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STAGE INSPECTION

Construction Stage Inspection Report

PREPARED FOR

Mr Sample

15 July 2026

Plate Height Inspection

sample Street 133

Inspection Details

INSPECTION DATE	2026-07-15
INSPECTION TIME	15:47
INSPECTOR	Peter Hopfinger
WORKING DRAWINGS AVAILABLE	Yes
ENGINEERING DETAILS AVAILABLE	Yes

Property Details

ADDRESS	sample Street 133
CLIENT	Mr Sample

Inspection Stage(s)

- **Plate Height Inspection**

Inspection Items & Findings

PLATE HEIGHT INSPECTION

0 ITEMS

ACCEPTABLE

Doors & Windows

Checked that door and window openings are in the correct location and comply with the approved plans, accepted construction tolerances and workmanship.

ACCEPTABLE

Face Brick / Brickwork

Checked that brickwork has been completed in accordance with the approved plans, accepted construction tolerances and workmanship.

BUILDER'S NOTE

Room Sizes

BUILDER'S NOTE

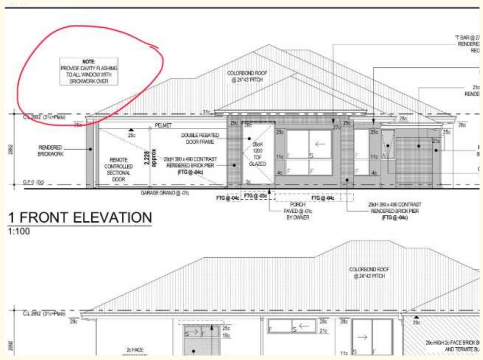
The family room dimensions were 230 millimetres shorter than specified in the working drawings.

BUILDER'S NOTE

Weep Holes & Flashings

BUILDER'S NOTE

Cavity flashings were not installed over the windows as required by the working drawings.



BUILDER'S NOTE

Steelwork, Tie-Down Rods & PWP

BUILDER'S NOTE

Tie-down rods extending from the timber roof through the cavity to the footings were not observed as specified in the relevant details.

BUILDER'S NOTE

Lintels

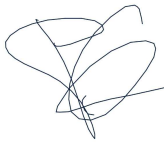
BUILDER'S NOTE 1

The brick overhang is more than 25 mm. It is basically 35 mm in two different areas, which well exceeds 25 mm or whatever the NCC which only allows 25 mm.

BUILDER'S NOTE 2

The steel lintel over the alfresco area was not fully seated on the brickwork.

Inspector Signature



Peter Hopfinger

Building Inspector

Licence / Registration: BSP: 2196

Mobile: 0414607240

15 July 2026

By signing this report, the inspector confirms that they have reviewed the report and accept responsibility for its contents, including compliance with the applicable Australian or New Zealand inspection standards and reporting requirements. The app developer provides the software as a reporting tool only and accepts no responsibility for the accuracy, completeness, findings, recommendations, or compliance of the report.

Construction Inspection Limitations

• This inspection is limited to the construction stage(s) nominated by the client and recorded in this report.

• Observations are based on the visible building elements and works in place at the date and time of inspection.

• The inspection is non-invasive and visual only. No destructive testing, dismantling, opening up of construction, moisture testing, electrical testing, plumbing pressure testing or operation of installed services has been undertaken unless expressly noted.

• Concealed, covered, locked, unsafe to access or otherwise inaccessible areas at the time of inspection have not been assessed and are excluded from this report.

• This report is not a certification of compliance with the National Construction Code, the Building Code of Australia, manufacturer specifications, the approved plans or any statutory approval.

• Subsequent construction works, weather events, site activity or other trades on site after the inspection may affect items that were acceptable at the time of inspection.

Construction Inspection Terms & Conditions

1. Purpose of this Report

This Construction Stage Inspection Report has been prepared for the exclusive use of the named client to record observations of the works in place at the nominated construction stage(s) of the dwelling. It is intended to assist the client in monitoring the progress and quality of construction and to identify items the client may wish the builder to address before proceeding to the next stage.

2. Scope of Inspection

The inspection is limited to the construction stage(s) selected by the client and recorded in this report. The inspection is a visual, non-invasive examination of the readily accessible and visible building elements installed at the time of inspection. The inspector has not moved insulation, stored materials, formwork, sheeting, linings, services or any other building element to view what lies beneath, behind or above. No destructive testing has been undertaken.

3. Acceptance Criteria

Items have been assessed having regard to good trade practice, manufacturer installation requirements and the

relevant tolerances commonly applied to residential construction in the State or Territory in which the works are being undertaken. Minor variations within accepted industry tolerances have not been listed as defects.

4. Builder's Obligations
The items listed in this report should be reviewed by the builder and, where they fall within the builder's contractual or statutory obligations, rectified to an acceptable standard before construction proceeds to the next stage or before final handover. Where any item is disputed by the builder, the client is encouraged to seek written clarification and, where required, independent advice.

5. Re-inspection
A re-inspection may be arranged following rectification of the listed items to confirm the works have been completed satisfactorily. Each re-inspection is a separate engagement and is invoiced accordingly.

6. Use and Reliance
This report is prepared solely for the named client and may not be relied upon by any other party without the prior written consent of the inspector. The report reflects the condition of the works at the date and time of inspection only and does not provide any warranty or guarantee against future defects, deterioration or workmanship issues that may emerge after the inspection.

Construction Inspection Disclaimer

This Construction Stage Inspection Report records observations made by the inspector during a visual, non-invasive inspection of the nominated construction stage(s) of the dwelling at the date and time of inspection. Observations are limited to the construction stage(s) selected by the client, the accessible areas of the site and the visible building elements in place at the time of inspection.

The inspector has not moved insulation, formwork, sheeting, linings, stored materials, services or any other building element to view what lies beneath, behind or above. No destructive testing, dismantling, opening up of construction, moisture testing, electrical testing, plumbing pressure testing, gas testing or operation of installed services has been undertaken. Areas that were concealed, covered, locked, unsafe to access or otherwise inaccessible at the time of inspection have not been assessed and are excluded from this report. Defects or non-compliances may exist in those areas and may only become apparent once those areas are exposed or once subsequent stages of work are undertaken.

This report is not a certification of compliance with the National Construction Code, the Building Code of Australia, relevant Australian Standards, manufacturer installation requirements, the approved plans and specifications, the Building Contract or any statutory approval. The builder remains solely responsible for completing the works in accordance with those documents and obligations, and the listing or omission of an item in this report does not relieve the builder of any contractual, statutory or warranty obligation.

To the maximum extent permitted by law, the liability of the inspector arising out of or in connection with this report (whether in contract, tort, statute or otherwise) is limited to the fee paid for the inspection. The inspector will not be liable for any indirect, consequential, special or economic loss, including loss of profits, loss of opportunity, delay costs, rental costs or holding costs.

This report is valid as at the date and time of inspection only. Construction works, weather events, site activity and the work of other trades that take place after the inspection may affect items that were acceptable at the time of inspection, and this report does not address any such subsequent change.