



Lockup Stage Inspection

Inspection Date: 6 Jun 2025

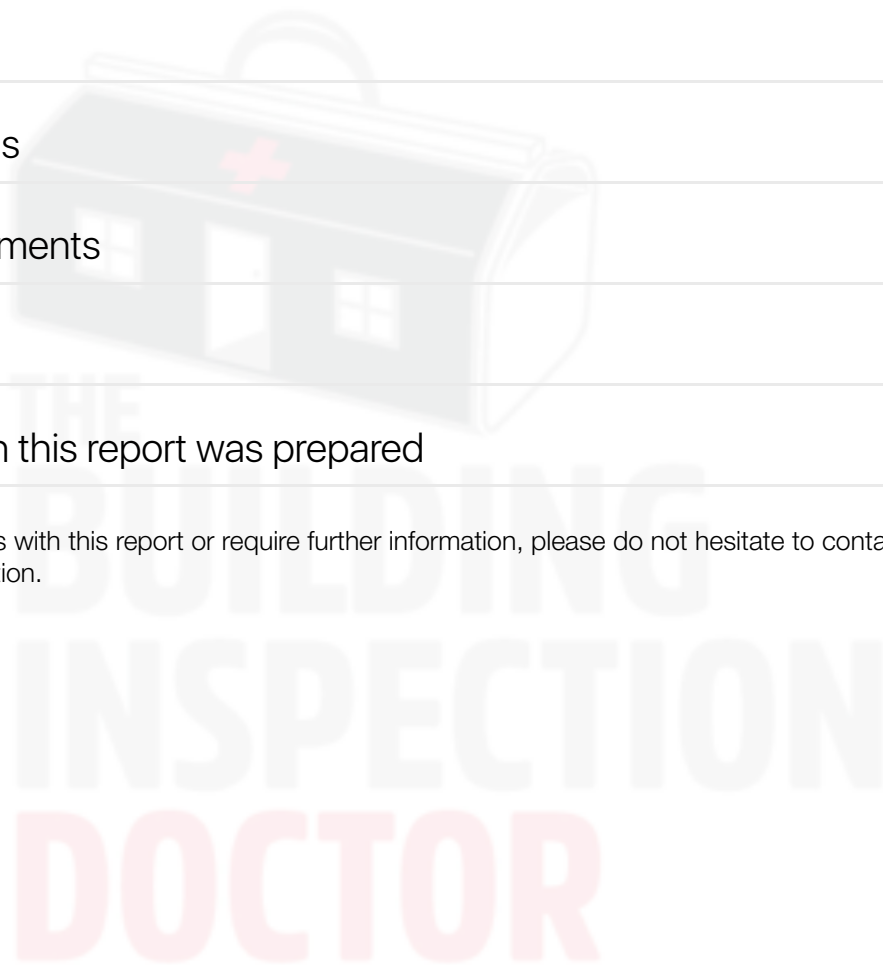
Property Address:



Contents

Inspection Details	3
General description of property	4
Accessibility	5
Summary	6
Significant Items	7
Additional comments	19
Conclusion	20
Terms on which this report was prepared	20

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.



Inspection Details

Property Address:

Date: 6 Jun 2025

Client

Name:

Email Address:

Phone Number:

Consultant

Name: Andrew Muling

Email Address: andrew@thebuildinginspectiondoctor.com.au

Licence / Registration Number: DB-U 28872

Company Name: The Building Inspection Doctor

Company Address: 14 Eden Ave, Box Hill Sth Vic 3128

Company Phone Number: 0425 725 497

General description of property

Building Type: Detached house

Storeys: Two storey

Siting of the building: Towards the front of a large block

Gradient: The land is gently sloping

Site drainage: Not applicable

Orientation of the property: The facade of the building faces north
Note. For the purpose of this report the façade of the building contains the main entrance door.

Weather conditions: Dry

Primary method of construction

Main building – floor construction: Slab on ground, Suspended timber framed

Main building – wall construction: Brick veneer (timber framed), External light weight walling system

Main building – roof construction: Timber framed, Pitched roof, Finished with roofing tiles

Other timber building elements: Not Applicable

Other building elements: Garage

Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

There are no special conditions or instructions

Accessibility

Areas Inspected

The inspection covered the Readily Accessible Areas of the property. Please note obstructions and limitations to accessible areas for inspection are to be expected in any inspection.

- Building exterior
- Building interior

The inspection does not include areas which are inaccessible due to obstructions, or where access cannot be gained due to unsafe conditions.

Obstructions and Limitations

The following obstructions may conceal defects:

- Brickwork
- Flooring
- Cladding
- Building materials
- Builder's debris
- Scaffold

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

Inaccessible Areas

The following areas were inaccessible:

- Roof Exterior

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently.

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Evidence of safety hazards	Found
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Evidence of non compliant works	Found
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Evidence of substandard workmanship	Found
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Evidence of incomplete works	Not Found
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Additional specialist inspections

The following inspections / reports are recommended

- Registered Building Practitioner

Significant Items

Safety Hazard

Safety Hazard 1.01

Location: All areas

Finding: Builders Debris - Requires Cleaning

The garbage and builders debris that has built up around the site is a safety hazard and requires removal.





Non Compliant

Non Compliant 2.01

Location:

All Internal Areas

Finding:

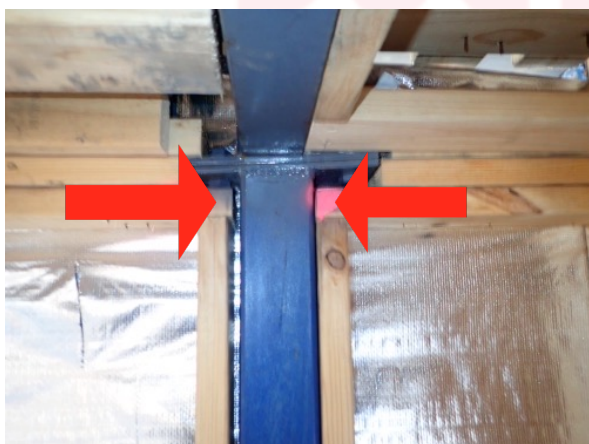
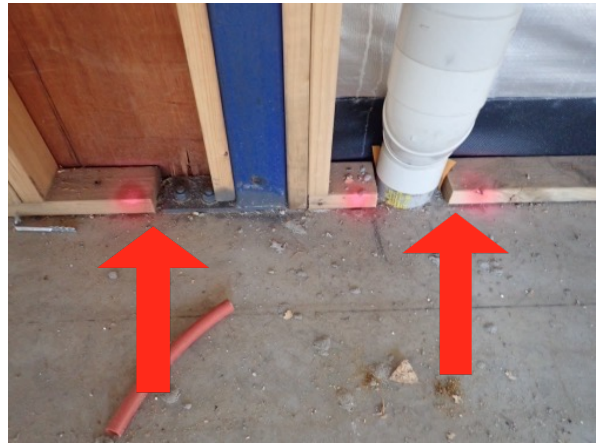
Plates not continuous - Notched

AS 1684 Residential Timber Framed Construction, Section 6.2.1.4; Top And bottom plates in internal non-load bearing and non-bracing walls may be discontinuous up to 60mm (cut or drilled) to permit installation of services provided that, at the discontinuity, the plates are trimmed or otherwise reinforced either side of the discontinuity to maintain the lateral and longitudinal integrity of the wall (metal strap/hoop iron strap running past the discontinued plate by 150mm in both directions and nailed with flat head nails will suffice).

Any penetrations exceeding this or not conforming with this standard is therefore considered defective. This requires rectification by the builder prior to plasterboard being fitted to the walls.

Photographic evidence is to be provided to the building consultant of rectified works prior to the next stage commencing.





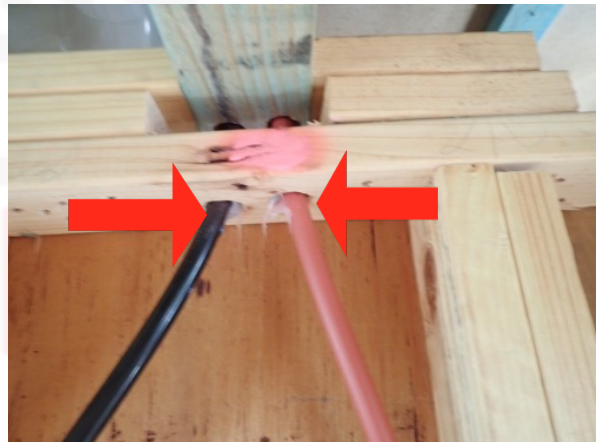
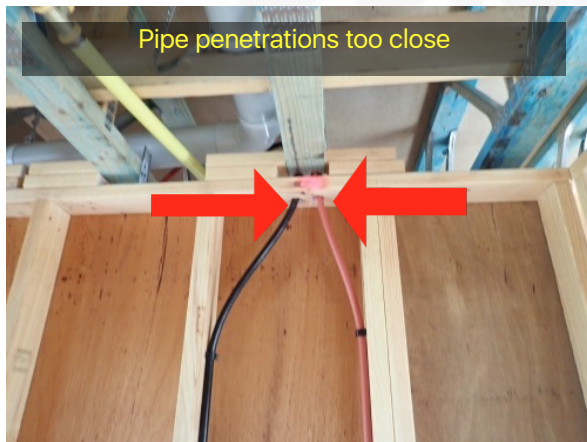
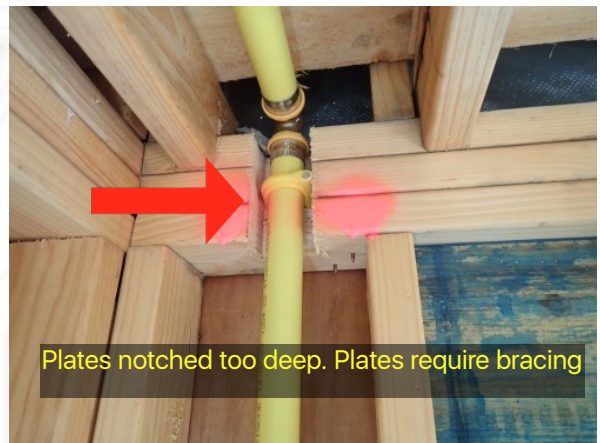
Non Compliant 2.02

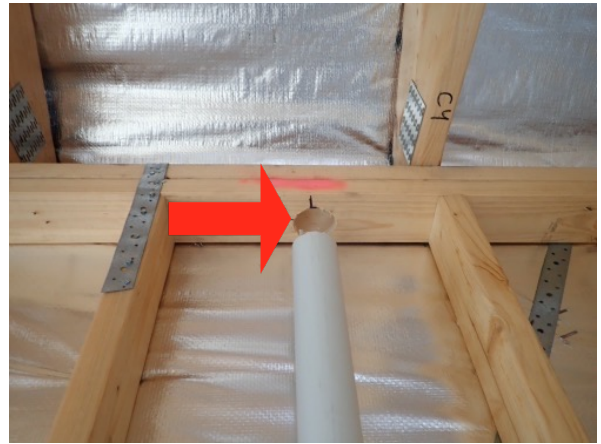
Location: All Internal Areas

Finding: Service holes and notching - insufficient distance

It was observed during inspection that the minimum distance between holes for services (electrical and / or plumbing) and notching has not been maintained. The AS1684 requires a minimum distance between holes and notching in a 90mm stud and top plates is 270mm. The standard states that the distance between holes and other holes or holes to notches in studs can be no closer than $3 \times D$. This is calculated as $3 \times$ the depth of the material used. In this case $3 \times D$ is $3 \times 90\text{mm}$ or 270mm minimum distance apart.

These plates and studs require additional strengthening prior to the next stage commencing. Flat steel strap (hoop iron strap) affixed using flat head nails, not screws, running past each penetration by minimum 150mm to both sides of the plate/stud will suffice.





Non Compliant 2.03

Location:

Kitchen/Family

Finding:

Frame Openings for Windows - Incorrect

On inspection of the windows in the kitchen/family room area, it was noted that the windows in this have not been installed as per the manufacturers (A & L Windows) specifications, which specifies full width packers between the window sill and sill trimmer plate and a minimum spacing of 20mm between the top of the window frame and head trimmer.

These windows require reinstallation as per the manufacturers specifications and AS 1684.4; clause 6.2.3.

No packers between sill and sill trimmer plate



Window installed directly onto sill trimmer. Packers required under sill



No packers



Insufficient gap between head and trimmer



Minimum 20mm required



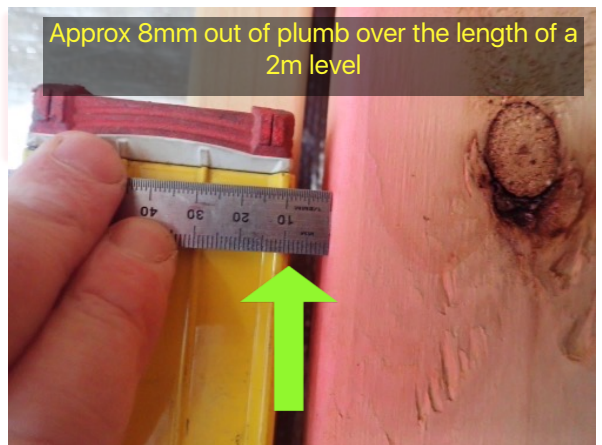
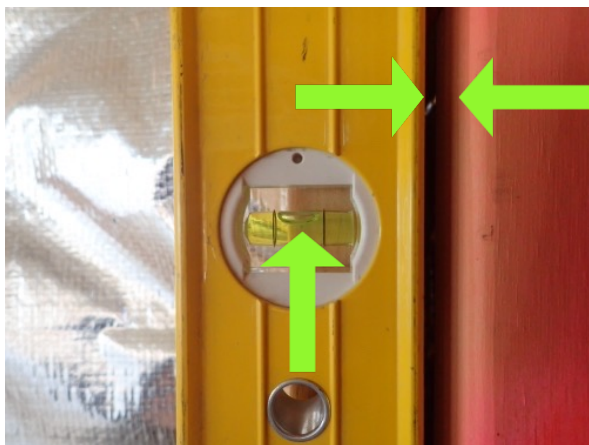


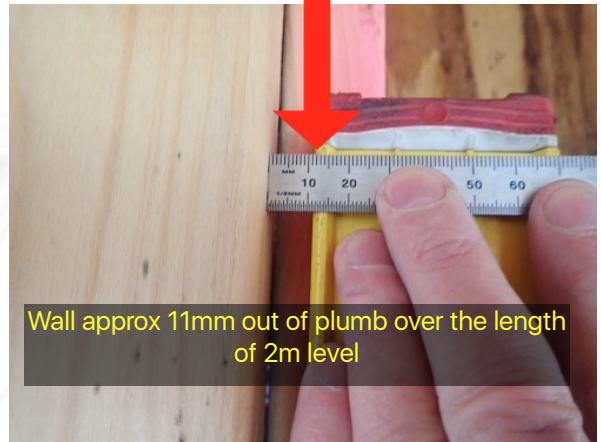
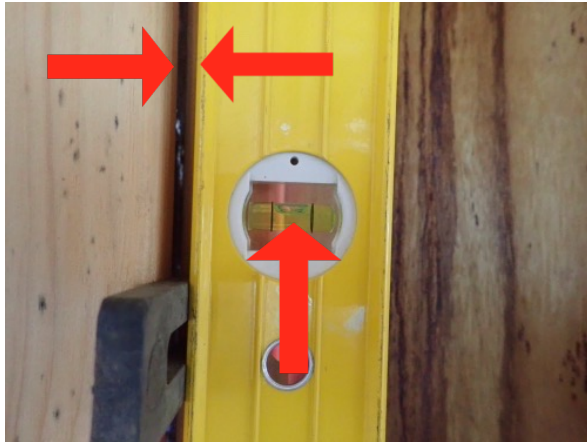
Non Compliant 2.04

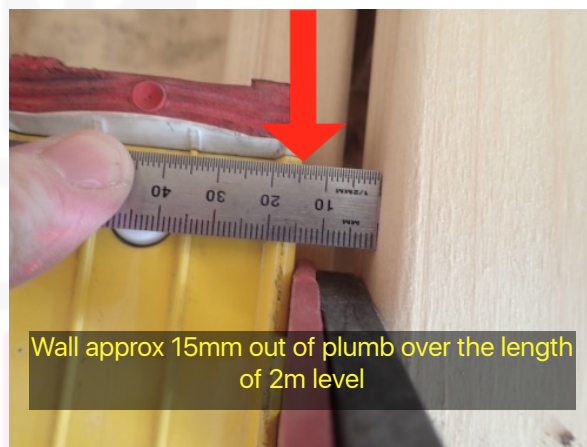
Location: All Internal Areas

Finding: Verticality or plumbness of steel and timber frames and exposed posts

Posts and wall frames are defective if they deviate from vertical by more than 5 mm over a 1.8 m height as per the Guide to Standards and Tolerances 2015.







Non Compliant 2.05

Location: All Internal Areas

Finding: Sarking/Foil Wrap - Suspected Non Compliance

The wall sarking/foil wrap was observed to have gaps and appeared to be installed non-compliant as per NCC volume 2; Table 3.5.4.2 requirements which state:

- (A) each adjoining sheet or roll being —
 - (aa) overlapped not less than 150 mm; or
 - (bb) taped together; and
- (B) sarking fixed to supporting members at not more than 300 mm centres.



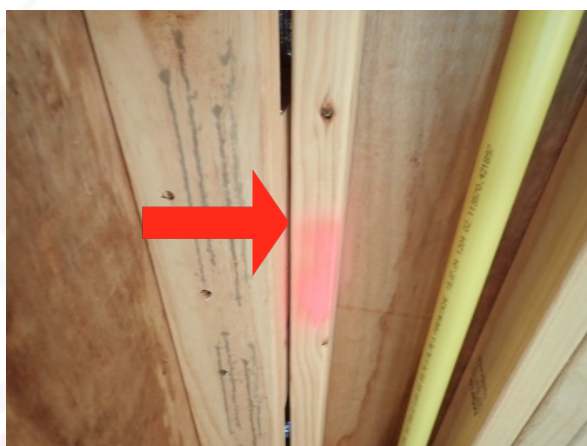
Non Compliant 2.06

Location: All areas

Finding: Wall Junctions - Not Nailed Off

On inspection of the property, it was observed that many, if not all the wall junctions have not been nailed off required by AS 1684.4 Residential Timber Framed Construction.

This requires immediate rectification by the builder.



Substandard Workmanship

Substandard Workmanship 3.01

Location: All areas

Finding: Additional Photos

Additional photos are provided for your general reference.



Incomplete

No evidence was found

Additional comments

There are no additional comments

Conclusion

Building consultant's summary

Overall, at lockup stage, this property was observed to be in fair condition with a potential safety hazard, many areas of suspected non compliance and substandard or incomplete work found at the time of inspection.

Please read the defect summary in full for further information and photographic evidence.

NB: The electrical rough-in had not been undertaken done at the time of inspection. Accordingly, any defects or non-compliance that may be caused by the electrical contractors are not in this report.

Signature of consultant -



Terms on which this report was prepared

Service

1. This agreement is between the building consultant ("Inspector") and you ("Client"). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Standard Property Report ("Report") to you outlining their findings and recommendation from the inspection.
2. The purpose of the inspection is to provide the Client with an overview of the Inspector's findings at the time of the inspection and advice as to the nature and extent of their findings.
3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party.

Scope of the Report

4. This Report is limited to the findings of the of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report.
5. This Report expressly addresses only the following discernible to the Inspector at the time of inspection:
 - (a) Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage;
 - (b) any Major Defect in the condition of Secondary Elements and Finishing Elements and collective (but not individual)

Minor Defects; and
(c) any Serious Safety Hazard.

6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection.

7. This Report does not include the inspection and assessment of items or matters that are beyond the Inspectors direct expertise.

Inspection Limitations

8. The Inspection is limited to Readily Accessible Areas of the Building & Site based on the Inspector's visual examination of surface work (excluding furniture and stored items) and the carrying out of Tests.

9. Where the Inspection is carried out on a strata or company title property, the Inspection is limited to the interior and the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the Inspector will not inspect common property areas.

10. The Inspector's findings do not extend to matters where the Inspector was restricted or prevented from assessing the building or site as a result of:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint;
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out; and
- (c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstruction may include a 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, builder's debris, vegetation, pavements or earth.

Exclusions

11. This Report does not consider or deal with the following:

- (a) any individual Minor Defect;
- (b) solving or providing costs for any rectification or repair work;
- (c) the structural design or adequacy of any element of construction;
- (d) detection of wood destroying insects such as termites and wood borers;
- (e) the operation of fireplaces and chimneys;
- (f) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (g) lighting or energy efficiency;
- (h) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (i) any appliances or white goods including dishwashers, refrigerators, ovens, stoves and ducted vacuum systems;
- (j) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (k) a review of environmental or health or biological risks such as toxic mould;
- (l) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (m) 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; and
- (n) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

12. Should the Client seek information from the Inspector related to one of exclusions above, that information is to be provided by way of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. Additional information requested by the Client is not included in this Report.

Workplace Safety

13. The Client warrants to the Inspector (including the Inspector's, agents, employees and other personnel) that the Building Site is, to the Client's reasonable knowledge, safe and free of hazardous materials and that no party of the Building site constitutes a dangerous environment or work place safety concern.

Building site constitutes a dangerous environment or work place safety concern.

Acceptance Criteria

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspector's knowledge, constructed in accordance with ordinary building construction and maintenance practices at the time of construction and as such has not encountered significant loss or of strength or serviceability.

15. The Inspector assumes in their Report that the existing use of the building or site will continue unless specified otherwise in the Special Conditions or Instructions.

Acknowledgments

16. The Client Acknowledges that contents of the Report is subject to the Scope of the Report, Inspection Limitations, Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.

17. Should the Client have any queries or concerns about the purposes, scope or acceptance criteria on which this Report was prepared, all enquiries or concerns are to be discussed with the Inspector within a reasonable time upon receipt of this report.

18. The Client acknowledges that they will take all reasonable steps to implement any recommendation or advice provided by the Inspector in their Report as a matter of urgency specified otherwise.

19. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site provided by the Inspector.

20. The Client acknowledges that a visual only inspection restricts the Inspectors capacity to inspect the building or site thoroughly and is not recommended by the Inspector unless an inspection of the Readily Accessible Areas and appropriate tests are also carried out.

21. The Client Acknowledges that in accordance with the Australian Standard AS4349.0 2007 Inspection of Buildings, this Report does not warrant or give insurance that the building or site from developing issues following the date of inspection.

22. The Client acknowledges that the Inspector is not affiliated with Hello Inspections Pty Ltd ACN 620 518 238 ("Hello Inspections") nor is Hello Inspections liable for the content of the Report prepared by the Inspector or any other third party and the Client hereby indemnifies Hello Inspections from all claims, losses and damage arising, either directly or indirectly, from the Report and the Client accepts this document can be presented to a court as a complete bar to any proceedings by the client or its agents or related parties against Hello Inspections. The Client further acknowledges the Inspector is the agent for Hello Inspections solely for the purposes of this clause.

23. The Client acknowledges that Hello Inspections may reproduce the content within this Report for any commercial purpose, including sale of the Report in whole or in part to third parties, provided personal details or information of the Client contained therein are excluded.