



# Handover Stage Inspection Report

Inspection Date: 5 Jun 2025

Property Address:

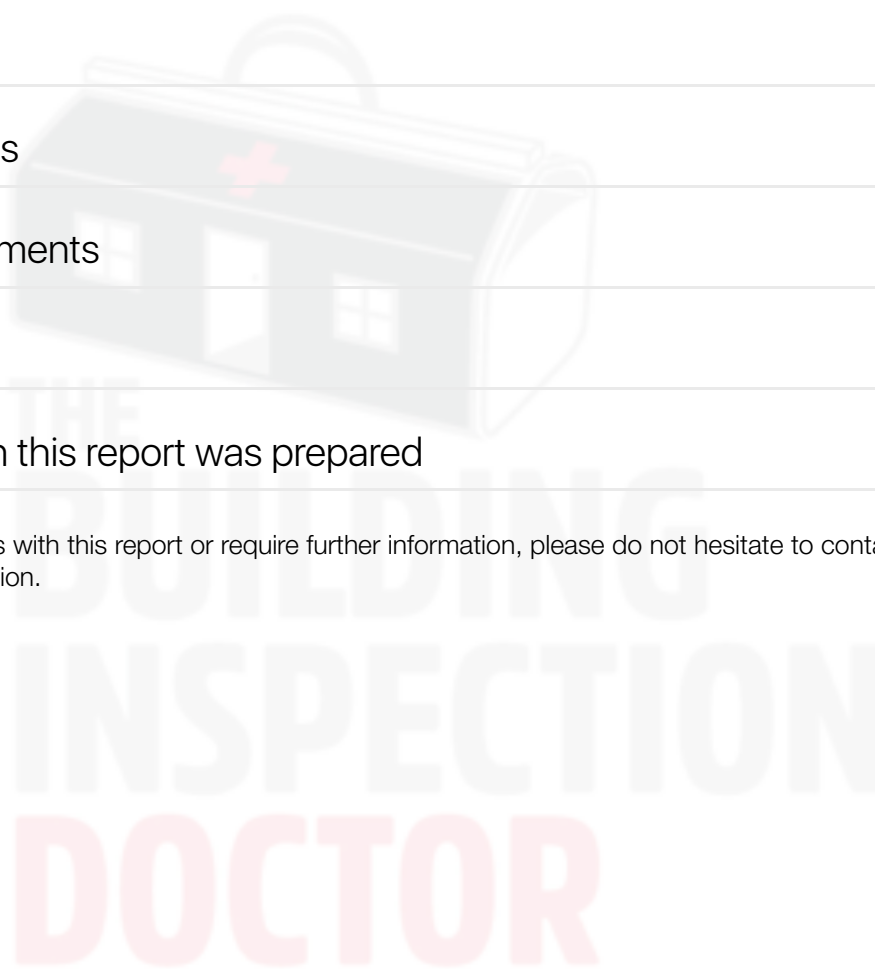


# Contents

---

Inspection Details	3
General description of property	4
Accessibility	5
Summary	6
Significant Items	7
Additional comments	27
Conclusion	28
Terms on which this report was prepared	28

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 middle of a large block

Gradient: The land is relatively flat

Site drainage: The site appears to be adequately drained

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: Fine

## Primary method of construction

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

Main building – wall construction: Hebel Panels, External light weight walling system, External render finish

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

Other timber building elements: Architraves, Doors, Skirting, Built in cabinetry , Verandah Posts

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
- Built-in cupboards
- Ceilings
- Floor coverings
- Flooring
- Wall linings
- Cladding
- Earth abutting the building
- Paved areas abutting the building
- Sarking
- Thermal insulation
- Vegetation

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	<b>Found</b>
----------------------------	--------------

Evidence of non compliant works	<b>Found</b>
---------------------------------	--------------

Evidence of substandard workmanship	<b>Not Found</b>
-------------------------------------	------------------

Evidence of incomplete works	<b>Not Found</b>
------------------------------	------------------

## Additional specialist inspections

The following inspections / reports are recommended

- The builder responsible

# Significant Items

## Safety Hazard

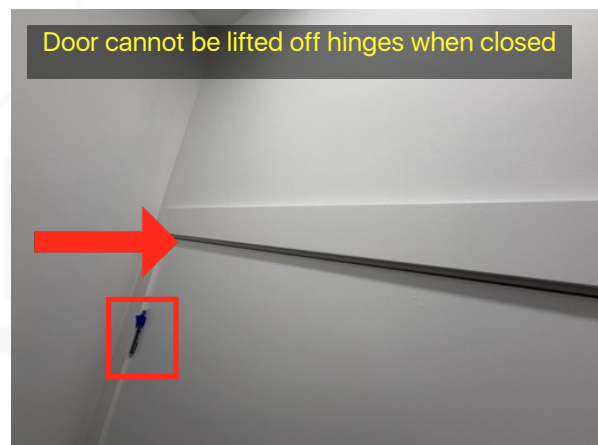
### Safety Hazard 1.01

**Location:** Powder Room

**Finding:** Door Safety Hinges

It was noted that the toilet door cannot be lifted off the safety as required, due to not enough space between top of door and head of door jamb for the door to be lifted off the hinges.

As it is a requirement that the door can be lifted off the hinges when closed for the health and safety of the occupants of the property, the door must be properly installed by the builder to comply with NCC - 3.8.3.3 Construction of sanitary compartments.



### Safety Hazard 1.02

**Location:** Stairs

**Finding:** Stair Stringer Split

It was noted when alighting the stairs, that the left side stringer is splitting, which could potentially be affecting the structural stability of the staircase.

Urgent appointment of the stair manufacturer and/or a structural engineer is required to immediately inspect and assess the structural integrity of the stairs.





Non Compliant

## Non Compliant 2.01

**Location:** Laundry

**Finding:** Waterstop Required

On inspection of the downstairs laundry, it was noted that the finished floor level of the timber flooring is currently considerably higher than the finished floor tile level in the wet areas. This is not only a potential trip hazard, but 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.

The bevelled edged length of timber that is currently in position of where the waterstop is required, is not vertical and timber cannot be used as part of a waterproofing barrier.

A waterstop is required to prevent moisture from penetrating the timber flooring. The timber flooring should be lowered to the same height or lower than the floor tiles in the wet areas and a waterstop fitted at the doorways to be considered compliant with AS 3740.





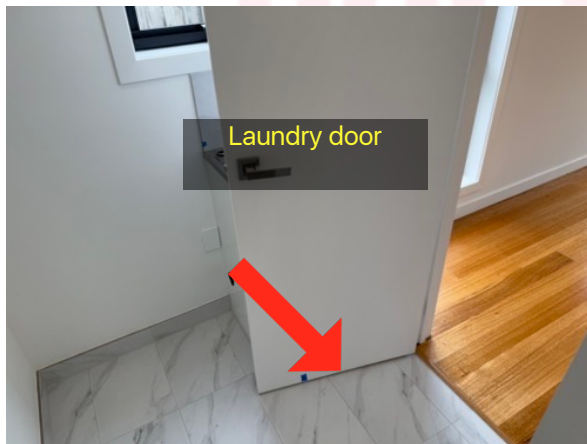
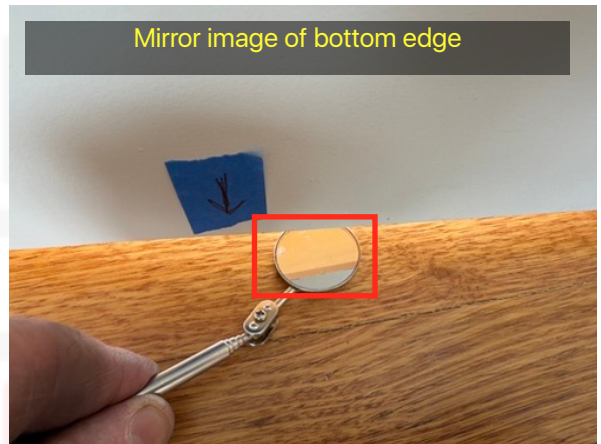
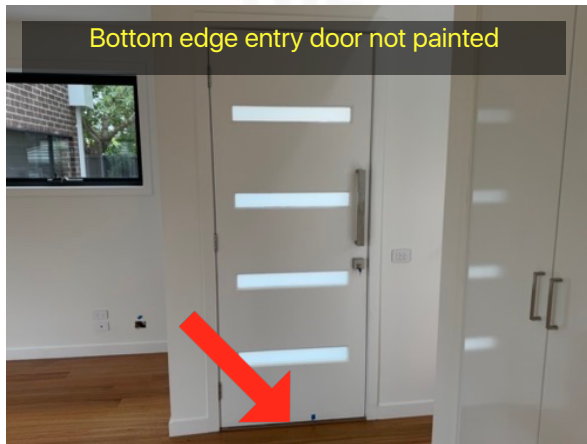
## Non Compliant 2.02

**Location:** Entry & Wet Areas

**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.



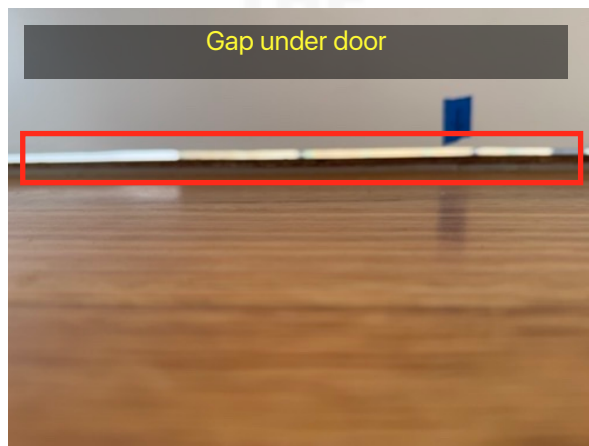


## Non Compliant 2.03

**Location:** Front Entry

**Finding:** Doors (external) - Gaps and / or seals defective

It was identified that external door/s are not fully sealed to all edges. This requirement is inclusive of the garage to house entry door which must have full weather seals fitted to comply with the BCA part 3.12.3.3 and to obtain the six star energy rating required for newly constructed homes.



## Non Compliant 2.04

**Location:** Wet Areas

**Finding:** Exhaust Fans- Vented into roof space & floor space

The exhaust fans were found to lead directly into the roof space, rather than venting to the exterior of the building. No evidence of external vents could be found for the lower storey exhaust fans, so it is strongly suspected that these may be emitting directly into the floor space between the two levels.

NCC 3.8.5.1 states:

An exhaust fan or other means of mechanical ventilation may be used to ventilate a sanitary compartment, laundry or bathroom, or where mechanical ventilation is provided in accordance with 3.8.5.3(b), provided contaminated air exhausts —

(i) directly to outside the building by way of ducts; or

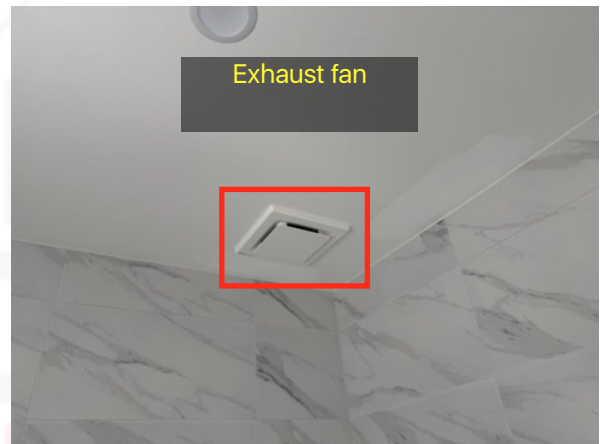
(ii) into a roof space that —

(A) is adequately ventilated by open eaves, and/or roof vents; or

(B) is covered by roof tiles without sarking or similar materials which would prevent venting through gaps between the tiles.

As the roof is lined with sarking, the exhaust fans must be vented externally by way of ducts or flues.

These require rectification by the builder prior to final handover to the client.



## Non Compliant 2.05

**Location:** Wet Areas

**Finding:** Pipe penetrations through external walls and inside cupboards

Plumbing holes are defective if they are not:

a) properly grouted as appropriate

b) fitted through neat minimal size penetrations (in the case of cabinetwork)

c) fitted with tight fitting cover plates or collars with penetrations kept to the smallest size practicable.





## Non Compliant 2.06

**Location:** Carport

**Finding:** Category 2 cracks in carport concrete slab

Distinct cracking was observed in the carport slab at the time of inspection. These cracks were assessed as Category 2 as per table 2.10 of The Guide to Standards and Tolerances 2015.

Category 1 and 2 cracks to slabs are to be monitored for a period of 12 months. At the end of the monitoring period, cracks are defective if they are greater than category 2 and attributed to the actions of the builder.

Refer to table 2.10 in Victorian Guide to Standards and Tolerances 2015

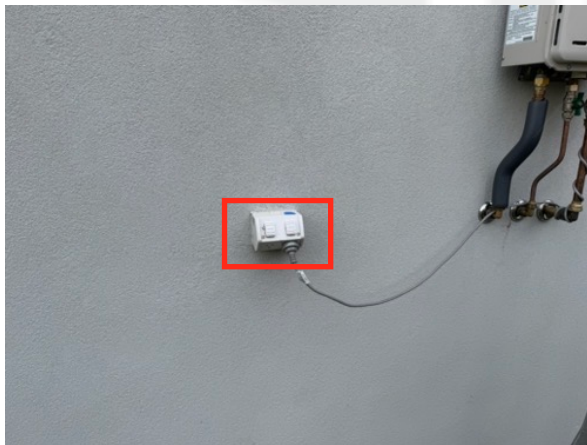
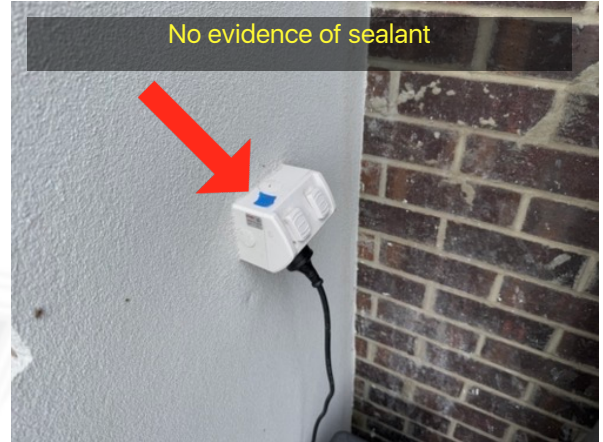
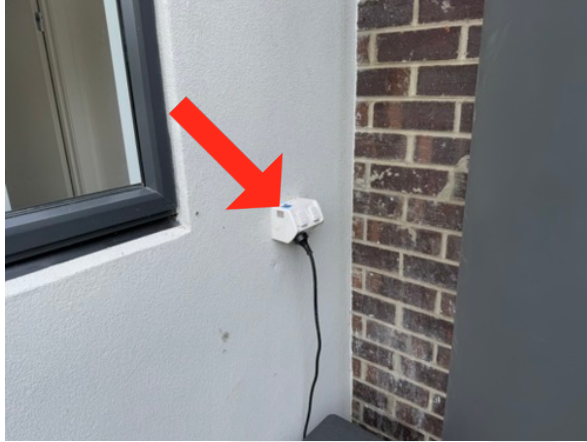


## Non Compliant 2.07

**Location:** Exterior

**Finding:** Power point (external) - suspected non compliance

All external power points must be sealed to the top and sides of the connection to the brickwork or other substrate as per AS 3000 clause 1.7.1 to prevent moisture.



## Non Compliant 2.08

**Location:** Carport Roof

**Finding:** Parapet Flashing Missing

On inspection of the carport roof, it was noted that a section of parapet capping flashing at the rear end of the carport was missing. This must be installed immediately in order to prevent water damage to the carport ceiling and structural framework.





## Non Compliant 2.09

**Location:** All areas

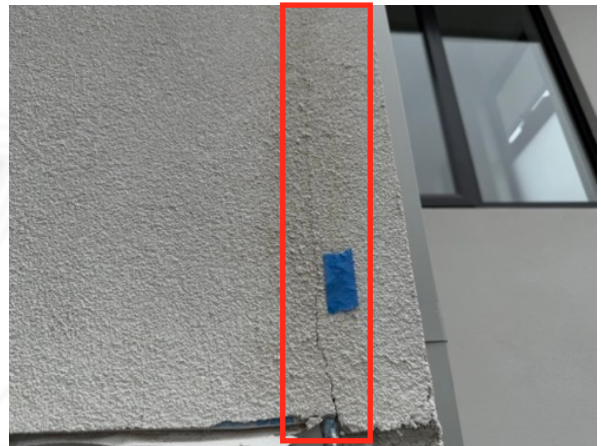
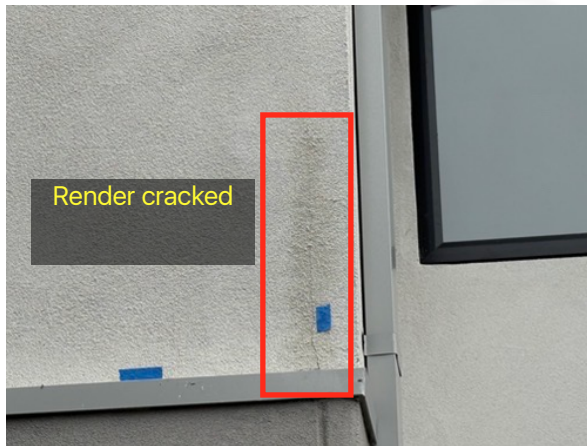
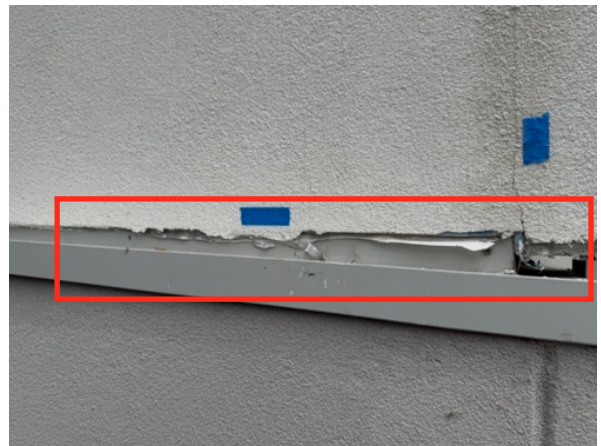
**Finding:** Incomplete/Substandard Construction

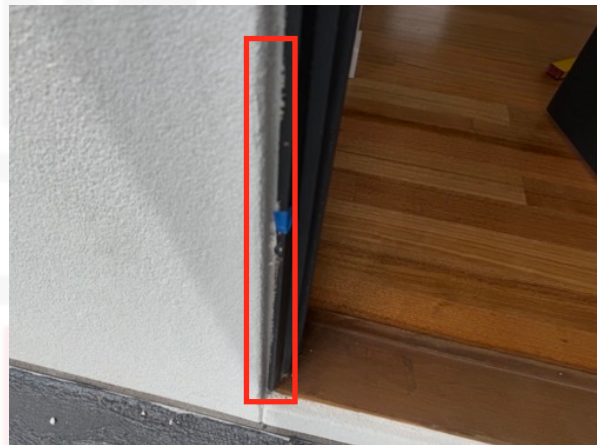
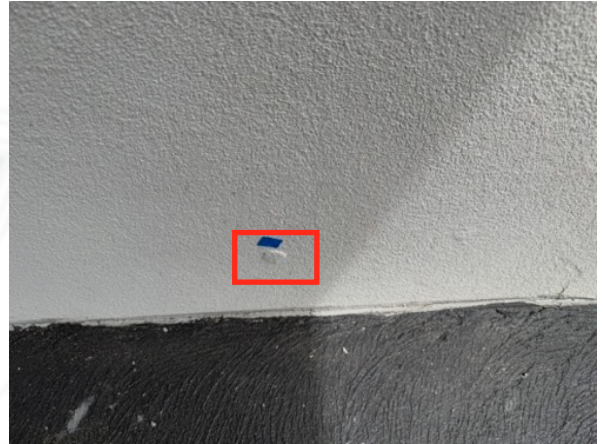
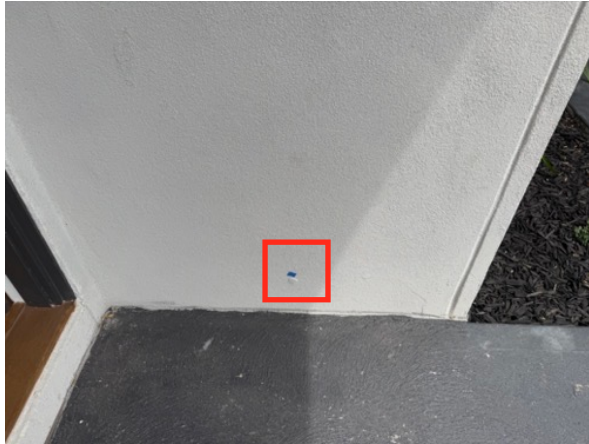
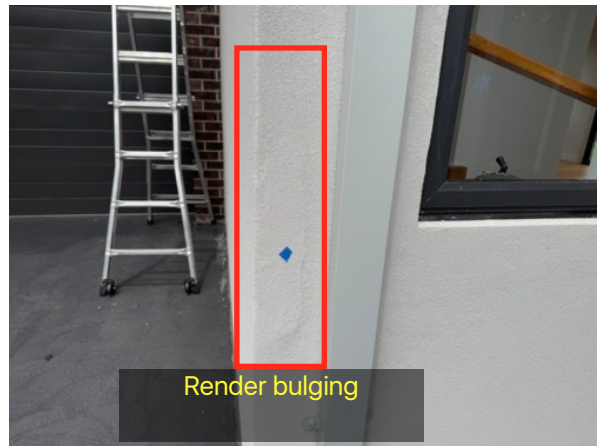
There are a number of Building elements that were identified as being incomplete or substandard works. Substandard and incomplete work are determined by identifying a failure to achieve the minimum requirement set out in the mandated Australian Standard as outlined in the Building Code of Australia and 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 as 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 and complete works to the required standard.

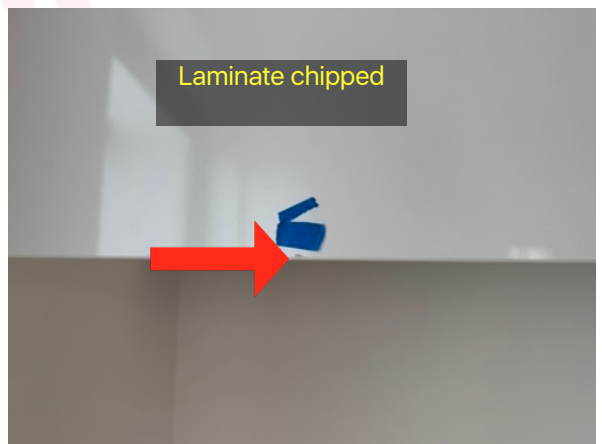
All known defects need to be rectified prior to final handover to the client.

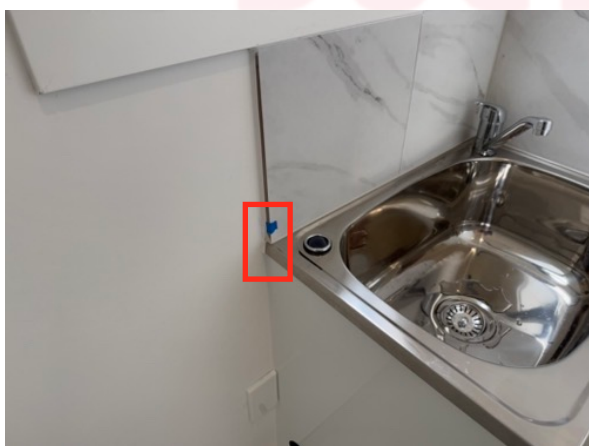


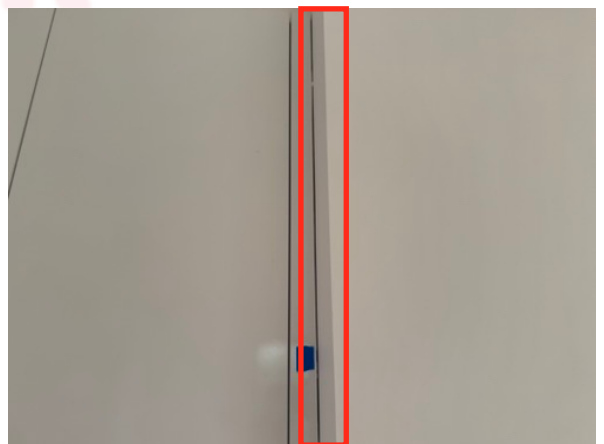
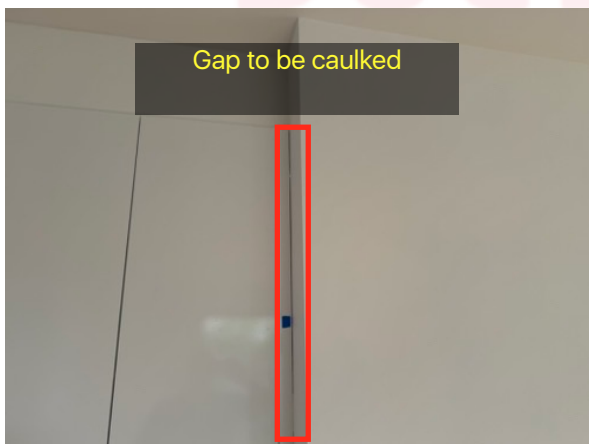
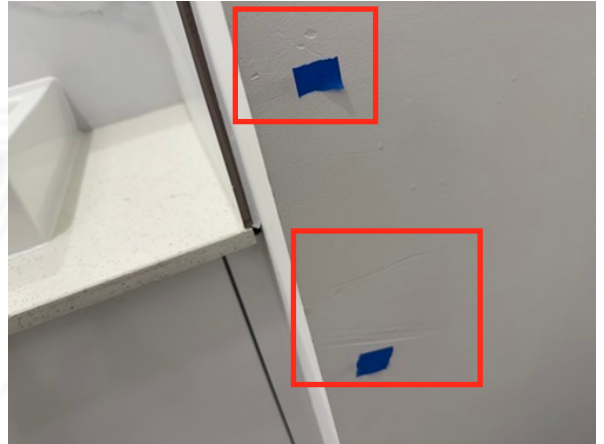
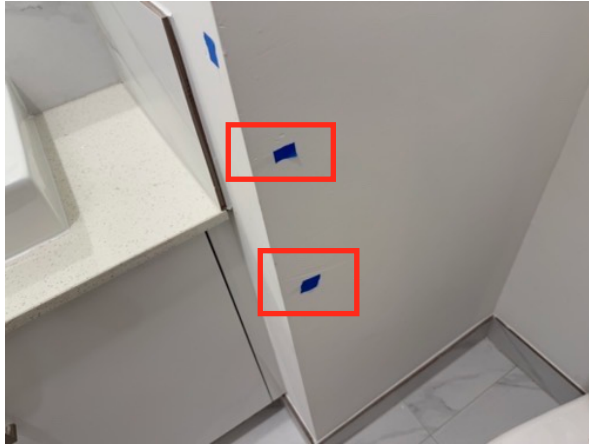
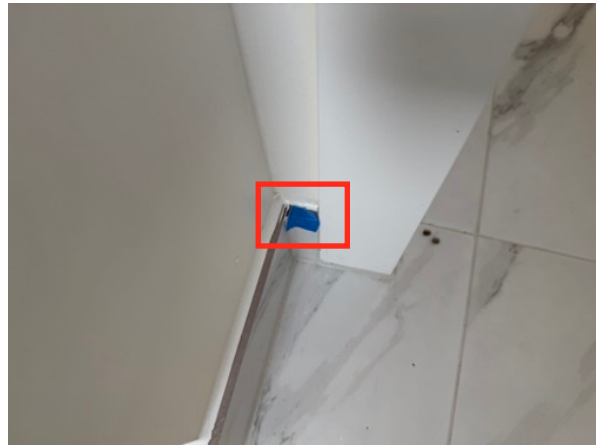




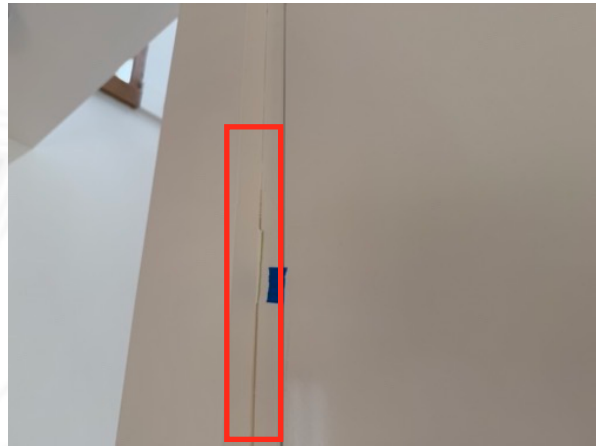
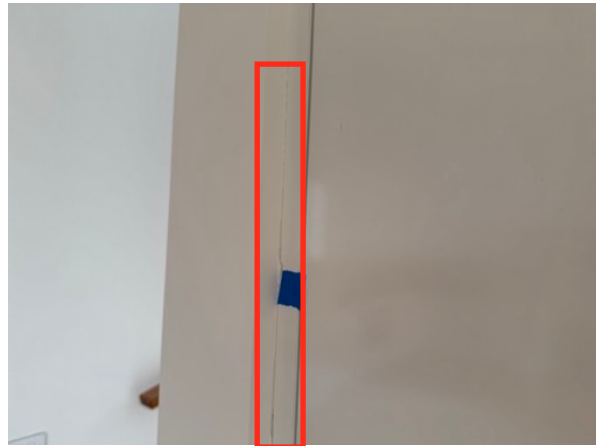






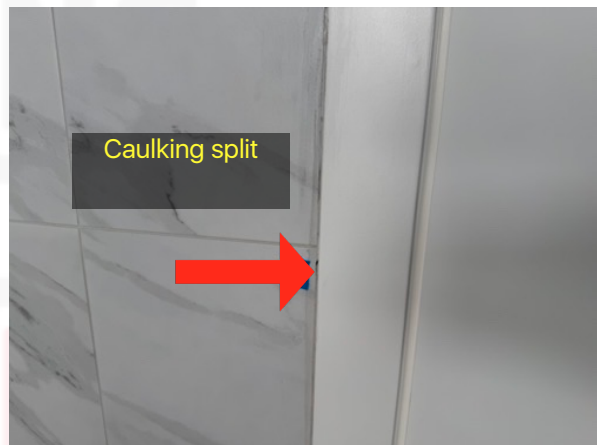
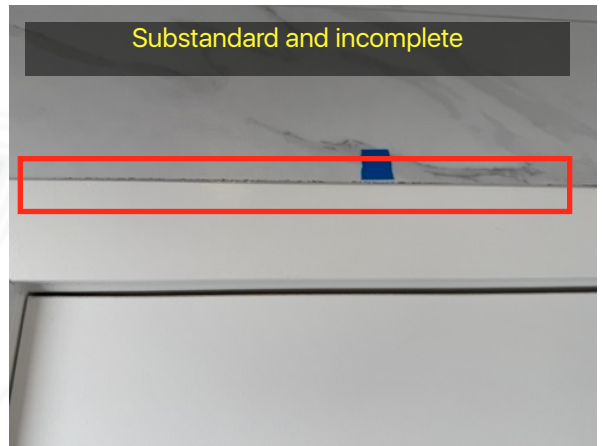
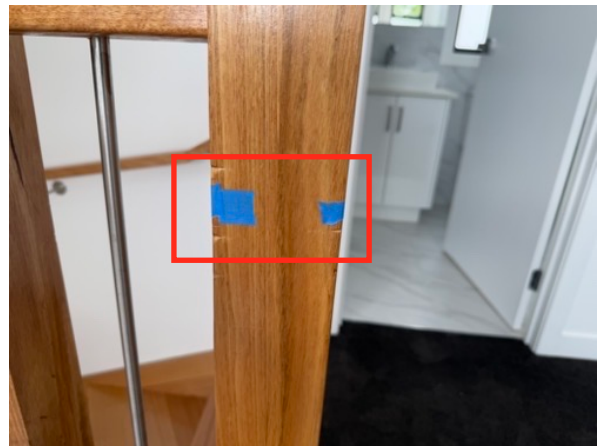


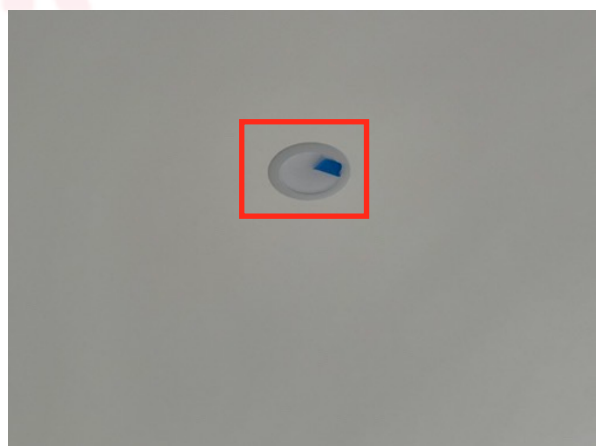
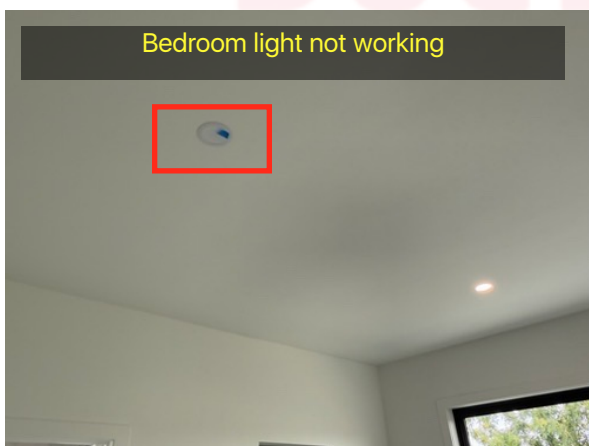
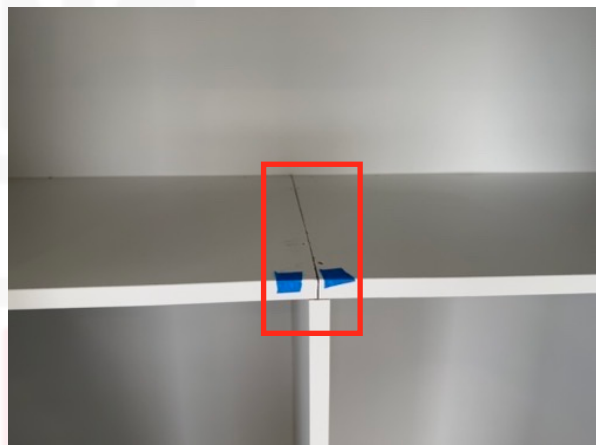








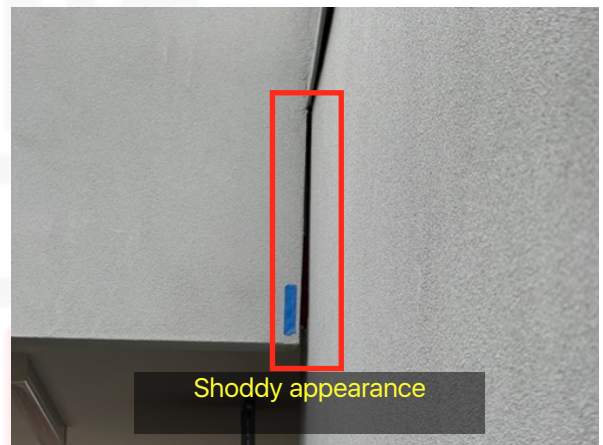
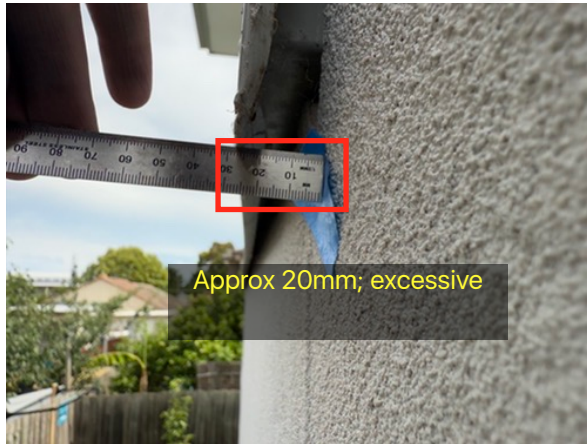
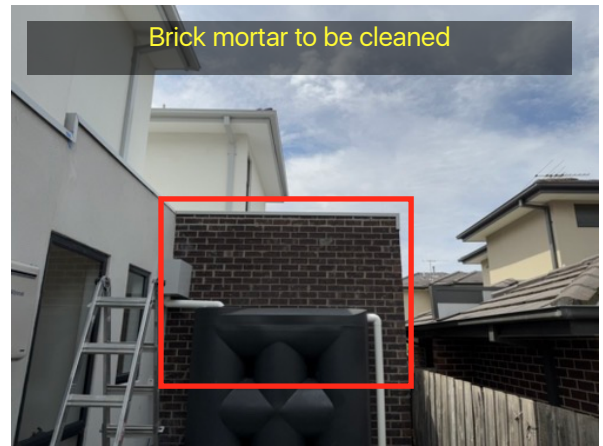












## Substandard Workmanship

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 poor condition containing many locations with suspected non compliance, potential safety hazards 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.

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



## 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.