



Handover Stage Inspection Report

Inspection Date: 5 Jun 2025

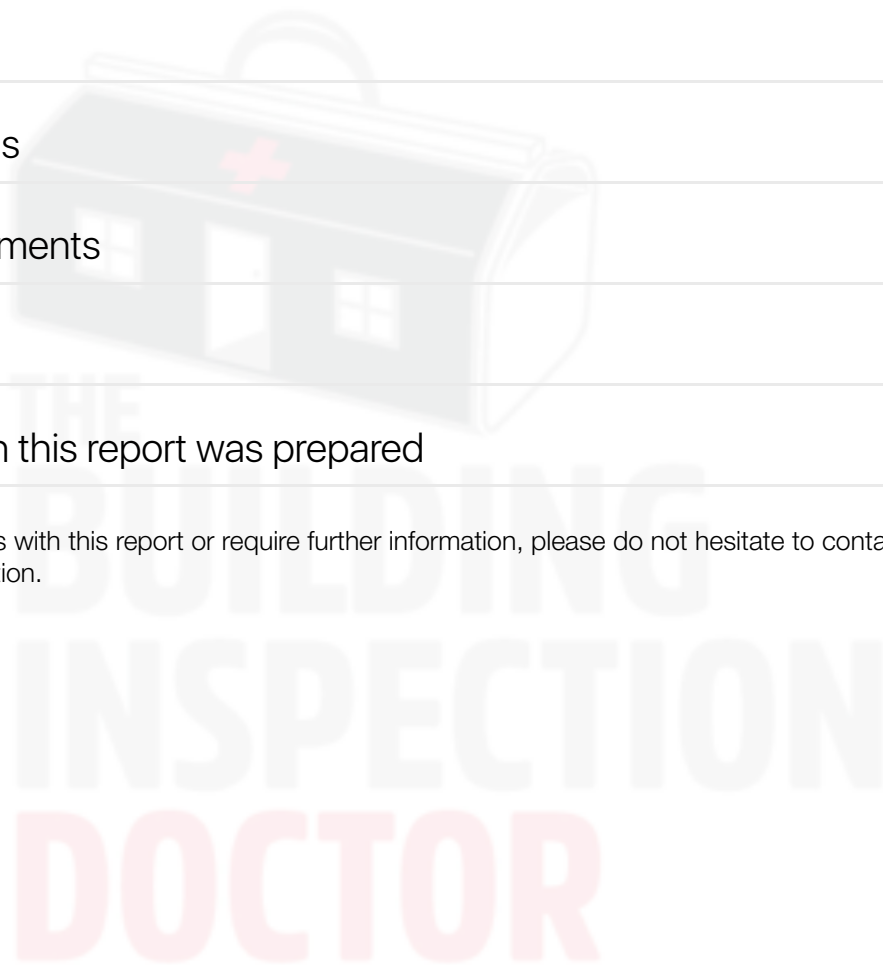
Property Address:



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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: 5 Jun 2025

Client

Name:

Email Address:

Phone Number:

Consultant

Name: Andrew Muling

Email Address: andrew@thebuildinginspectiondoctor.com.au

Licence / Registration Number: DB-U 28872, CDB-U 72057

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:	Townhouse
Storeys:	Two storey
Siting of the building:	Towards the front of a large block
Gradient:	The land is sloping
Site drainage:	The site appears to be adequately drained
Orientation of the property:	The facade of the building faces south Note. For the purpose of this report the façade of the building contains the main entrance door.
Weather conditions:	Overcast

Primary method of construction

Main building – floor construction:	Slab on ground, Suspended timber framed
Main building – wall construction:	External cladding
Main building – roof construction:	Timber framed, Pitched roof, Finished with sheet metal roofing
Other timber building elements:	Doors, Architraves, Skirting, Built in cabinetry
Other building elements:	Alfresco

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
- Built-in cupboards
- Ceilings
- Curtains / blinds
- Floor coverings
- Flooring
- Wall linings
- Cladding
- Earth abutting the building
- Vegetation
- Thermal insulation
- Sarking
- Rainwater Tank
- Shed

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

Inaccessible Areas

The following areas were inaccessible:

- Ceiling cavity
- 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	Not Found
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Evidence of non compliant works	Found
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Evidence of substandard workmanship	Not Found
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Evidence of incomplete works	Not Found
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Additional specialist inspections

The following inspections / reports are recommended

- The builder responsible

Significant Items

Safety Hazard

No evidence was found

Non Compliant

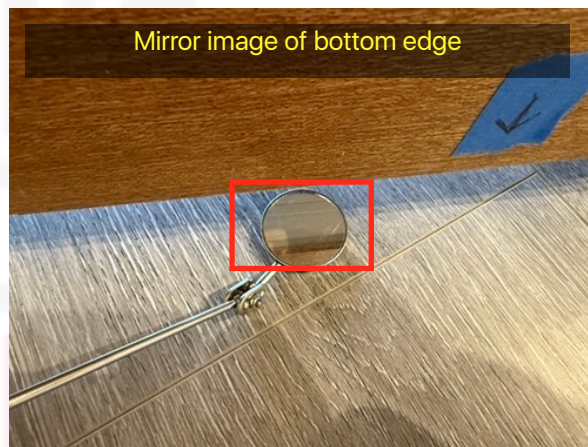
Non Compliant 1.01

Location: Front Entry

Finding: Door edge sealing - defective

It was observed that the top and bottom edges of the external and wet area doors have not been painted.

All edges of external and wet area doors must be sealed to prevent moisture ingress and to comply with Standards and Tolerances and the door manufacturers specifications.



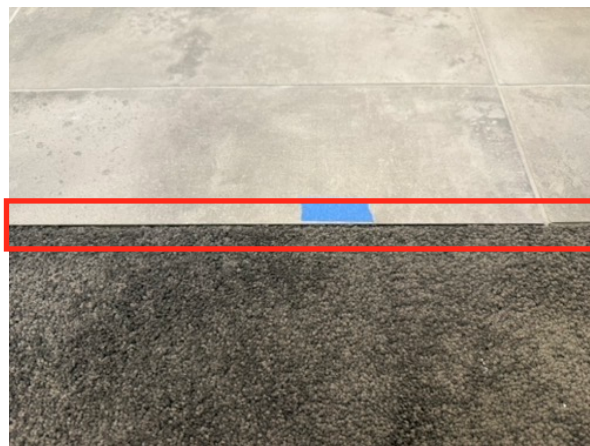
Non Compliant 1.02

Location: Ensuite

Finding: Wet Areas Waterstop Required

On inspection of the ensuite, it was noted that the floor tiles have been installed higher than the aluminium doorway edge strip, or waterstop. This is considered non-compliant as per AS 3740 Waterproofing of Domestic Wet Areas: 1.3.42 which stipulates that a waterstop is required, which is a vertical extension of the waterproofing system forming a barrier to prevent the passage of moisture into the floor or vertically in a wall.

A waterstop is required to prevent moisture from penetrating the carpet and/or entering other rooms. A waterstop must be fitted at the bathroom doorway to be considered compliant with AS 3740.



Non Compliant 1.03

Location: Upper Storey Hall

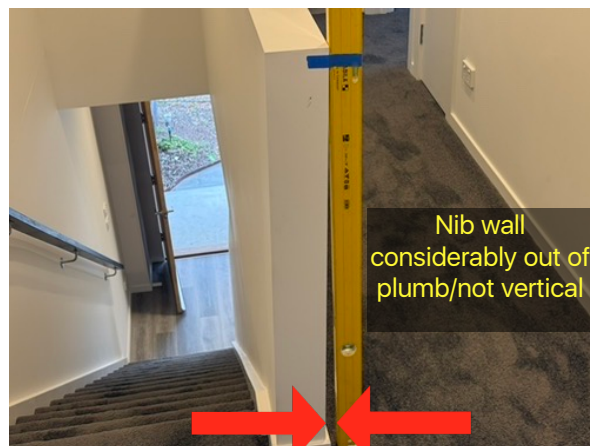
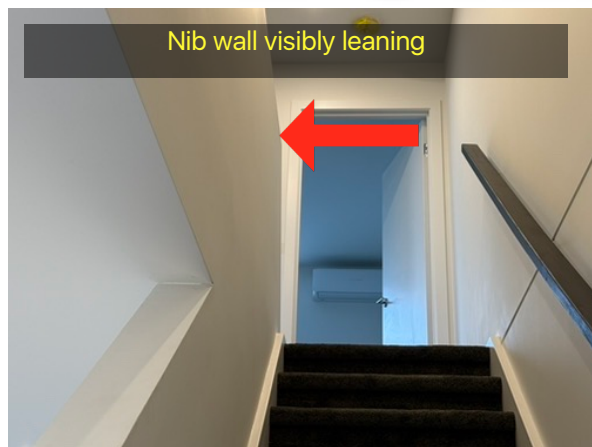
Finding: Nib Wall - Not Plumb

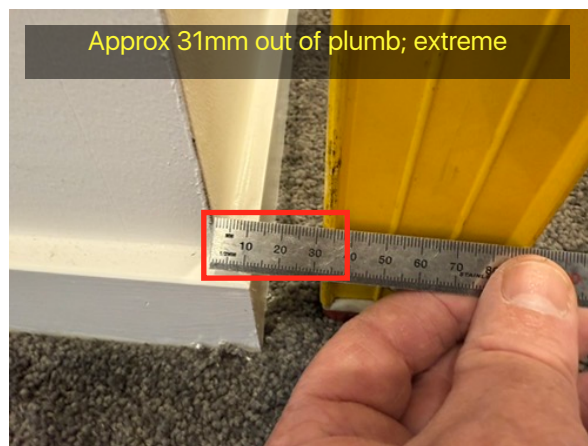
The nib wall located at the top of the stairs, was noted to be leaning considerably. Upon placing a level on the edge of the nib wall, it measured approximately 31mm out of plumb, which is considered extreme.

As stipulated in 'The Guide to Standards and Tolerances 2015 Clause 9.10 Verticality or Plumbness of Internal Wall Surfaces'; Wall surfaces are defective if they deviate from vertical by more than 4mm within any 2m height.

The nib wall is approximately 1050mm in height and deviating 31mm from vertical.

The builder is required to rectify this prior to final handover to the client.





Non Compliant 1.04

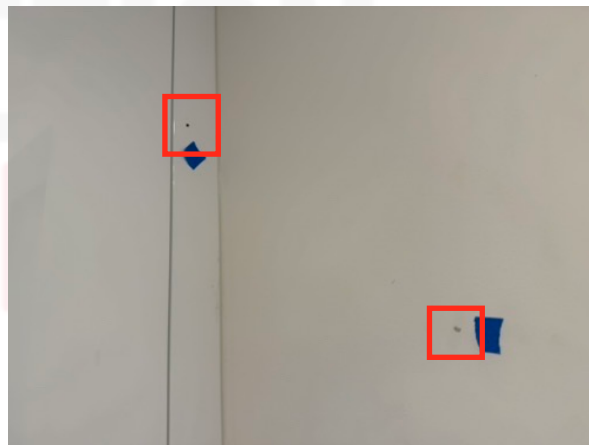
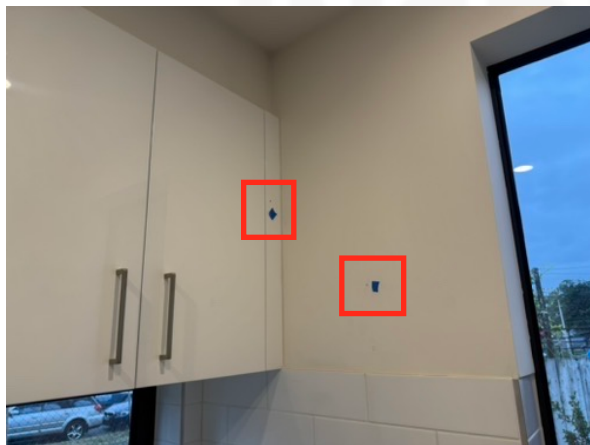
Location: All areas

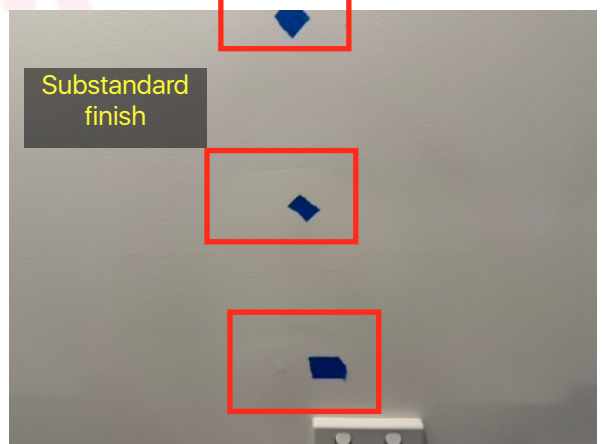
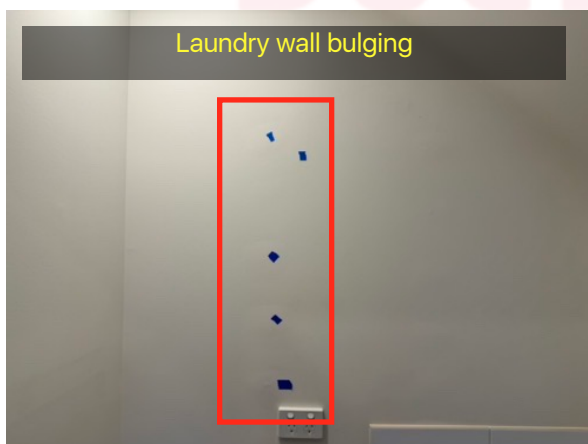
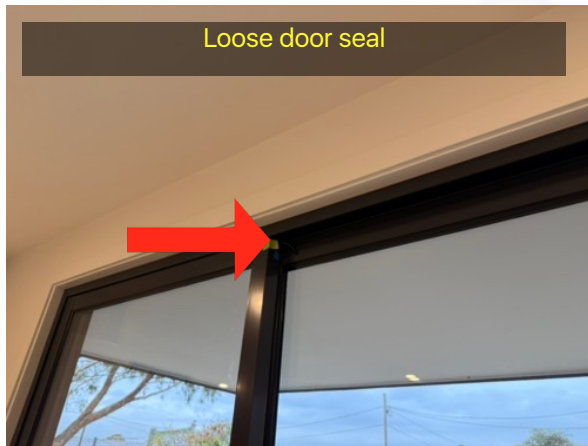
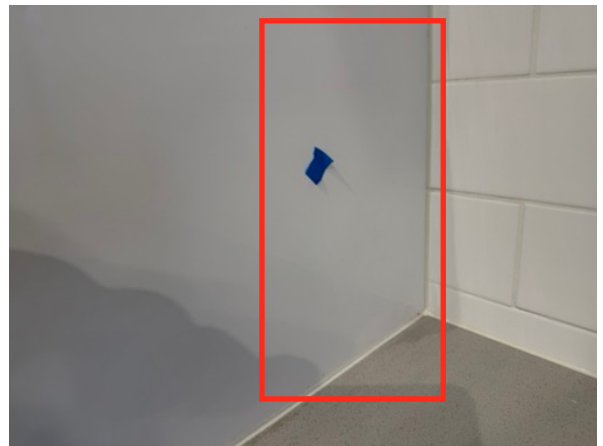
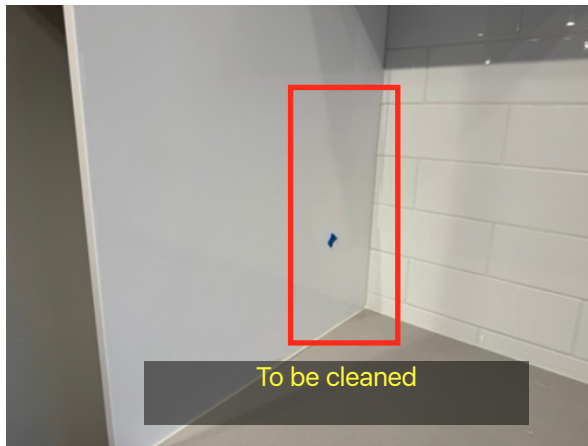
Finding: Incomplete/Substandard Construction

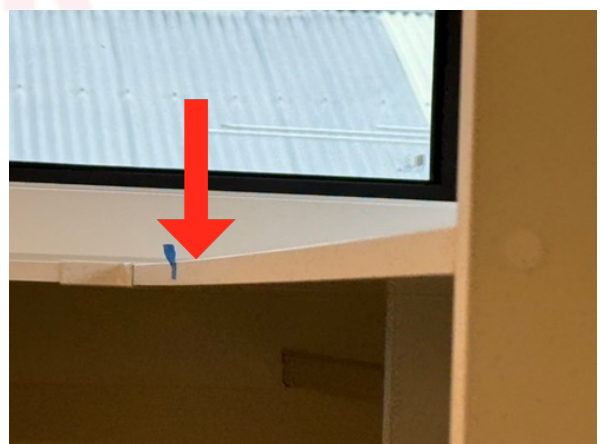
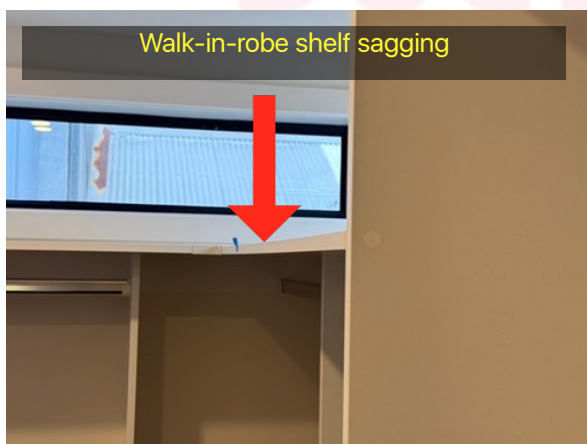
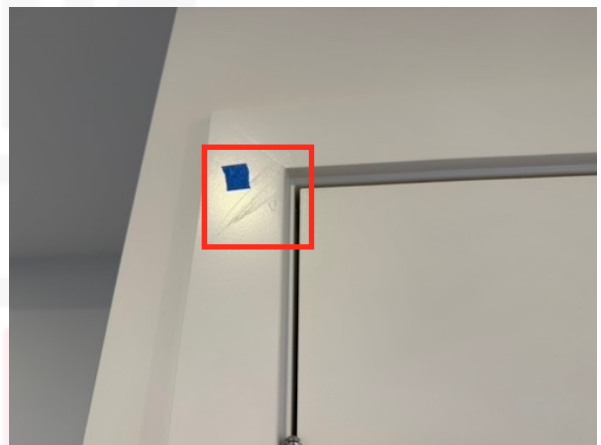
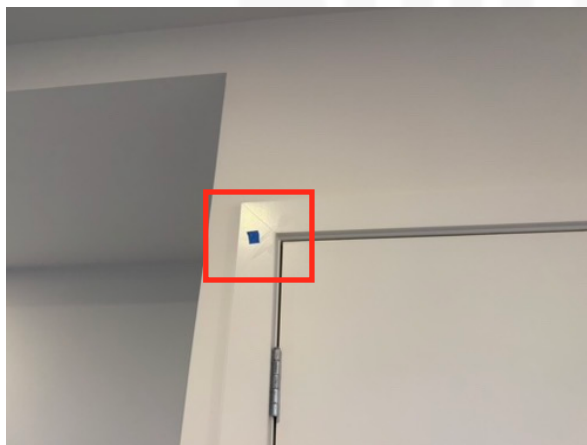
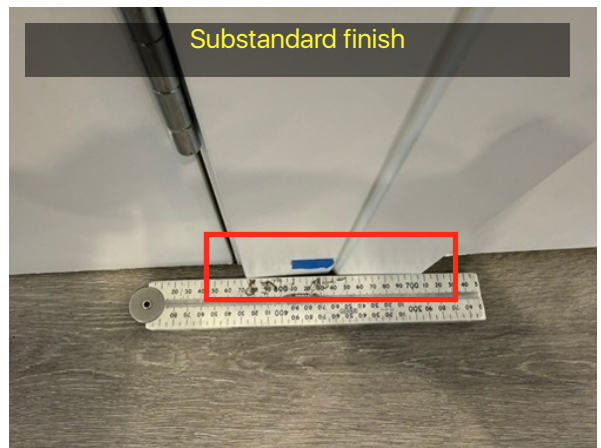
There are a number of Building elements that were identified as being incomplete or substandard works. Substandard and incomplete work are determined by identifying a failure to achieve the minimum requirement set out in the mandated Australian Standard as outlined in the Building Code of Australia and referenced by the Manufacturers Guideline. Reference and clarification can also be made to the Guide to Standards and Tolerances for simplification.

Where a building element is installed in such a way that it fails to achieve the required minimum standard or level of finish at the time of the inspection, the builder needs to rectify the defect as soon as possible and complete works to the required standard.

All known defects need to be rectified prior to final handover to the client.



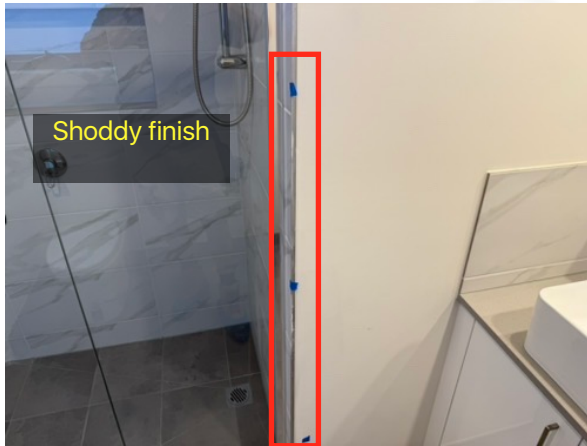




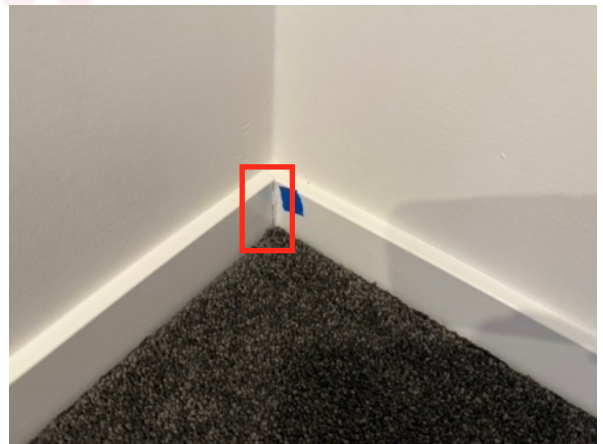
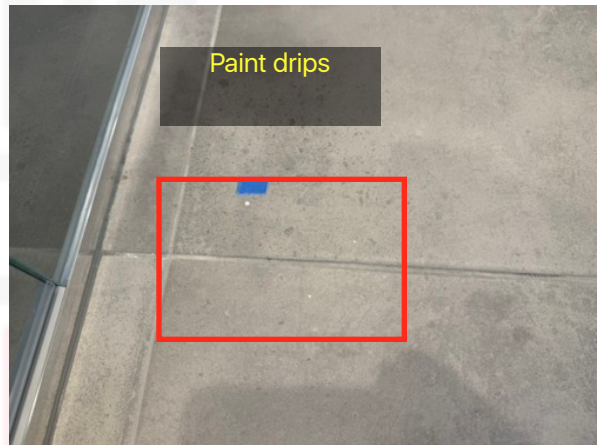
Marks on bathroom mirror to be cleaned

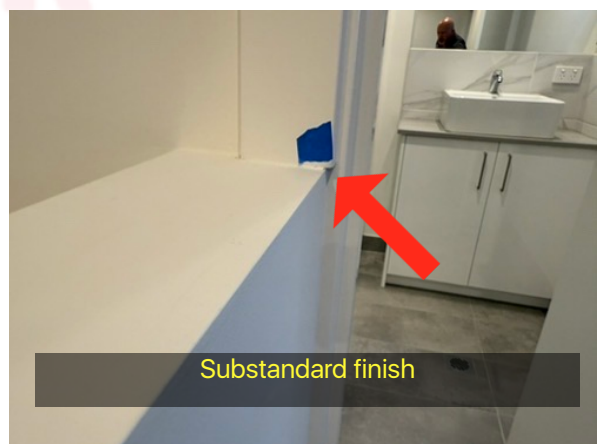


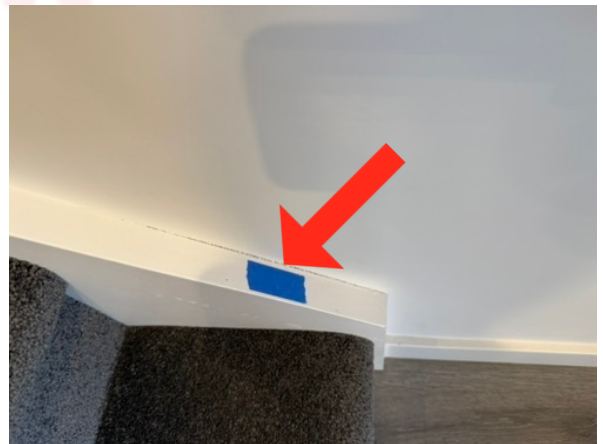
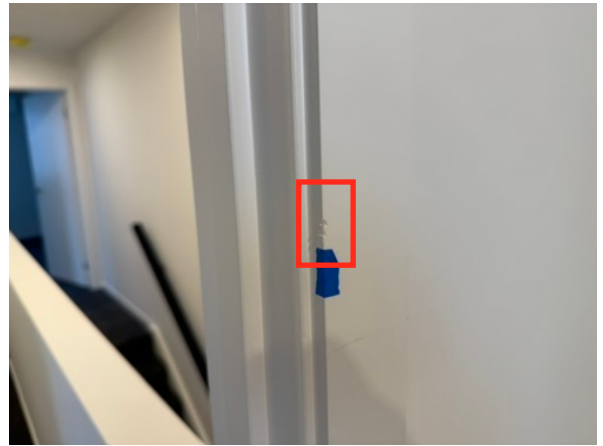
Shoddy finish

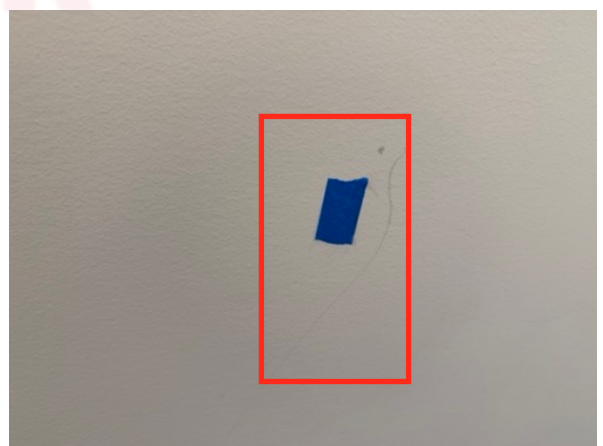
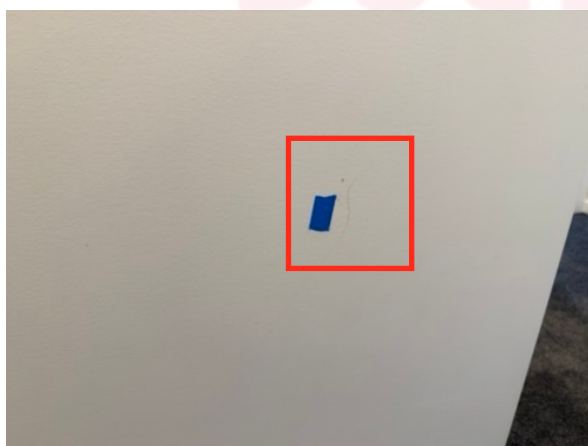
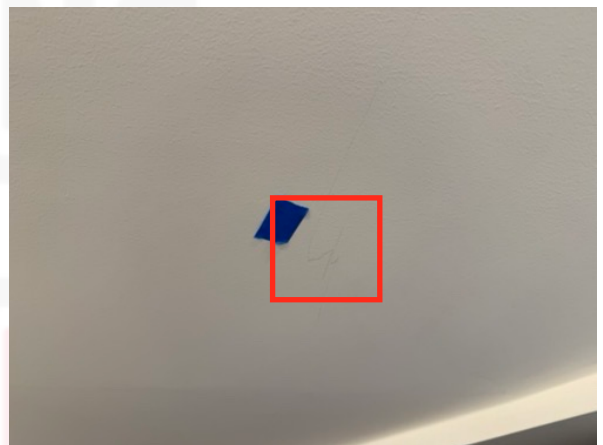
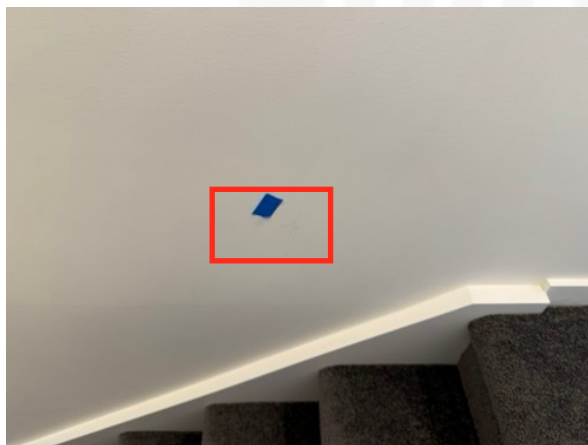
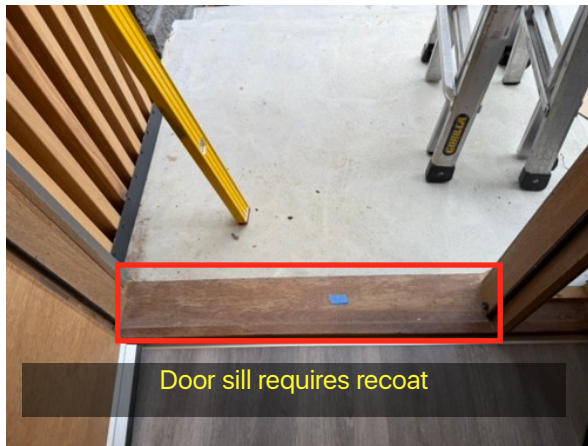


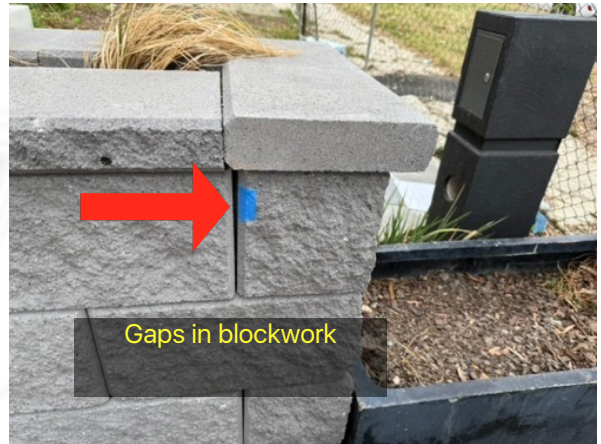
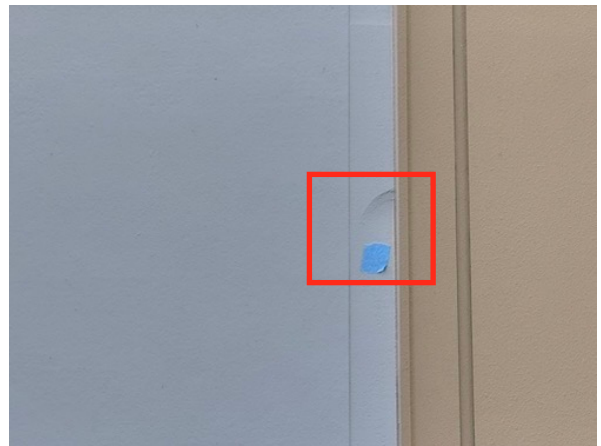
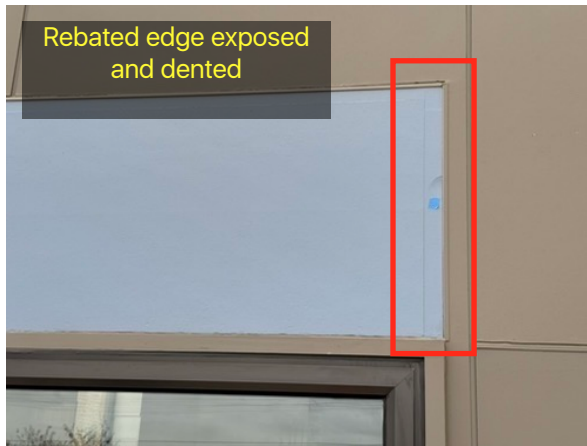
Paint drips

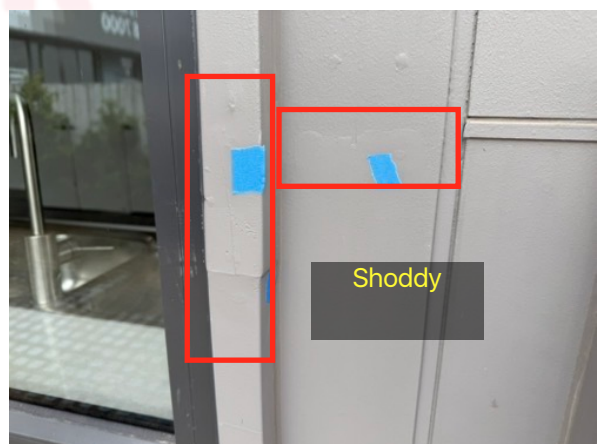
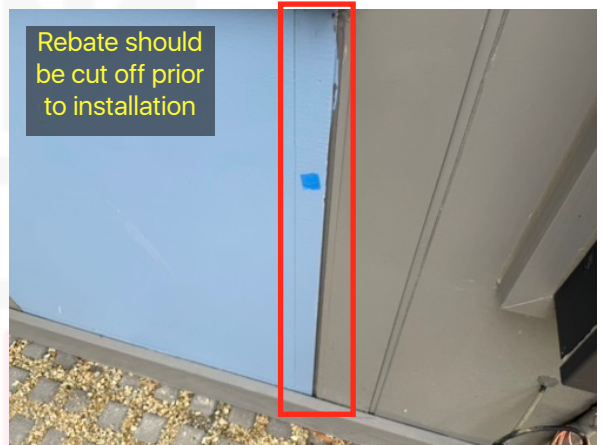
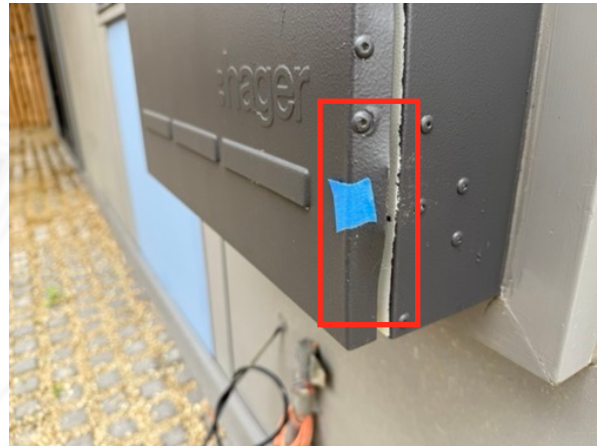
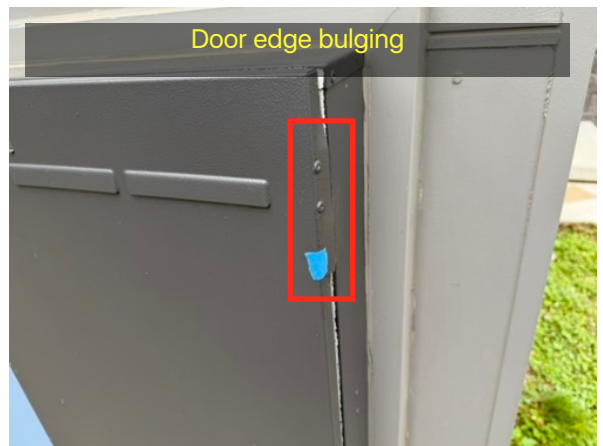
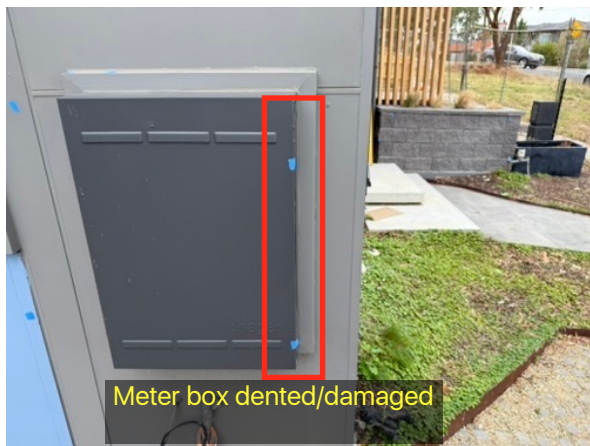


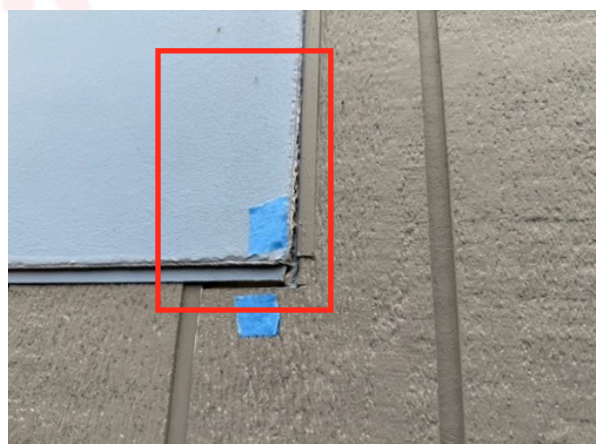
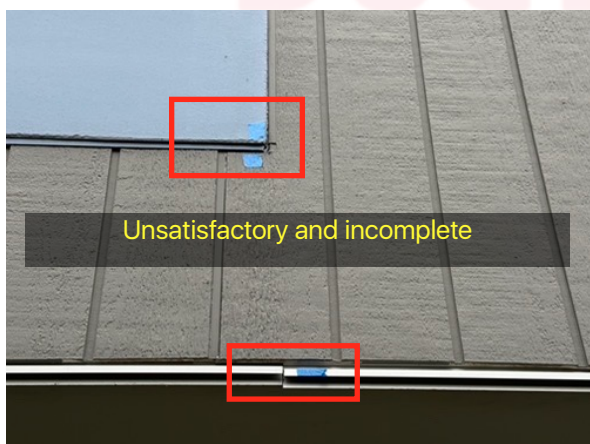
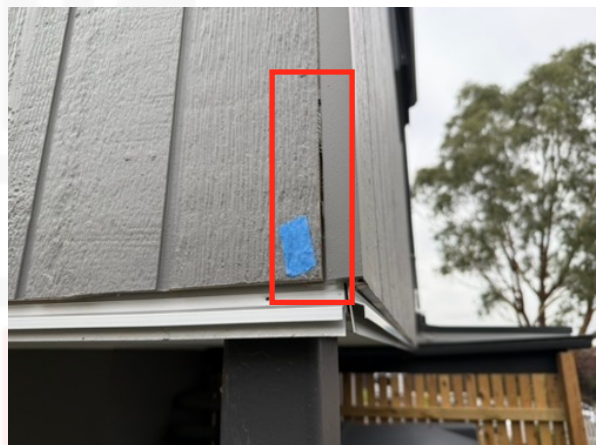
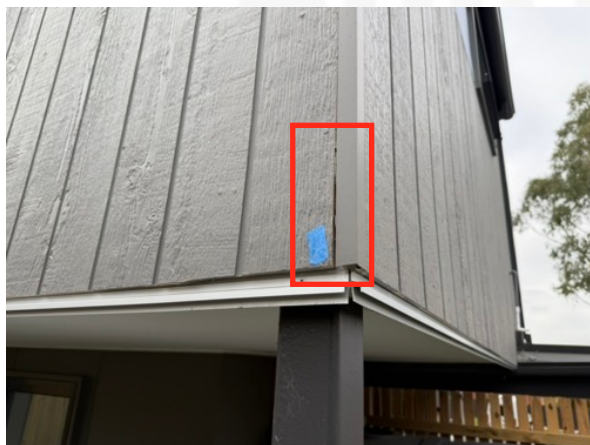
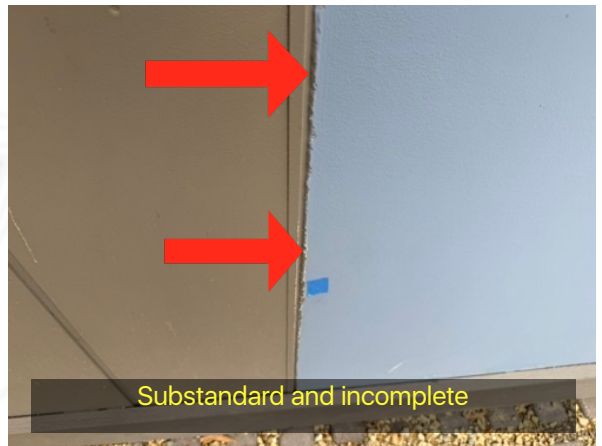
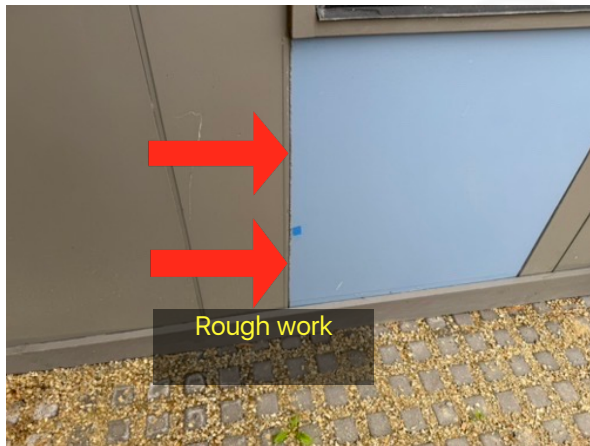


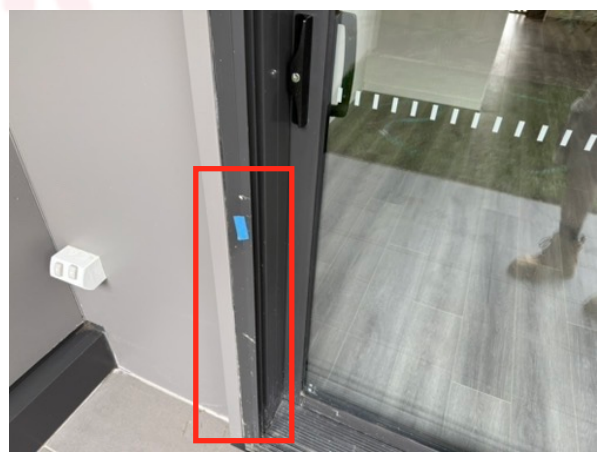
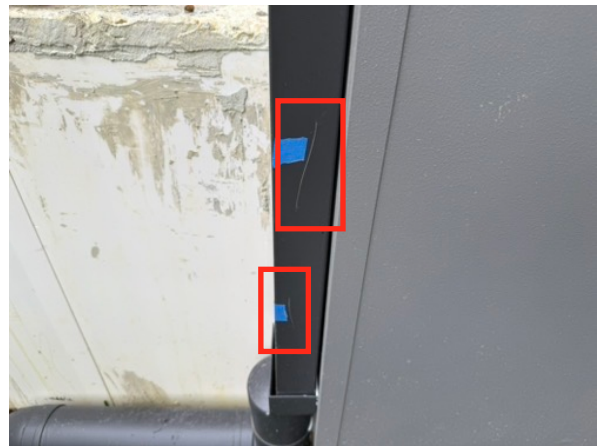


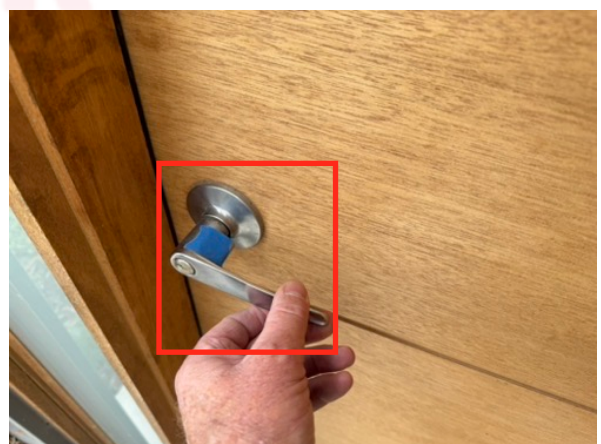
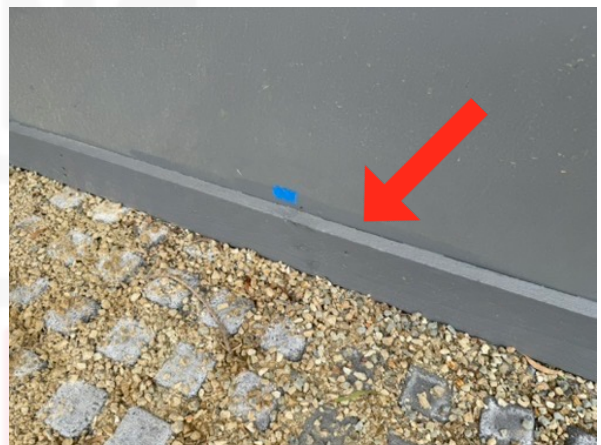












Non Compliant 1.05

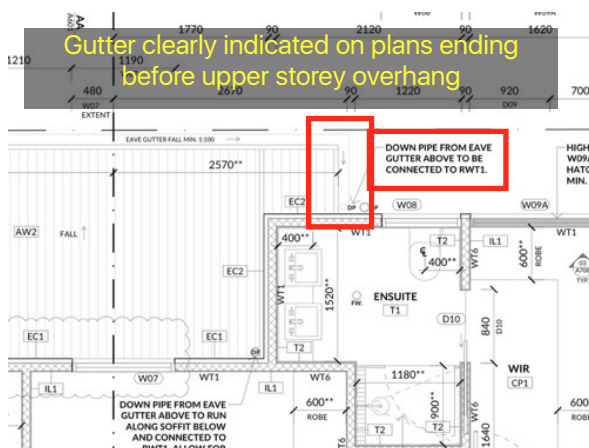
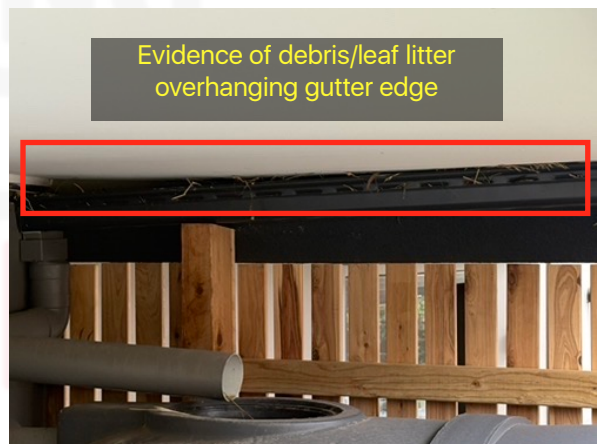
Location: Rear Elevation

Finding: Gutter Blocked & Inaccessible

It was noted that the gutter at the rear of the eaves, has been installed hard-up to the underside of the upper storey overhang, and therefore inaccessible for the purpose of unblocking any debris or leaf litter when required. At the time of inspection, the gutter was observed to be jammed with leaf litter and unlikely to be draining stormwater freely as per AS 3500 Plumbing and Drainage requirements.

Upon reviewing the stamped plans, this gutter is shown to stop before the upper storey overhang, with a downpipe connection from this point running into the rainwater tank.

This requires rectification by the builder prior to final handover to the client.



Substandard Workmanship

No evidence was found

Incomplete

No evidence was found

Additional comments

There are no additional comments

Conclusion

Building consultant's summary

Overall, at handover stage, this property was observed to be in fair condition containing many locations with suspected non compliance and substandard or incomplete work found at the time of the inspection.

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

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.

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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.

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.