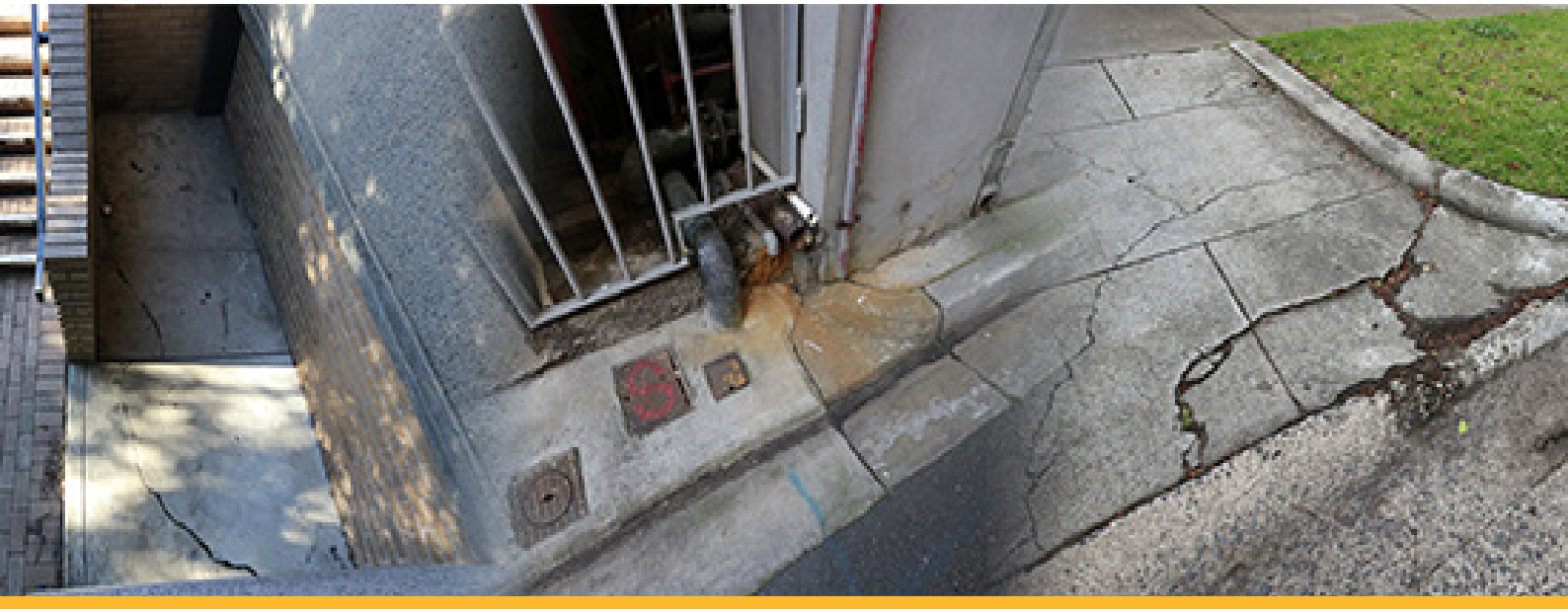
DILAPIDATION SURVEYS



The vast majority of our built form clients engage AAM to carry out a dilapidation survey (or Property Condition Survey) prior to taking site possession. An accurate account of the state of all features in the project influence zone is an essential risk management task.

The evidentiary material in the form of photographs, plans, video, testimonial and certified reports is crucial in determining proportional responsibility, should a claim be made against our client. The inspection is designed to detail and record the existing conditions and dilapidation of buildings, public amenities, structures and their surroundings.

The survey and inspection are carried out by qualified staff who inspect all vertical and horizontal surfaces, while documenting and photographing the existing conditions and damages to buildings, structures, adjoining streets and services surrounding the area of interest.

Evidentiary materials from dilapidation surveys can be in the form of photographs

The still digital photography is captured in high resolution with an advanced digital SLR camera. Photographs can be supplied as bound booklets and in soft copy, to enable more detail examination. The bound report contains an executive summary, metadata, photo location plans, full descriptions of visible damages and provision for “sign off’ for other interested parties, along will all images printed two per page in high resolution.

Digital video imagery can also by supplied as a supplementary source of information. Video can contain a voiceover to detail the observed defects. This is often used for roads and footpaths.

As an additional component to traditional dilapidation, structural monitoring may also include 3D Laser Scanning or surveying of structures to enable quantitative analysis over time.

AAM also specialise in Spherical Imagery, either static or gathered over wide areas from a moving vehicle - just like Google Street View, only with higher resolution.

Detailed inspections record the existing conditions and dilapidation of structures

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