



THE  
**BUILDING  
INSPECTION  
DOCTOR**

# Building Inspection Report

Inspection Date: 12 Mar 2026

Property Address:

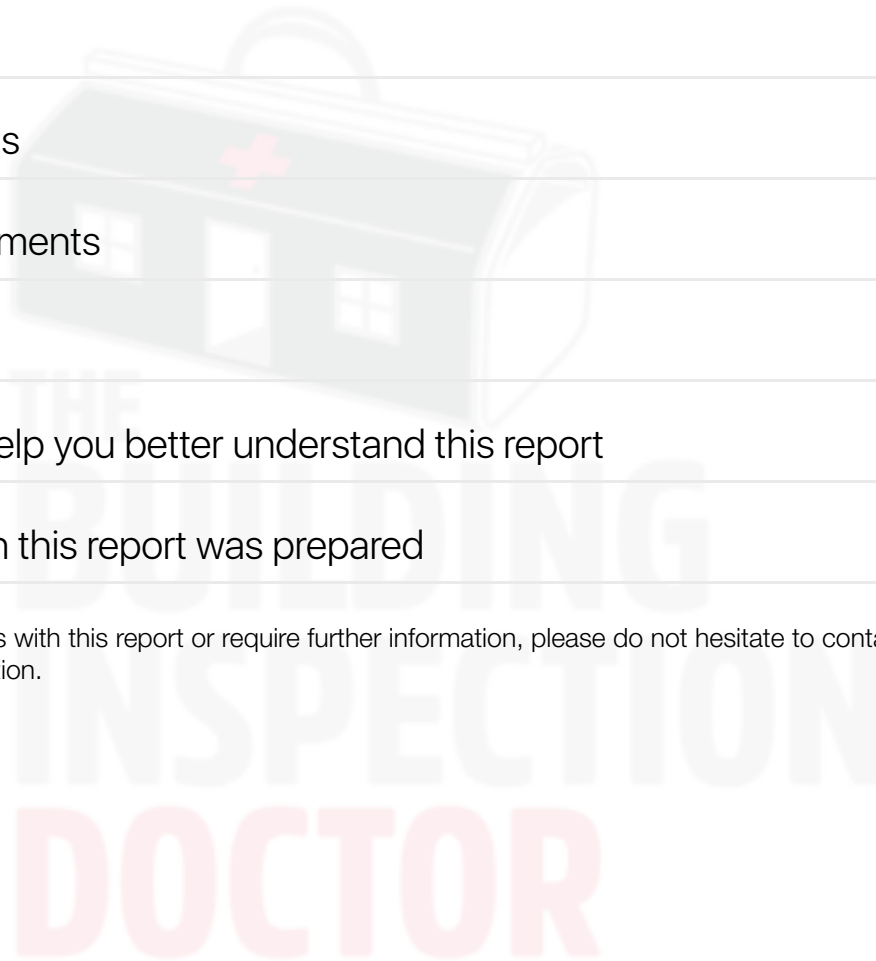


# Contents

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Inspection Details	3
General description of property	4
Accessibility	7
Summary	8
Significant Items	9
Additional comments	16
Conclusion	16
Definitions to help you better understand this report	18
Terms on which this report was prepared	19

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

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Property Address:

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Date: 12 Mar 2026

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## Client

Name:

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Email Address:

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Phone Number:

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## Consultant

Name: Andrew Muling

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Email Address: andrew@inspectiondoc.com.au

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

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Company Name: The Building Inspection Doctor

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

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Company Phone Number: 0425 725 497

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# General description of property

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Building Type: Detached house

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Storeys: Single storey

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Building age (approx): 120 Years

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Smoke detectors: 1 fitted, but not tested  
IMPORTANT NOTE - The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.

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

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Gradient: The land is gently sloping

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Site drainage: The site appears to be adequately drained

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Access: No off-street parking

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Main utility services: Electricity, Gas, Mains water, Sewerage

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Occupancy status: Occupied

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Furnished: Fully furnished

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Strata or company title properties: No

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

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Weather conditions: Overcast

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## Primary method of construction

Main building – floor construction: Part suspended timber framed and slab-on-ground

Main building – wall construction: Full brick, Brick veneer (timber framed)

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

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

Other building elements: Verandah, Rear Porch

Overall standard of construction: Reasonable

Overall quality of workmanship and materials: Reasonable

Level of maintenance: Poorly maintained

## 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

## Accommodation and significant ancillaries

STOREY	LIVING ROOMS	BEDROOMS	BATHROOM / ENSUITE	SEPARATE TOILET	KITCHEN	LAUNDRY	POOL*	OTHER	NAME OF OTHER
Ground	1	3	1	1	1	1	0	1	Study
Totals	1	3	1	1	1	1	0	1	

# Inspection Agreement

AS 4349.1 - 2007 requires that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

Inspection agreement supplied:  No

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## Terminology

The definitions below apply to the types of defects associated with individual items / parts or inspection areas -

<b>Damage</b>	The building material or item has deteriorated or is not fit for its designed purpose
<b>Distortion, warping, twisting</b>	The item has moved out of shape or moved from its position
<b>Water penetration, Dampness</b>	Moisture has gained access to unplanned and / or unacceptable areas
<b>Material Deterioration</b>	The item is subject to one or more of the following defects; rusting, rotting, corrosion, decay
<b>Operational</b>	The item or part does not function as expected
<b>Installation</b>	The installation of an item is unacceptable, has failed or is absent

## Scope of inspection

This is a visual Building Inspection Report carried out in accordance with AS4349.1 -2007. The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection. The report covers only safety hazards, major defects, and a general impression regarding the extent of minor defects. The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

# Accessibility

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## Areas Inspected

The inspection covered the Readily Accessible Areas of the property.

- Building exterior
- Building interior

## Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. The Consultant did not move or remove any obstructions which may be concealing evidence of defects. Areas, which are not normally accessible, were not inspected. Evidence of defects in obstructed or concealed areas may only be revealed when the items are moved or removed or access has been provided.

## Obstructions and Limitations

The following obstructions may conceal defects:

- Brickwork
- Built-in cupboards
- Ceilings
- Curtains / blinds
- Floor coverings
- Flooring
- Furniture
- Stored articles in cupboards
- Wall linings
- Stored articles in wardrobes
- Paved areas abutting the building
- Pipe work
- Thermal insulation
- Duct work

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

## Inaccessible Areas

The following areas were inaccessible:

- No Subfloor Access Hatch Provided
- Ceiling Cavity due to structural integrity concerns

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

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**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 Hazard	<b>Found</b>
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Evidence of Major Defect	<b>Found</b>
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Evidence of Minor Defect	<b>Found</b>
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## Additional specialist inspections

It is Strongly Recommended that the following Inspections and Reports be obtained prior to any decision to purchase the Property and/or before settlement. Obtaining these reports will better equip the purchaser to make an informed decision.

- Structural engineer
- Registered Building Practitioner

## Undetected defect risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected structural damage and conditions conducive to structural damage was considered:

### **VERY HIGH**

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

# Significant Items

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this Condition Report, monitoring and normal maintenance must be carried out.

## Safety Hazard

### Safety Hazard 1.01

**Location:** Roof exterior

**Finding:** Roof Frame - Sagging

On observation of the exterior of the roof, some areas were detected to be sagging considerably. Access into the roof void could not be obtained at the time of the inspection due to the manhole being too small, so photography was only possible by holding the camera and taking blind photos. On observation of the photos, a hip rafter was noted to be broken and appears to have completely detached at one end. This is not only a major structural defect, but also a potential safety hazard for anybody within the property if the roof were to collapse.

Due to the extent of the damage to the roof frame observed, Immediate appointment of a structural engineer to further inspect and provide instructions on what may be required to rectify and provide the necessary support for the roof. A registered building practitioner must be appointed to perform these works.

Additionally, this sagging in the roof may be potentially caused by movement of the footings under the property. As access into the subfloor area was also not possible, it could not be determined whether this may be the cause.





## Major Defect

### Major Defect 2.01

**Location:**

Exterior Right Side

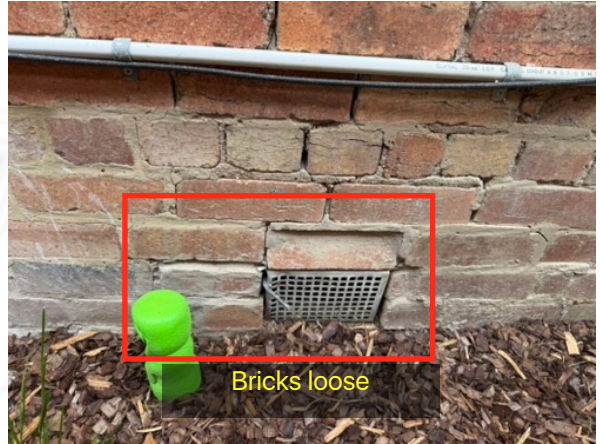
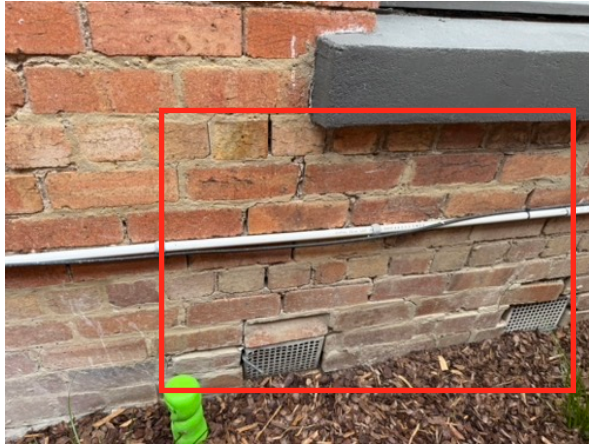
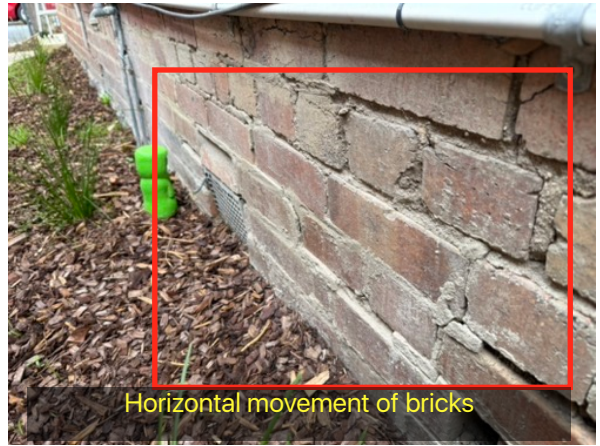
**Finding:**

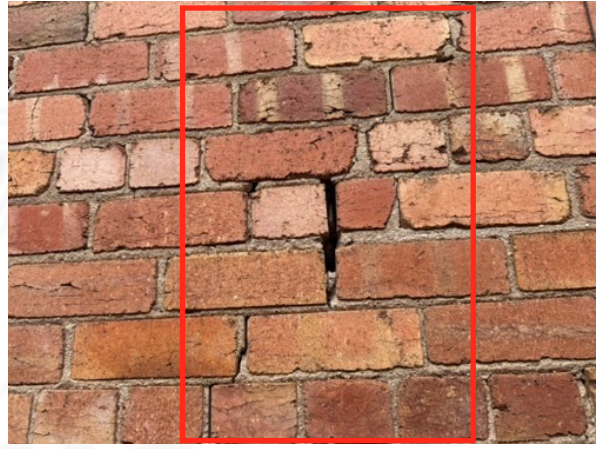
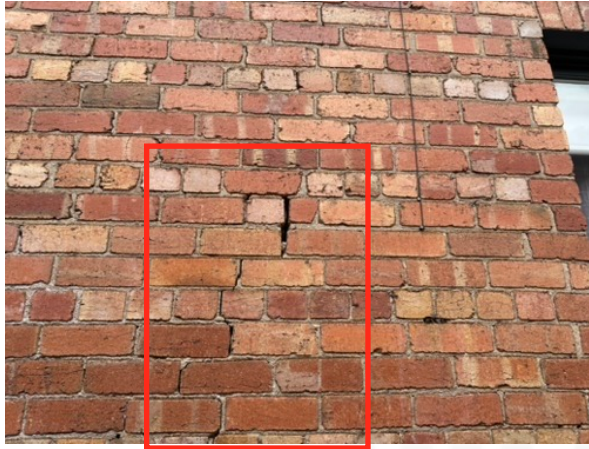
Brickwork - Substantial Movement

It was noted on the right side of the property, that the brickwork has shifted substantially, causing the brick course to separate. Several bricks were noted to be loose and sections of the brick face have shifted outwards. This movement has likely occurred from subsidence of the footings below this location. Tree roots from a tree located nearby may also be causing movement below the footings.

With the brickwork in this current condition, this is a major structural defect and a likely safety hazard. It is advised in the strongest possible terms that persons stay clear of this wall, as the brickwork could potentially collapse, causing serious injury or possibly death to persons nearby.

Urgent appointment of a structural engineer is required to immediately inspect the home and provide instructions on what is required for possible rectification of the damaged wall.





## Major Defect 2.02

**Location:** Bathroom

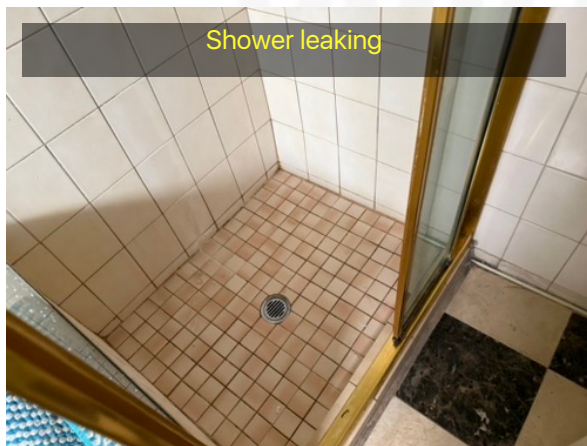
**Finding:** Shower - Damp

Damp is evident to the lower 300mm of adjoining walls to the shower alcove. This defect is quite common, and is suspected to have been caused by moisture permeating through the shower wall. Leaking pipes within the adjoining wall is also a possible cause.

Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. In the shower area, internal water leaks or other sources of excessive moisture are generally the cause of damp. Moisture meter readings taken from the wall in the laundry located directly behind the shower measured high at the time of inspection. This is considered a major structural defect due to the moisture potentially affecting the framework of the wall.

Unmanaged damp in the shower recess is likely to facilitate the formation and development of mould and fungi growth, decaying associated building materials and compromising their structural integrity. It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems.

Full renovation of the bathroom is likely to be required to prevent further damp conditions. Immediate appointment of a registered building practitioner is strongly advised to provide a quotation for urgent replacement/renovation of the bathroom.



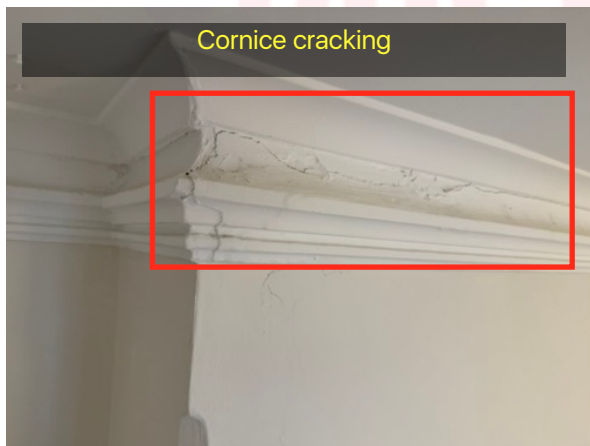
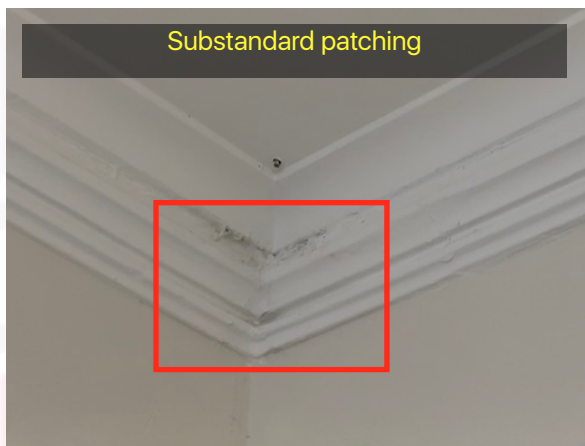
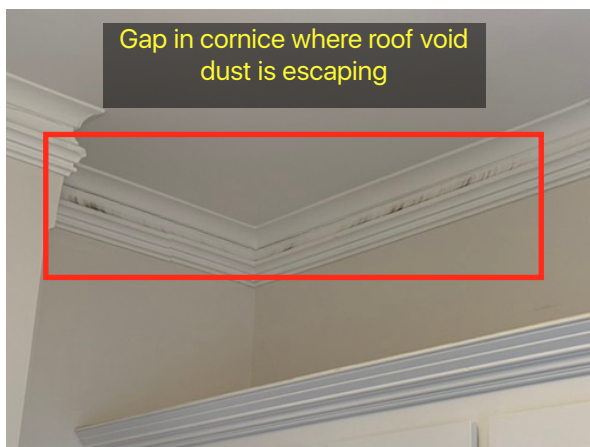
# Minor Defect

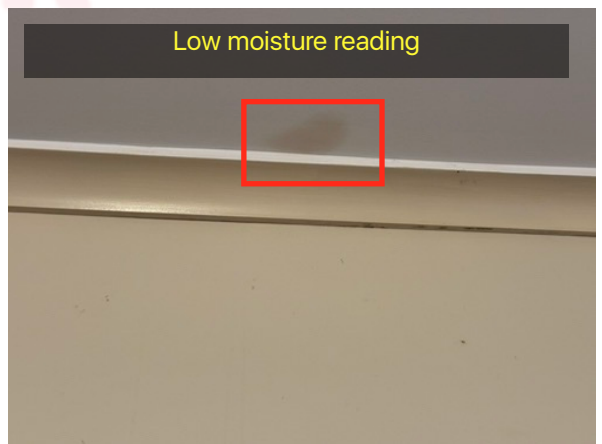
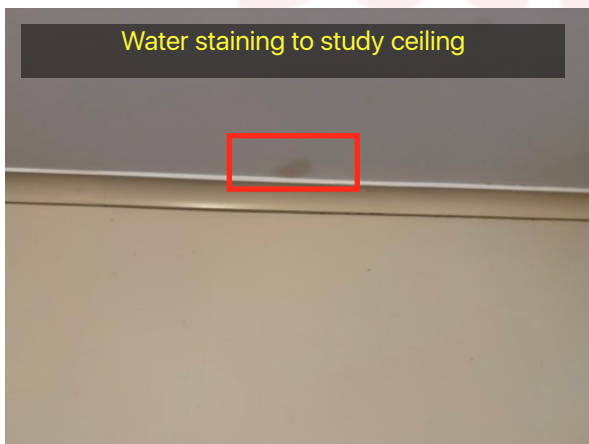
## Minor Defect 3.01

**Location:** All areas

**Finding:** Miscellaneous Defects

Additional photos of miscellaneous minor defects are provided for your general reference.







## Additional comments

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There are no additional comments

## Conclusion

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Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

In the opinion of this Consultant:

The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

**Above average**

The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

**Average**

In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:

**Below average**

## Building consultant's summary

**Overall, in comparison with other homes in the area of a similar age, this property was observed to be in very poor condition with a substantial safety hazard, major defects and some minor defects found at the time of inspection.**

**The property presents several serious structural concerns requiring urgent rectification, particularly the sagging roof frame, where a broken hip rafter was detected, which is considered a major structural defect and safety hazard, necessitating urgent inspection and remedial action by a structural engineer and registered building practitioner.**

**Notably, substantial movement in the brickwork on the right side of the property is a major defect and a potential safety hazard, likely due to subsidence of the footings, requiring the immediate involvement of a structural engineer.**

**It is recommended in the strongest possible terms that persons refrain from entering the property until a structural engineer advises that it is safe to do so.**

**Please read the report in full for further information and photographic evidence.**

Signature of consultant -



# Definitions to help you better understand this report

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“Client” The person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

“Building Consultant” A person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 ‘Inspection of Buildings. Part 1: Pre-Purchase Inspections – Residential Buildings’. The consultant must also meet any Government licensing requirement, where applicable.

“Building and Site” The inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

“Readily Accessible Areas” Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels or accessible from a 3.6 metre ladder, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length.

“Structure” The loadbearing part of the building, comprising the Primary Elements.

“Primary Elements” Those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term ‘Primary Elements’ also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

“Structural Damage” A significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

(a) Structural Cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.

(b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).

(c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements.

(d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

“Conditions Conducive to Structural Damage” Noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

“Secondary Elements” Those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

“Finishing Elements” The fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term ‘Finishing Elements’ does not include furniture or soft floor coverings such as carpet and lino.

“Major Defect” A defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

“Minor Defect” A defect other than a Major Defect.

“Serious Safety Hazard” Any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

“Tests” Where appropriate the carrying out of tests using the following procedures and instruments:

(a) Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant’s experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

(b) Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.”

## Terms on which this report was prepared

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### 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

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

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.

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.

