



Property Inspection Manager

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Jeremy Emms

Site Inspection Report



Moran Court, Beaconsfield 6162



Site Inspection Report

Lot:	Moran Court, Beaconsfield 6162	Job No.:	12365
Client Name:	Jenny Way	Date:	2 Aug 2017

I write to advise that a visual Site Inspection was conducted at your property.

Please refer to this inspection for any important notes or maintenance issues. Please reply with your instructions on any maintenance issues raised in the report.

If you have any questions in relation to the Site Inspection Report, please do not hesitate to contact me on emmsjeremy@gmail.com.

Regards
Jeremy Emms

Additional Notes

No problems website other than securing left hand side with a temporary fence and removing rubbish from the front of the property.

Recommend additional inspection at the rear of the property where there is a large drop.

All services installed and running except for telecommunications which may be a time before they are available.

Recommend the site manager discuss the parking arrangements with neighbour to the right as this may restrict access as more deliveries are taking place.

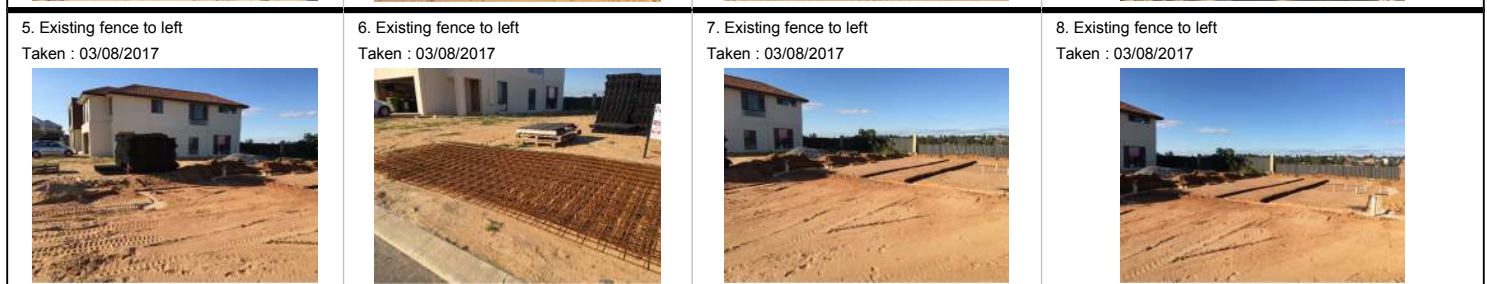


Detailed Observations From This Inspection
(Showing All Photos Inline)

Area	Yes/No	Comments
1 - Safety Issues	Yes	
Overhead power cables	No	No problems - underground power connected to the site.
Possible public liability	Yes	Material being stored on adjoining site. Site generally open with unsecured materials that could pose a hazard.
Asbestos onsite	No	
Safety rail required	Yes	Will need safety rail when construction commences. Will check on next visit.




Area	Yes/No	Comments
2 - Fences/Retaining	Yes	Recommend site is secured as adjoining block is POS.
Existing fence to front	No	
Existing fence to left	No	Recommend this boundary is secured
Existing fence to right	Yes	
Existing fence to rear	Yes	
Existing retaining walls	No	Not required
Additional retaining required	Yes	Possibly at rear of property. Recommend Inspection.
Chemical injection required	No	Not at this stage
Undermining concerns	No	
Dilapidation Report required	Yes	





<p>9. Existing fence to rear Taken : 03/08/2017</p> 	<p>10. Existing fence to rear Taken : 03/08/2017</p> 		
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Area	Yes/No	Comments
3 - Site Access	Yes	Good - however noted that the verge is being used for parking by next door. May become an issue.
Vegetation removal required	No	
Kerb cracked	No	
Kerb mountable	Yes	
Footpath cracked	No	No footpath laid yet
Footpath mountable	No	No footpath laid yet
Suitable site access	Yes	
Limestone access track required	No	
Traffic Management required	Yes	
Access track required	No	

<p>1. Kerb mountable Taken : 03/08/2017</p> 			
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Area	Yes/No	Comments
4 - Services/Utility	Yes	All connected - no problems to report
Water	Yes	
Gas	Yes	
Sewer	Yes	
Power	Yes	
Comms	No	No NBN --- suggested 2026 connection.

<p>1. Taken : 03/08/2017</p> 	<p>2. Taken : 03/08/2017</p> 	<p>3. Power Taken : 03/08/2017</p> 	
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Supervisor: Jeremy Emms

Date:



Safety Issues - Overhead power cables
Taken : 03/08/2017



Safety Issues - Overhead power cables
Taken : 03/08/2017



Safety Issues - Possible public liability
Taken : 03/08/2017



Safety Issues - Possible public liability
Taken : 03/08/2017



Fences/Retaining
Taken : 03/08/2017



Fences/Retaining
Taken : 03/08/2017





Fences/Retaining
Taken : 03/08/2017



Fences/Retaining - Existing fence to left
Taken : 03/08/2017



Fences/Retaining - Existing fence to left
Taken : 03/08/2017



Fences/Retaining - Existing fence to left
Taken : 03/08/2017



Fences/Retaining - Existing fence to left
Taken : 03/08/2017



Fences/Retaining - Existing fence to right
Taken : 03/08/2017





Fences/Retaining - Existing fence to rear
Taken : 03/08/2017



Fences/Retaining - Existing fence to rear
Taken : 03/08/2017



Site Access - Kerb mountable
Taken : 03/08/2017



Services/Utility
Taken : 03/08/2017



Services/Utility
Taken : 03/08/2017



Services/Utility - Power
Taken : 03/08/2017

