

GENERAL INSPECTION RESTRICTIONS

Description of Restrictions:

1. None noted at the time of the inspection.
PROPERTY SITES INSPECTED

Internal Elements:
Type & Condition:
• Fine cracking in the right wall in the lounge room. See photo 14.
• Cracking in the ceiling cornice in the front left corner in the kitchen. See photo 21.
• Separation in the ceiling cornice joint in the front wall in the kitchen. See photo 22.
• Cracking in the left wall in the kitchen, adjacent to the door to the meals area. See photo 25.
• Cracking in the rear wall in the kitchen, right side. See photo 27.
• Minor separation between the ceiling and ceiling cornice, front side. See photo 32.

External Building Elements:
Type & Condition:
• Gapping in the brick on the left side of the house. See photo 125.
• Chipping in the tile paving outside the entrance to the house. See photo 128.
• Cracking in the front wall of the house, adjacent to the left window. See photo 171-173.
• Weather to the awning on the front porch. See photo 174.
• Weather to the awning on the front wall of the house. See photo 175.

Garage/Carport:
Type & Condition:
• Noted to be in average condition

Yard/Landscaping Elements:
Type & Condition:
• Noted to be in average condition

Fences /Gates/Boundary Walls:
Type & Condition:
• Noted to be in average condition

Paths/Paved Areas Inside the Property Boundary:
Type & Condition:
• Cracking in the paving outside the garage. See photo 115, 116.

Swimming Pool and Surrounds:
Type & Condition:
• Not applicable

Driveway/Crossover:
Type & Condition:
• Cracking in the pit lid in the driveway. See photo 163.
• Cracking in the crossover. See photo 164, 165.
• Cracking in the paving in the driveway. See photo 178-181.

Kerbs/Gutters/Footpaths:
Type & Condition:
• Cracking in the paving in the pathway on the right side of the house. See photo 153.
• Cracking in the kerb and gutter outside the property. See photo 167.

Roadway:
Type & Condition:
• General view of the roadway outside the property. Showing cracking. Typical throughout. See photo 176, 177.
Drainage - Surface Water:
Type & Condition:
- 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:
Type & Condition:
- 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.

DEFECT ASSESSMENT

MINOR DEFECTS:

1. Fine cracking in the right wall in the lounge room. See photo 14.
2. Cracking in the ceiling cornice in the front left corner in the kitchen. See photo 21.
3. Separation in the ceiling cornice joint in the front wall in the kitchen. See photo 22.
4. Cracking in the left wall in the kitchen, adjacent to the door to the meals area. See photo 25.
5. Cracking in the rear wall in the kitchen, right side. See photo 27.
6. Minor separation between the ceiling and ceiling cornice, front side. See photo 32.
7. Cracking in the paving outside the garage. See photo 115, 116.
8. Gapping in the brick on the left side of the house. See photo 125.
9. Chipping in the tile paving outside the entrance to the house. See photo 128.
10. Cracking in the paving in the pathway on the right side of the house. See photo 153.
11. Cracking in the pit lid in the driveway. See photo 163.
12. Cracking in the crossover. See photo 164, 165.
13. Cracking in the kerb and gutter outside the property. See photo 167.
14. Cracking in the front wall of the house, adjacent to the left window. See photo 171-173.
15. Weather to the awning on the front porch. See photo 174.
16. Weather to the awning on the front wall of the house. See photo 175.
17. General view of the roadway outside the property. Showing cracking. Typical throughout. See photo 176, 177.
18. Cracking in the paving in the driveway. See photo 178-181.

Important Note: Per AS.4349.1 clause 4.2.4.2, minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes, such as de-silvering of mirrors. It is expected that defects of this type would be rectified as part of a normal ongoing maintenance.

MAJOR DEFECTS:

1. None noted at the time of the inspection.

Important Note: Per AS.4349.1 clause 4.2.4.1, where a major defect is mentioned in the report, it should be clearly described, including a general statement as to any observed minor defects arising from that major defect, and an explanation given as to why it is a major defect, along with its specific locations. This will allow the client and others, as necessary, to locate the major defect and its consequent minor defect, to be aware of the justification for it being reported as a major defect and to be able to estimate the extent of the repairs likely to be required.
SAFETY ISSUES:

1. None noted at the time of the inspection.

**Important Note:** Per AS.4349.1 Clause 4.2.4.3, the report shall identify any observed item that may constitute a present or imminent serious safety hazard.

Yours faithfully

Michael Burford

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12 SMALLS ROAD, RYDE

Figure: 0001

INTERNAL

Front wall in the entrance.

Figure: 0002

Figure: 0003

Front wall in the entrance.
Figure: 0004
Left wall in the entrance.

Figure: 0005
Rear wall in the entrance.

Figure: 0006
Right wall in the entrance.
Figure: 0007
Front wall in the lounge room.

Figure: 0008
Front wall in the lounge room.

Figure: 0009
Left wall in the lounge room.
Figure: 0010
Rear wall in the lounge room, left side.

Figure: 0011
Rear wall in the lounge room, right side.

Figure: 0012
Ceiling in the lounge room.
Figure: 0013
Ceiling in the lounge room.

Figure: 0014
Fine cracking in the right wall in the lounge room.

Figure: 0015
Left wall in the meals area.
Figure: 0016
Rear wall in the meals area.

Figure: 0017
Front wall in the meals area.

Figure: 0018
Right wall in the meals area.
Figure: 0019
Front wall in the kitchen.

Figure: 0020
Front wall in the kitchen.

Figure: 0021
Cracking in the ceiling cornice in the front left corner in the kitchen.
Figure: 0022
Separation in the ceiling cornice joint in the front wall in the kitchen.

Figure: 0023
Left wall in the kitchen.

Figure: 0024
Left wall in the kitchen.
Figure: 0025
Cracking in the left wall in the kitchen, adjacent to the door to the meals area.

Figure: 0026
Rear wall in the kitchen, right side.

Figure: 0027
Cracking in the rear wall in the kitchen, right side.
Figure: 0028
Right wall in the hallway outside the laundry.

Figure: 0029
Right wall in the hallway outside the laundry.

Figure: 0030
Front wall in the laundry.
Figure: 0031
Front wall in the laundry.

Figure: 0032
Minor separation between the ceiling and ceiling cornice, front side.

Figure: 0033
Right wall in the laundry.
Figure: 0034
Left wall in the laundry.

Figure: 0035
General view in the hallway, looking front.

Figure: 0036
General view in the hallway, looking front.
Figure: 0037
Front wall in the bathroom.

Figure: 0038
Front wall in the bathroom.

Figure: 0039
Rear wall in the bathroom.
Figure: 0040
Right wall in the bathroom.

Figure: 0041
Right wall in the bathroom.

Figure: 0042
Tile floor in the bathroom.
Figure: 0043
Tile floor in the bathroom.

Figure: 0044
Front wall in the living room.

Figure: 0045
Left wall in the living room, front side.
Figure: 0046

Left wall in the living room, front side.

Figure: 0047

Left wall in the living room.

Figure: 0048

Rear wall in the living room.
Figure: 0049
Right wall in the living room.

Figure: 0050
Right wall in the living room.

Figure: 0051
Right wall in the living room.
Figure: 0052

Ceiling in the living room, front side.

Figure: 0053

General view of the hallway, adjacent to the stairway.

Figure: 0054

General view of the hallway, adjacent to the stairway.
Figure: 0055
General view of the stairway to the upper level.

Figure: 0056
UPPER LEVEL
General view of the stairway to the upper level, looking from upper level.

Figure: 0057
General view of the stairway to the upper level, looking from upper level.
Figure: 0058
Right wall in the hallway on the upper level.

Figure: 0059
Left wall in the hallway on the upper level.

Figure: 0060
Front wall in the hallway on the upper level.
Figure: 0061
Rear wall in the hallway on the upper level.

Figure: 0062
Rear wall in the hallway on the upper level.

Figure: 0063
Front wall in bedroom 1.
Figure: 0064
Left wall in bedroom 1.

Figure: 0065
Left wall in bedroom 1.

Figure: 0066
Rear wall in bedroom 1.
Figure: 0067
Right wall in bedroom 1.

Figure: 0068
Rear wall in bedroom 1, right side.

Figure: 0069
Right wall in bedroom 1, front side.
Figure: 0070
Ceiling in bedroom 1.

Figure: 0071
Front wall in bedroom 2.

Figure: 0072
Front wall in bedroom 2.
Figure: 0073
Left wall in bedroom 2.

Figure: 0074
Rear wall in bedroom 2.

Figure: 0075
Right wall in bedroom 2.
Figure: 0076

EXTERNAL

General view on the balcony.

Figure: 0077

General view on the balcony.

Figure: 0078

Rear wall of the house on the balcony.
Figure: 0079
Rear wall of the house on the balcony.

Figure: 0080
Rear wall of the house on the balcony.

Figure: 0081
Rear wall of the house on the balcony.
Figure: 0082
INTERNAL
Right wall in bedroom 3.

Figure: 0083
Rear wall in bedroom 3.

Figure: 0084
Left wall in bedroom 3.
Figure: 0085
Front wall in the study.

Figure: 0086
Right wall in the study.

Figure: 0087
Rear wall in the study.
Figure: 0088
Left wall in the study.

Figure: 0089
General view in the bathroom on the upper level.

Figure: 0090
General view in the bathroom on the upper level.
Figure: 0091
General view in the bathroom on the upper level.

Figure: 0092
General view in the bathroom on the upper level.

Figure: 0093
General view in the bathroom on the upper level.
Figure: 0094
General view in the bathroom on the upper level.

Figure: 0095
General view in the bathroom on the upper level.

Figure: 0096
Tile floor in the bathroom on the upper level.
Figure: 0097
Tile floor in the bathroom on the upper level.

Figure: 0098
EXTERNAL
Rear wall of the house.

Figure: 0099
Rear wall of the house.
Figure: 0100
Rear wall of the house.

Figure: 0101
Rear wall of the house.

Figure: 0102
General view on the rear patio.
Figure: 0103
General view on the rear patio.

Figure: 0104
General view on the rear patio.

Figure: 0105
General view in the back yard.
Figure: 0106
General view in the back yard.

Figure: 0107
Right wall of the garage.

Figure: 0108
Right wall of the garage.
Figure: 0109
Right wall of the garage.

Figure: 0110
General view of the rear wall of the house.

Figure: 0111
General view of the rear patio.
Figure: 0112
General view of the rear patio.

Figure: 0113
Front wall of the garage.

Figure: 0114
Left wall of the garage.
Figure: 0115
Cracking in the paving outside the garage.

Figure: 0116
Cracking in the paving outside the garage.

Figure: 0117
Left wall of the house, rear side.
Figure: 0118
Left wall of the house, rear side.

Figure: 0119
Left wall of the house, rear side.

Figure: 0120
Left wall of the house.
Figure: 0121
Left wall of the house.

Figure: 0122
Left wall of the house.

Figure: 0123
Left wall of the house.
Figure: 0124  
Left wall of the house.

Figure: 0125  
Gapping in the brick on the left side of the house.

Figure: 0126  
General view of the driveway.
Figure: 0127
General view of the driveway.

Figure: 0128
Chipping in the tile paving outside the entrance to the house.

Figure: 0129
Front wall of the house at the entrance.
Figure: 0130
Front wall of the house at the entrance.

Figure: 0131
Left wall of the house on the front porch.

Figure: 0132
Left wall of the house on the front porch.
Figure: 0133
Left wall of the house on the front porch.

Figure: 0134
Left wall of the house on the front porch.

Figure: 0135
Front wall of the house.
Figure: 0136
Front wall of the house.

Figure: 0137
Front wall of the house.

Figure: 0138
Front wall of the house.
Figure: 0139
Front wall of the house.

Figure: 0140
Front wall of the house.

Figure: 0141
Front right corner of the house.
Figure: 0142
Front right corner of the house.

Figure: 0143
Right wall of the house, front side.

Figure: 0144
Right wall of the house, front side.
Figure: 0145
Right wall of the house.

Figure: 0146
Right wall of the house.

Figure: 0147
Right wall of the house.
Figure: 0148
Right wall of the house.

Figure: 0149
Right wall of the house.

Figure: 0150
Right wall of the house.
Figure: 0151
Right boundary fence.

Figure: 0152
Right boundary fence.

Figure: 0153
Cracking in the paving in the pathway on the right side of the house.
Figure: 0154
Right boundary fence in the front yard.

Figure: 0155
Right boundary fence in the front yard.

Figure: 0156
General view of the landscaping in the front yard.
Figure: 0157
General view of the landscaping in the front yard.

Figure: 0158
General view of the landscaping in the front yard.

Figure: 0159
General view of the landscaping in the front yard.
Figure: 0160
General view of the landscaping in the front yard.

Figure: 0161
General view of the landscaping in the front yard.

Figure: 0162
General view of the landscaping in the front yard.
Figure: 0163
Cracking in the pit lid in the driveway.

Figure: 0164
Cracking in the crossover.

Figure: 0165
Cracking in the crossover.
Figure: 0166
General view of the footpath outside the property.

Figure: 0167
Cracking in the kerb and gutter outside the property.

Figure: 0168
General view of the property looking from the road.
Figure: 0169

Front wall of the house on the upper level.

Figure: 0170

General view of the front porch.

Figure: 0171

Cracking in the front wall of the house, adjacent to the left window.
Figure: 0172
Cracking in the front wall of the house, adjacent to the left window.

Figure: 0173
Cracking in the front wall of the house, adjacent to the left window.

Figure: 0174
Weather to the awning on the front porch.
Figure: 0175
Weather to the awning on the front wall of the house.

Figure: 0176
General view of the roadway outside the property. Showing cracking. Typical throughout.

Figure: 0177
General view of the roadway outside the property. Showing cracking. Typical throughout.
Figure: 0178
Cracking in the paving in the driveway.

Figure: 0179
Cracking in the paving in the driveway.

Figure: 0180
Cracking in the paving in the driveway.
Figure: 0181

Cracking in the paving in the driveway.